

FINDING OF NO SIGNIFICANT IMPACT

1.0 NAME OF ACTION:

Construct USSTRATCOM GATE, Offutt AFB, NE (Project No. SGBP 120902)

2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

The Air Force has proposed to construct a POV inspection area, canopy, over-watch, and gate house and also realign the road and install vehicle containment at the USSTRATCOM gate to meet the requirements of UFC 4-022-01 - Entry Control Facilities. Renovating the current gate and alternative designs were considered in addition to the proposed action and no-action alternative.

The no-action alternative would maintain the gate in its current state. The no-action alternative would not result in any harm to the environment, but Offutt AFB would be non-compliant with Air Force standards concerning DoD antiterrorism/force protection requirements per Unified Facility Criteria.

3.0 SUMMARY OF ENVIRONMENTAL IMPACTS

3.1 *Cultural and Biological Resources*

Based on the 2009 wetland study, a freshwater emergent wetland area exists to the south of the project site. The south wetland is connected by a linear waterway to a narrow riverine wetland that is located south of the southern border of the project site.

The following design specifications have been included in the project concerning the jurisdictional wetlands located immediately south of the project location:

- a. A requirements statement was added to the Request for Proposal (RFP) that requires that all construction activities will stay at least 50 feet away from the jurisdictional wetlands.
- b. A statement has been included in the RFP requiring that the construction activities and the project itself will maintain the current rate of storm water discharge into the jurisdictional wetlands.

There are no threatened/endangered species or cultural resources present. Therefore, the proposed action would not have any significant impact on cultural or biological resources.

3.2 *Air Quality*

The proposed action would cause a short-term, minimal increase in air emissions. The increase would be in particulate matter from construction site dust and motor vehicle emissions from construction equipment. However, with the duration of each phase of construction coupled with

Report Documentation Page				Form Approved OMB No. 0704-0188	
Public reporting burden for the collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington VA 22202-4302. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to a penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.					
1. REPORT DATE AUG 2010		2. REPORT TYPE		3. DATES COVERED 00-00-2010 to 00-00-2010	
4. TITLE AND SUBTITLE Environmental Assessment: Construct STRATCOM Gate Offutt AFB				5a. CONTRACT NUMBER	
				5b. GRANT NUMBER	
				5c. PROGRAM ELEMENT NUMBER	
6. AUTHOR(S)				5d. PROJECT NUMBER	
				5e. TASK NUMBER	
				5f. WORK UNIT NUMBER	
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) 55 Civil Engineer Squadron (55 CES/CEV),106 Peacekeeper Dr Ste 2N3,Offutt AFB,NE,68113-4019				8. PERFORMING ORGANIZATION REPORT NUMBER	
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)				10. SPONSOR/MONITOR'S ACRONYM(S)	
				11. SPONSOR/MONITOR'S REPORT NUMBER(S)	
12. DISTRIBUTION/AVAILABILITY STATEMENT Approved for public release; distribution unlimited					
13. SUPPLEMENTARY NOTES					
14. ABSTRACT					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT Same as Report (SAR)	18. NUMBER OF PAGES 54	19a. NAME OF RESPONSIBLE PERSON
a. REPORT unclassified	b. ABSTRACT unclassified	c. THIS PAGE unclassified			

the limited amount of construction equipment, there will not be a significant impact on the air quality. Additionally, standard dust control measures would be employed to control air emissions. Offutt AFB is in an area of attainment for National Ambient Air Quality Standards and a conformity determination is not required.

3.3 *Land Use*

The proposed activity would be consistent with the base comprehensive plan and benefit traffic flow patterns during rush hour traffic at the beginning and end of the normal workday. Thus, no adverse impact to land use would occur.

3.4 *Water Quality*

During construction, there would be a possibility of construction activities affecting the quality of water entering the storm sewer. A statement has been included in the RFP requiring that the construction activities maintain an undisturbed buffer of at least 50 feet between it and the jurisdictional wetlands just to the south of the project site. In addition, measures would be taken to ensure that the pre-construction qualities (quantity, temperature, quality, and rate) of the storm water run-off are maintained. The contractor will be required to obtain a National Pollutant Discharge Elimination System (NPDES) Construction Site Storm Water Permit. As part of the permit requirements, they would create, monitor, and manage a Storm Water Pollution Prevention Plan (SWPPP). The plan dictates what measures the contractor must take to prevent the discharge of pollutants in construction site runoff to the storm sewer system. Lastly, excavation operations will not impact the groundwater aquifer.

3.5 *Noise*

The proposed action would cause a centralized increase in noise due to the construction activities. At the construction site, noise generated from equipment can produce noise events of 100 decibels or higher. However, these events would be of limited duration and would occur during daylight hours. Given the limited duration and localized nature, the increase in noise is insignificant.

3.6 *Hazardous Materials/Waste Management*

Construction activities would cause a short-term generation of solid waste, construction debris, and hazardous materials such as paints and adhesives. The contractor would be required to abide by the Solid Waste Plan and the Hazardous Waste Management Plan of Offutt AFB, Nebraska.

3.7 *Socioeconomics*

Implementation of the proposed project may provide short-term employment for construction workers and benefits to businesses that supply construction materials, but the long-term effects would be negligible. In addition, there are no environmental justice issues associated with the proposed action. This project is not expected to have a disproportionately high and adverse human health or environmental effect on minority populations and low-income populations.

3.8 *Occupational Safety and Health*

The proposed construction action would cause a short-term, minimal increase in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO₂ and SO₂). Standard dust control measures (watering) would be employed to control PM-10 release to protect the health of Air Force employees, contractor employees, and others at a work site. Additionally, personal protective clothing and safety gear would be required to protect personnel at the site from impacts such as dust, noise, and work related hazards.

4.0 *Public Comment*

The public was offered an opportunity to comment on this EA and the unsigned FONSI. This public comment ran from 15 Jul 10 to 15 Aug 10. Public comments were received.

5.0 *CONCLUSION*

I have concluded that the proposed action will not have a significant adverse impact of a long-term nature to the quality of the human or natural environment. A Finding of No Significant Impact is appropriate. Therefore, no Environmental Impact Statement will be prepared. This analysis fulfills the requirements of the National Environmental Policy Act, The President's Council on Environmental Quality, and 32 CFR 989.



WILLIAM P. JENSEN, Colonel, USAF
Vice Commander, 55th Wing

19 Sep 10
Date

OFFUTT AFB
CONSTRUCT STRATCOM GATE

ENVIRONMENTAL ASSESSMENT

AUGUST 2010

TABLE OF CONTENTS

	<u>PG #</u>
ACRONYMS	iv-v
1.0 PURPOSE OF AND NEED FOR PROPOSED ACTION	1
1.1 Purpose	1
1.2 Current Situation	1
1.3 Location of the Proposed Action	1
1.4 Scope of Environmental Analysis	1-2
1.5 Applicable Regulatory Requirements and Coordination	2
1.5.1 Environmental Policy	2
1.5.2 Air Quality	2
1.5.3 Water Quality	2-3
1.5.4 Cultural Resources	3
1.5.5 Biological Resources	3
1.5.6 Public Health and Safety/Hazardous Waste	3
1.5.7 Noise	3
1.6 Federal and State Permits	3-4
2.0 DESCRIPTION OF THE PROPOSED ACTIONS AND ALTERNATIVES	5
2.1 Proposed Action	5
2.2 No-Action Alternative	5
2.3 Renovation of Existing Gate	5
2.4 Alternative Designs	6-17
3.0 AFFECTED ENVIRONMENT	18
3.1 Location	18
3.2 History and Current Mission of Installation	18
3.3 Physical Resources	18
3.3.1 Air Quality	18
3.3.2 Surface Water and Groundwater	18-19
3.3.3 Geological Resources	19
3.3.4 Soil and Land Use	19
3.3.5 Noise	19-20
3.3.6 Climatic Conditions	20
3.4 Cultural Resources	20-21
3.5 Biological Resources	21
3.6 Hazardous Materials/Waste Management	21-22
3.7 Transportation	22
3.8 Socioeconomics	22
4.0 ENVIRONMENTAL CONSEQUENCES	23
4.1 Proposed Action	23
4.1.1 Air	23

TABLE OF CONTENTS (CONT'D)

	<u>PG #</u>
4.1.2 Water	23-24
4.1.3 Soil	24-27
4.1.4 Noise	28
4.1.5 Solid Waste and Hazardous Waste	28
4.1.6 Wetlands/Flood Plains	28-29
4.1.7 Socioeconomics	30
4.1.8 Transportation	30-31
4.1.9 Occupational Health and Safety	32
4.1.10 Energy Usage and Alternative Energy Sources	32
4.2 No-Action Alternative	33
4.2.1 Air	33
4.2.2 Water	33
4.2.3 Soil	33
4.2.4 Noise	33
4.2.5 Solid Waste and Hazardous Waste	33
4.2.6 Wetlands/Flood Plains	33
4.2.7 Socioeconomics	33
4.2.8 Transportation	33
4.2.9 Occupational Health and Safety	33
4.2.10 Energy Usage and Alternative Energy Sources	33
4.3 Cumulative Impacts	34
5.0 BIBLIOGRAPHY	35
6.0 LIST OF PREPARERS	35
Appendix A LIST OF AGENCIES AND PERSONS CONSULTED	36
Appendix B INTERAGENCY AND INTERGOVERNMENTAL COORDINATION FOR ENVIRONMENTAL PLANNING (IICEP) – LETTER, LIST OF AGENCIES, AND RESPOSES RECEIVED	37-48

ACRONYMS

ACCS	Airborne Command and Control Squadron
AICUZ	Air Installation Compatible Use Zone
AF	Air Force
AFI	Air Force Instruction
AQCR	Air Quality Control Region
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulation
CO	Carbon Monoxide
DBA	Decibels on an A-Weighted Scale
DRMO	Defense Reutilization and Marketing Office
EA	Environmental Assessment
ERP	Environmental Restoration Program
EO	Executive Order
FICUN	Federal Interagency Committee on Urban Noise
IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
M	Meter
L _{dn}	Day-Night Average Sound Level
MCP	Military Construction Program
NDEQ	Nebraska Department of Environmental Quality
NE	Nebraska
NEPA	National Environmental Policy Act
NO ₂	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
PM-10	Particulate Matter of 10 microns or less in size
POL	Petroleum, Oils and Lubricants
POM	Program Objective Memorandum
POV	Privately-Owned Vehicle
RCRA	Resource Conservation and Recovery Act
SAC	Strategic Air Command
SO ₂	Sulfur Dioxide
STRATCOM	Strategic Command

USC	United States Code
USSTRATCOM	US Strategic Command (Note: STRATCOM and USSTRATCOM are used interchangeably in this document)
WG	Wing

1.0 PURPOSE OF AND NEED FOR PROPOSED ACTION

1.1 Purpose

Construct USSTRATCOM gate. An entry gate that meets the requirements of UFC 4-022-01 – Entry Control Facilities. Extensive earthwork is required, resulting in higher than average supporting facility costs. All work necessary to construct new entry road and POV inspection area, associated roadway, an Overwatch Facility and associated infrastructure including: lighting, landscaping and fencing. The canopy will provide weather protection for the Security Forces. The canopy will cover the gatehouse and in-bound traffic. The Overwatch Facility will include concrete slab and foundation, masonry walls, glass, electrical power and light, painted masonry interior, paved pull-off area. Construction includes asphalt paving, concrete curb and gutters, drainage, communication, utilities, and demolition includes 22 SM of facilities and pavements. This project will comply with DoD antiterrorism/force protection requirements per Unified Facility Criteria.

1.2 Current Situation

Currently the USSTRATCOM gate has two inbound lanes, and two outbound lanes, and a dedicated pull-off for commercial traffic. During the morning commute traffic peak, the gate experiences heavy traffic congestions which poses safety and security risks and adversely impacts Offutt AFB missions. The current gate does not comply with DoD antiterrorism/force protection requirements per Unified Facility Criteria.

1.3 Location of the Proposed Action

Offutt AFB is in eastern Nebraska, in Sarpy County, approximately 10 miles south of the city of Omaha, and approximately 1 mile west of the Missouri River.

1.4 Scope of the Environmental Analysis

The Environmental Assessment (EA) is intended to assist the AF in compliance with the National Environmental Policy Act (NEPA) of 1969, the Council on Environmental Quality (CEQ) regulations, Air Force Instruction (AFI) 32-70, *Environmental Quality*, and 32 CFR Part 989. This EA evaluates the proposed construction of a new USSTRATCOM gate, which complies with DoD antiterrorism/force protection requirements per Unified Facility Criteria by relying on available environmental information and communication with knowledgeable and affected public agencies.

The EA is used to evaluate and describe the potential consequences of the proposed action on the human, natural, and physical environment. At the same time, it will illustrate how the proposed action would meet all applicable AF objectives and requirements. This EA includes a description of the proposed action and alternatives, a discussion of the affected environment, and expected impacts and mitigation for the physical, biological, economic, and social aspects of the

proposed action. When performing the environmental analysis, it is important to identify the environmental issues associated with the proposed action as well as what is required to resolve those issues. Determining the achievement of the proposed action is critical to mission objectives. This information illustrates to the decision-maker what information he should use as the basis for his final decision.

Resources that have potential for impact are considered in more detail in order to provide the Air Force decision maker with sufficient evidence and analysis to determine whether or not additional analysis is required pursuant to 40 CFR 1508.9. The effected environment and the potential environmental consequences relative to specific resources are described in Chapters 3.0 and 4.0, respectively.

1.5 Applicable Regulatory Requirements and Coordination

A brief summary of the laws, regulations, executive orders (EO), federal permits, and licenses that may be applicable to the proposed project are as follows.

1.5.1 Environmental Policy

The NEPA of 1969 [42 United States Code (USC) 4321 et seq.] establishes a national policy to encourage harmony between man and his environment, and to promote efforts to prevent or eliminate damage to the environment and stimulate the health and welfare of man. NEPA procedures ensure that environmental information is available to public officials and citizens before making decisions and taking actions on federal projects. The CEQ Regulations [40 Code of Federal Regulations (CFR) 1500-1508] implement the procedural provisions of NEPA.

AFI 32-70 and 32 CFR Part 989 establish the Air Force requirements for compliance with environmental standards and the environmental impact analysis process of NEPA.

EO 11514, *Protection and Enhancement of Environmental Quality*, as amended by EO 11991, sets policy for directing the federal government in providing leadership for protecting and enhancing the quality of the Nation's environment.

1.5.2 Air Quality

The Clean Air Act [42 USC 7401 et seq., as amended] sets national primary and secondary ambient air quality standards as a framework for air pollution control. The 1990 amendments to the Clean Air Act specifically define "conformity" for federal projects in relation to a state's implementation plan and require that an agency's action not cause new violations, or increase the severity of existing violations, if any, or delay attainment.

1.5.3 Water Quality

The Clean Water Act [33 USC 1251 et seq., as amended] establishes federal limits, through the National Pollutant Discharge Elimination System (NPDES), on the amounts of specific

pollutants that are discharged to surface waters in order to restore and maintain the chemical, physical, and biological integrity of the water. A NPDES permit would be required for any change from the present parameters in the quality or quantity of non-storm water discharge and/or storm water runoff.

1.5.4 Cultural Resources

The National Historic Preservation Act of 1966 [16 USC 470 et seq., as amended] requires federal agencies to determine the effect of their actions on cultural resources and take certain steps to ensure these resources are located, identified, evaluated, and protected.

1.5.5 Biological Resources

The Endangered Species Act [16 USC 1531-1543] requires federal agencies to determine the effects of their actions on endangered or threatened species of fish, wildlife, plants, and their critical habitats, and take steps to conserve and protect these species.

EO 11990, *Protection of Wetlands*, requires federal agencies to take action to avoid or minimize the destruction, loss, or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands.

1.5.6 Public Health and Safety/Hazardous Waste

EO 12088, *Federal Compliance with Pollution Control Standards*, directs federal agencies to comply with state and local laws and regulations concerning air, water, noise pollution, and hazardous materials and substances to the same extent as any private party.

The Resource Conservation and Recovery Act (RCRA) of 1976 [42 USC 6901], as amended by the Hazardous and Solid Waste Amendments of 1984 [Public Law 98-616], establishes federal programs regulating and managing the treatment, storage, transport, and disposal of non-hazardous solid wastes and hazardous wastes, and regulates underground storage tanks.

1.5.7 Noise

The Noise Control Act of 1972 [Public Law 92-574] establishes a policy "to promote an environment free from noise harmful to health or welfare." Federal agencies comply with state and local requirements for the control and abatement of environmental noise, where applicable.

1.6 Federal and State Permits

The contractor is responsible for conducting the proposed action and obtaining required federal, state, and local permits. Currently, the state requires a Construction Site Storm Water National Pollutant Discharge Elimination System permit, and de-watering permit(s) for the disposal of groundwater if dewatering is required. Installation permits will be required for all the petroleum containing underground storage tanks. Installation will be by a certified installer and the tanks

must be registered and operating permits must be obtained. Construction permits will also be required for the emergency generators proposed for the new facility. These permits must be acquired from the Nebraska Department of Environmental Quality (NDEQ) "prior" to the start of construction of the power facilities. Construction includes laying a concrete pad or stubbing electrical wiring to the power plant location.

2.0 Description of the Proposed Actions and Alternatives

The proposed action and construction alternatives, found in this analysis, would meet all AF requirements involving standards. Furthermore, the proposed action and alternatives would comply with all environmental requirements found in Section 1.0. This section includes a history of the process used to formulate the alternatives, a detailed description of the proposed action and alternatives, and a comparison matrix of the environmental impacts of each alternative.

2.1 Proposed Action

Construct USSTRATCOM gate. An entry gate that meets the requirements of UFC 4-022-01 – Entry Control Facilities. Extensive earthwork is required, resulting in higher than average supporting facility costs. All work necessary to construct new entry road and POV inspection area, associated roadway, an Overwatch Facility and associated infrastructure including: lighting, landscaping and fencing. The canopy will provide weather protection for the Security Forces. The canopy will cover the gatehouse and in-bound traffic. The Overwatch Facility will include concrete slab and foundation, masonry walls, glass, electrical power and light, painted masonry interior, paved pull-off area. Construction includes asphalt paving, concrete curb and gutters, drainage, communication, utilities, and demolition includes 22 SM of facilities and pavements. This project will comply with DoD antiterrorism/force protection requirements per Unified Facility Criteria. Note: The current Visitors Center at the USSTRATCOM Gate location will remain in place. A new Visitors Center will NOT be constructed under this project.

2.2 No-Action Alternative

USSTRATCOM gate remains unchanged, no new gate is constructed. The USSTRATCOM Gate will continue to be congested and extremely confusing to visitors. Continued congestion would poses security and safety risks. The gate configuration and alignment will continue to not meet security requirements identified for entry control facilities.

2.3 Renovation of Existing STRATCOM Gate

It was determined that this effort would not be feasible. This project meets the criteria/scope specified in UFC 4-022-01, "Entry Control Facilities" and Air Force Handbook 32-1084, "Facility Requirements". A preliminary analysis of reasonable options for accomplishing this project (status quo, renovation, upgrade/removal, new construction) was done. It indicates there is only one option that will meet operational requirements; new construction. A certificate of exception has been prepared. Sustainable principles will be integrated into the project design, development, and construction in accordance with Executive Order 13423 and other applicable laws and Executive orders.

2.4 Alternative Designs

Initially, it was discussed whether the current Visitor's Center at the STRATCOM Gate would remain unchanged, or be renovated, or be demolished and a new facility be constructed to replace it. The existing canopy structure will however be demolished in all of the alternative designs. A new Visitor's Center would be constructed and relocated in alternative 3. The existing Visitor's Center will remain unchanged in all of the other alternatives.

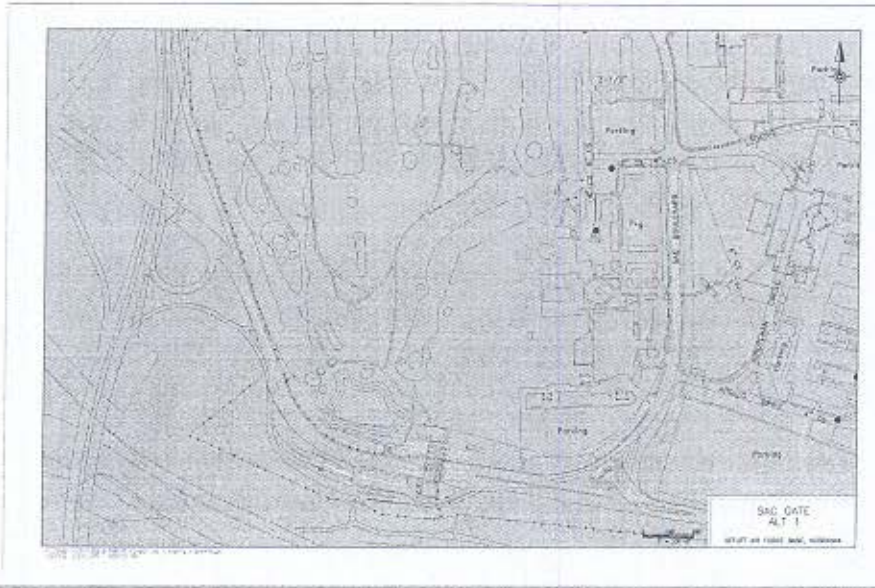
During a series of design charrette meetings, the attendees discussed the design options for site layout and favored Alternative 4, which is a combination of Alternative 1 and 2, which was originated as a part of the design discussion that took place on Day 1. The sketch that was prepared overnight is labeled as Alternative 4, which was then converted into Alternative 4A, an improved, "engineered" version. This was then further developed over a few days and was presented later in the week as the preferred site layout alternative. Alternative 3 was eliminated because it was decided that funding would not be available to include construction of a new Visitor's Center in the STRATCOM Gate project.

The architectural look of the canopy and gatehouse was later discussed with the group. The design team had prepared 3 alternative options, each with its own different appeal. The consensus of the group was to follow Scheme 3, which is intended to blend with the architecture of the new STRATCOM HQ facility, which will be on the adjacent land to the north. This particular scheme was further developed during the week following the charrette, and the proposed image of the gatehouse and canopy is included below (Scheme 3).

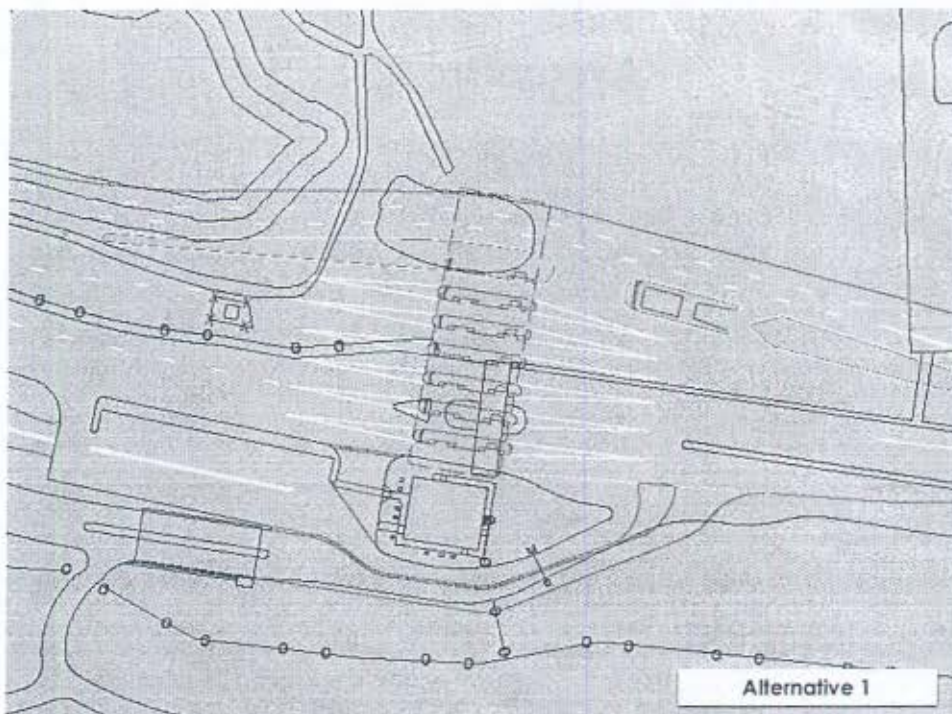
2.4.1 Alternative 1

Design Alternative 1 incorporates the inbound lanes to the North of the Visitor's Center. It also includes the least amount of change to the entrance road following the canopy/gate and the SAC Boulevard intersection. This design has the advantage of keeping the construction farther from the jurisdictional wetlands located to the South. The design does impact the pond on the golf course but this is a non-jurisdictional wetland as delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska. Alternative 1 also minimizes the impact to the parking lot to the East of the SAC Boulevard intersection. This alternative, however, is not optimum from a traffic flow standpoint.

Alternative 1



Alternative 1 – Overview



Alternative 1 – Closeup View

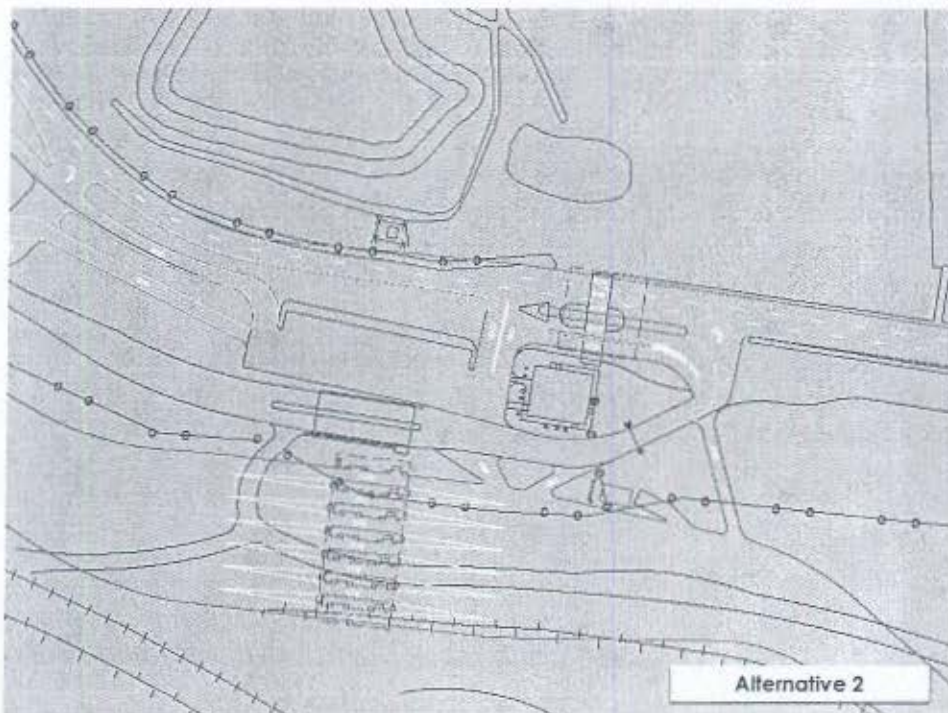
2.4.2 Alternative 2

Design Alternative 2 incorporates the inbound lanes to the South of the Visitor's Center. It also includes rerouting the entrance road so it dips to the South before the SAC Boulevard intersection. The design does impact the pond on the golf course but this is a non-jurisdictional wetland as delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska. Alternative 2 also minimizes the impact to the parking lot to the East of the SAC Boulevard intersection. This alternative, however, is not optimum from a traffic flow standpoint. Design Alternative 2 pushes the construction Southward and therefore closer to the jurisdictional wetlands located to the South. It is therefore, less desirable from an environmental standpoint.

Alternative 2



Alternative 2 – Overview

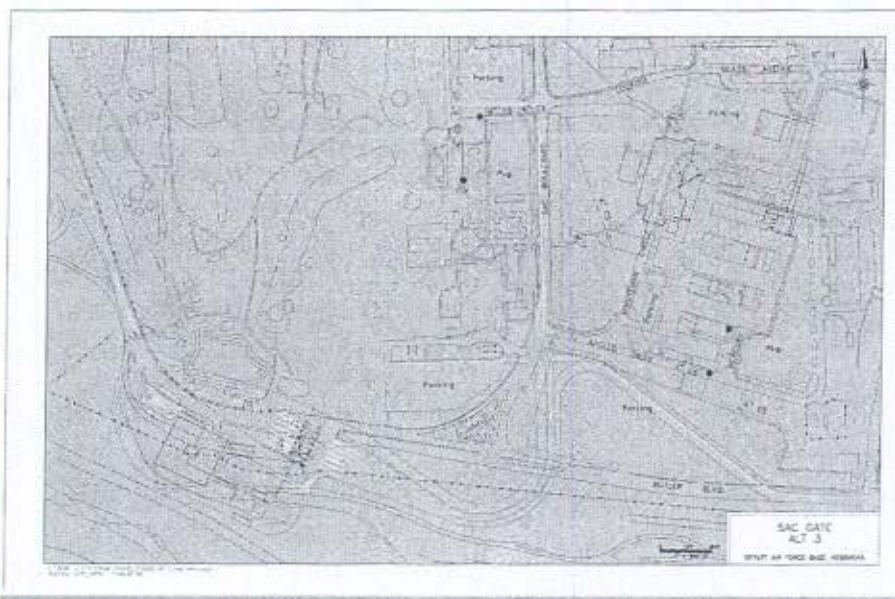


Alternative 2 – Closeup View

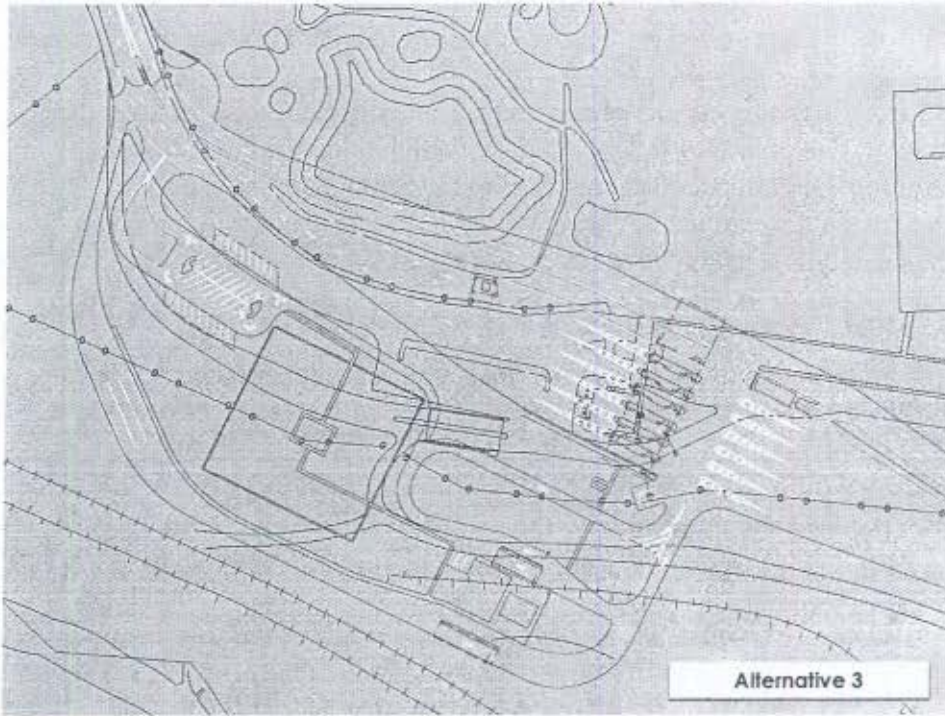
2.4.3 Alternative 3

Under alternative 3, a new Visitor's Center would be constructed in a different location than the current one. Design Alternative 3 incorporates the inbound lanes to the South of the Visitor's Center. It also includes rerouting the entrance road so it dips to the South before the SAC Boulevard intersection. The design does impact the pond on the golf course but this is a non-jurisdictional wetland as delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska. Of all the designs, alternative 3 poses the largest adverse impact to the parking lot to the East of the SAC Boulevard intersection. This alternative, however, is most optimum from a traffic flow standpoint. Design Alternative 3 also pushes the construction Southward and therefore closer to the jurisdictional wetlands located to the South. It is therefore, less desirable from an environmental standpoint. Alternative 3 was not pursued further because funding would not be available to include construction of a new Visitor's Center in the STRATCOM Gate project.

Alternative 3



Alternative 3 – Overview



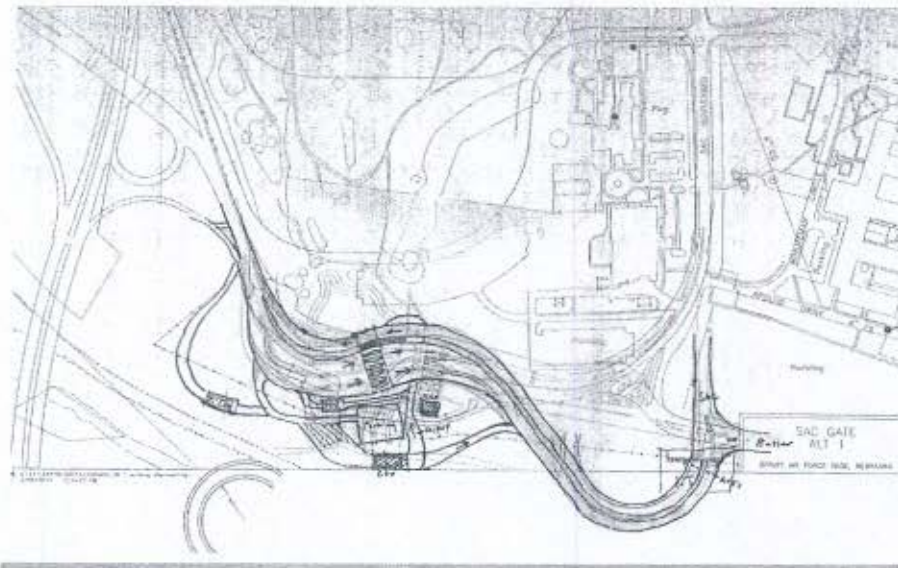
Alternative 3 – Close-up View

2.4.4 Alternative 4

During a series of design charrette meetings, the attendees discussed the design options for site layout and favored Alternative 4, which is a combination of Alternative 1 and 2, which was originated as a part of the design discussion that took place on Day 1. The sketch that was prepared overnight is labeled as Alternative 4, which was then converted into Alternative 4A, an improved, "engineered" version. Alternative 4A was then further developed over a few days and was presented later in the week as the preferred site layout alternative.

Design Alternative 4 incorporates the inbound lanes to the North of the Visitor's Center, similar to alternative 1. It also includes rerouting the entrance road so it dips to the South before the SAC Boulevard intersection. The design does impact the pond on the golf course but this is a non-jurisdictional wetland as delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska. The design does not impact the jurisdictional wetlands to the South of the site. Alternative 4 impacts the parking lot to the East of the SAC Boulevard intersection to a greater degree than alternative 1 but less than alternative 3. This alternative meets the traffic flow requirements.

Preliminary Sketch-Alternative 4

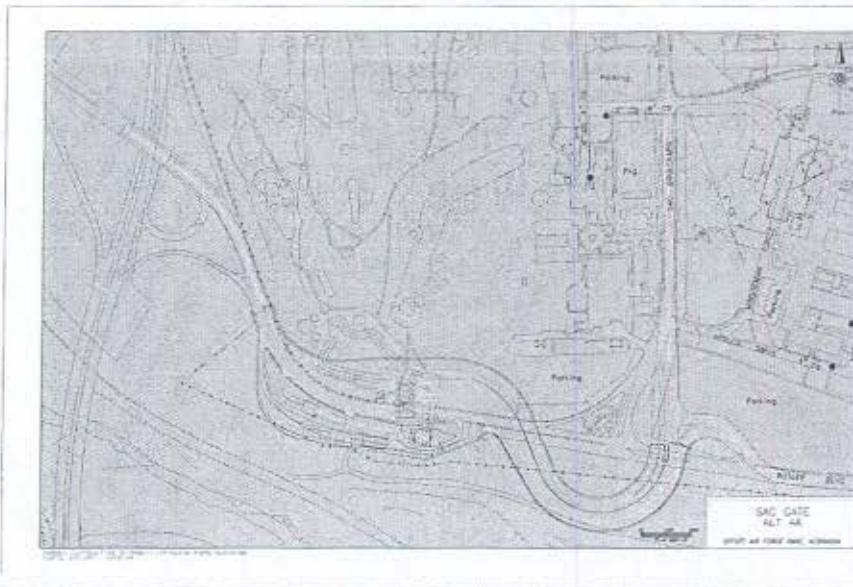


2.4.5 Alternative 4A – Preferred Site Layout

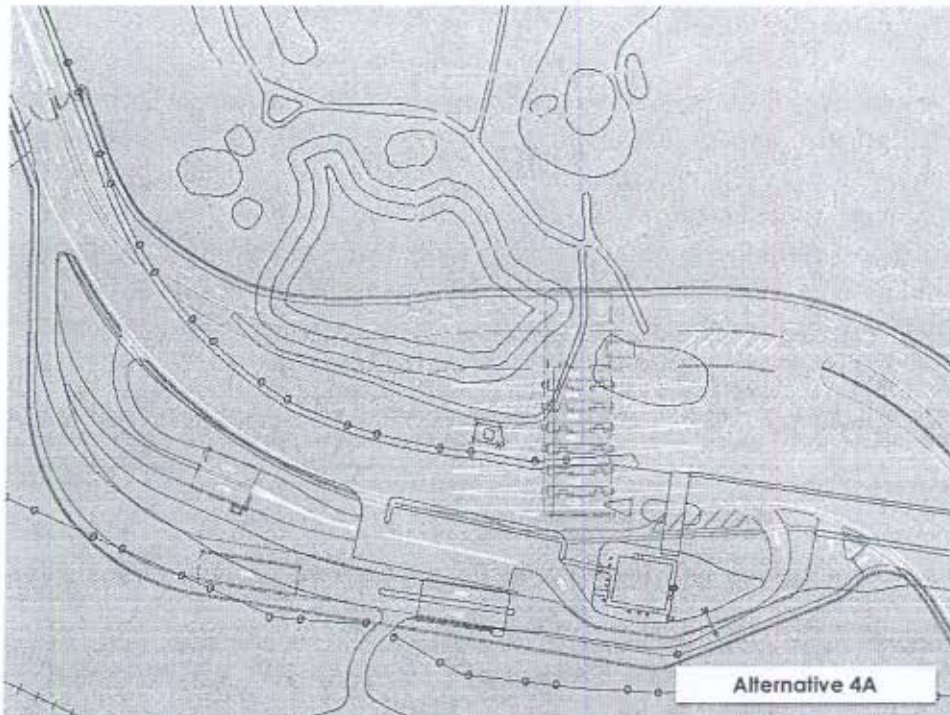
During a series of design charrette meetings, the attendees discussed the design options for site layout and favored Alternative 4, which is a combination of Alternative 1 and 2, which was originated as a part of the design discussion that took place on Day 1. The sketch that was prepared overnight is labeled as Alternative 4, which was then converted into Alternative 4A, an improved, “engineered” version. Alternative 4A is the preferred site layout alternative.

Design Alternative 4A is a refined version of Alternative 4 and therefore includes all of the basic design features of alternative 4. Therefore, alternative 4A incorporates the inbound lanes to the North of the Visitor’s Center, similar to alternative 1. It also includes rerouting the entrance road so it dips to the South before the SAC Boulevard intersection. The design does impact the pond on the golf course but this is a non-jurisdictional wetland as delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska. The design does not impact the jurisdictional wetlands to the South of the site. Similar to Alternative 4, Alternative 4A impacts the parking lot to the East of the SAC Boulevard intersection to a greater degree than alternative 1 but less than alternative 3. This alternative meets the traffic flow requirements.

Alternative 4A



Alternative 4A (Preferred Site Layout) – Overview

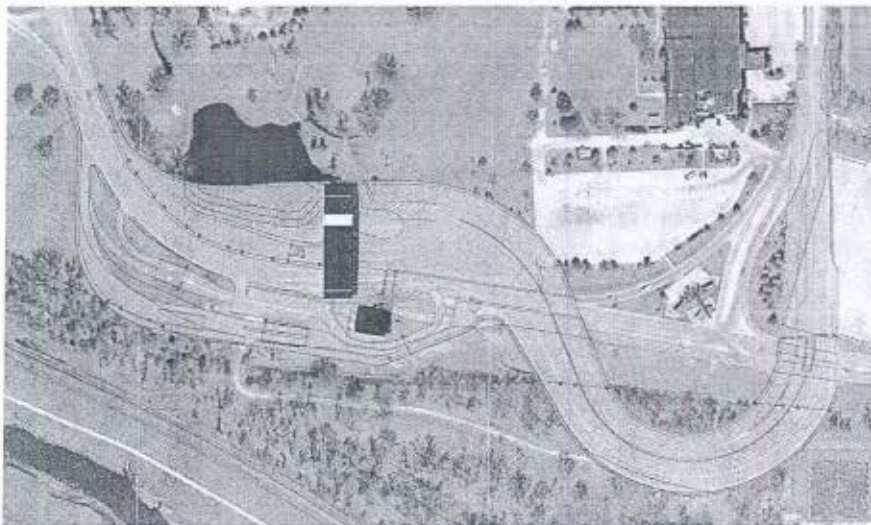


Alternative 4A (Preferred Site Layout) – Close-up View

2.4.6 Canopy and Gatehouse Schemes

The architectural look of the canopy and gatehouse was later discussed with the group. The design team had prepared 3 alternative options, each with its own different appeal. Scheme 1 – flat/angular, solid roofed canopy; scheme 2 – curved, solid roofed canopy; and scheme 3 – flat/angular, semi-transparent mesh roofed canopy. The consensus of the group was to follow Scheme 3 (flat/angular, semi-transparent mesh roofed canopy), which is intended to blend with the architecture of the new STRATCOM HQ facility, which will be on the adjacent land to the north. This particular scheme was further developed during the week following the charrette, and the proposed image of the gatehouse and canopy is included below (Scheme 3).

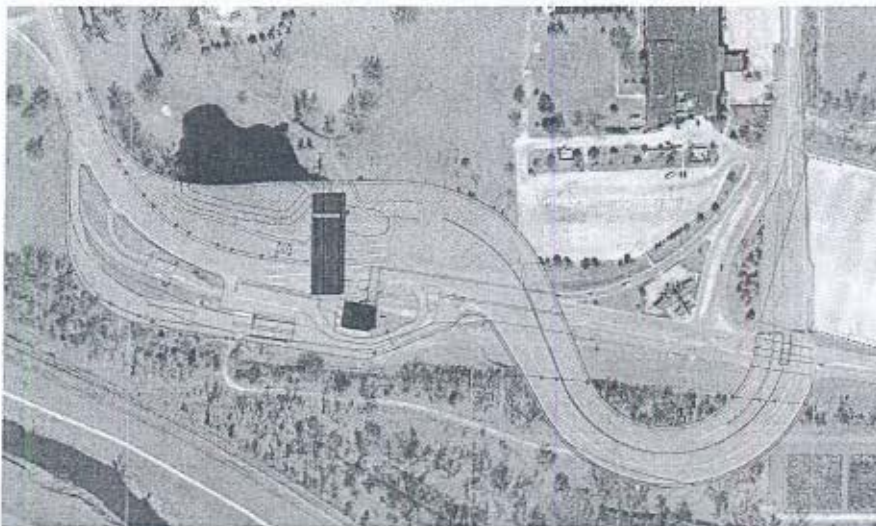
Scheme 1



Scheme 2



Scheme 2



Scheme 3



Scheme 3 – Preferred Canopy and Gatehouse Scheme – Angled Front View

Scheme 3



Scheme 3 – Preferred Canopy and Gatehouse Scheme – Direct Front View

3.0 AFFECTED ENVIRONMENT

This chapter presents information on Offutt AFB followed by a description of the existing environmental and economic resources in each area. Though limited in its impact on the overall environment at Offutt AFB, the proposed action could affect those resources described in each area of this section.

3.1 Location

Reference attachment for a copy of the proposed location plan for this project.

3.2 History and Current Mission of Installation

Acquisition of property started in 1888 for the purpose of constructing an Army post --named Fort Crook. In 1892, construction of the facilities began. Fort Crook first added an airfield in 1921 -- named Offutt Field. At the beginning of World War II, the Glenn L. Martin Company constructed a plant for the manufacture of bomber aircraft. Offutt AFB became a US Air Force base in January 1948, and became the location of Strategic Air Command (SAC) headquarters later that same year. The AF purchased additional land throughout the 1950s to handle the larger mission and additional personnel. The base currently houses the 55th WG, US Strategic Command (USSTRATCOM) headquarters, Air Force Weather Agency headquarters, and approximately 50 other associate or tenant organizations.

3.3 Physical Resources

3.3.1 Air Quality

Offutt AFB is located at the southern edge of the Metropolitan Omaha-Council Bluffs Interstate Air Quality Control Region (AQCR). This region is in attainment for all criteria pollutants.

3.3.2 Surface Water and Groundwater

Offutt AFB is located on the eastern edge of the High Plains regional aquifer system. The topography is considered a part of the dissected Till Plains of the Central Lowland Province. Part of the base lies in the Missouri River floodplain but it is protected from the 100-year flood incident by the Levee identified in the next section. The Levee was adequate for the 1993 floods. The remainder of the base lies within rolling uplands. Surface drainage flows generally to the east and south from the base and ultimately enters the Missouri River. The western portion of the base does drain into the Papillion Creek, which passes west and south of the base before reaching the Missouri River. The depth of the groundwater varies with the season, elevation, and fluctuation of the Missouri River. Offutt AFB is located approximately one mile to the west of the Missouri River. Reference Section 3.6.2.1 for further analysis on groundwater contamination.

3.3.3 Geological Resources

Eastern Sarpy County, where Offutt AFB is located, is underlain by limestone and shales of the Lansing and Kansas City Groups (Missouri Series of the Pennsylvania System; Burchett, et al., 1975; Burchett, 1982). The repetitive cycles of limestone and cyclotherms, and the most recent interpretation of their origin is linked to eustatic changes in the sea level that were caused by the waxing and waning of Pennsylvania glaciers on the paleosupercontinent of Gondwana (Heckel, 1985; Boardman and Heckel, 1989). Driller's logs for two deep wells completed at Offutt AFB indicate that 100 to 200 feet of Missourian rocks underlie the base. A sequence of shales with minor limestones (Des Moines Series) are present below the Missourian rocks and are 250 to 300 feet thick (Pipes, 1987).

Offutt AFB is located in the dissected Till Plains section of the Central Lowland province. The Till Plains section of Nebraska is characterized by three principle features: rolling uplands, a broad gently sloping terrace plain, and nearly flat valley lands. The northern half of the main base is considered rolling uplands because they are situated on moderately sloping, rolling hills composed of eroded glacial till. The till in these areas may be veneered by a thin (less than 10 feet) mantle of loess. The remainder of the base, the southeastern portion, is very gently sloping to nearly flat as it lies on an alluvial terrace of the Missouri River. The highest elevation on Offutt AFB is over 1,150 feet and the lowest is less than 960 feet in the southeastern corner near the Missouri River. The facilities in the southeastern corner are elevated above the 100-year flood incident level of 968.8 feet and after 1985 were also protected by the R-613 Missouri River Levee.

3.3.4 Soil and Land Use

Various types of soil exist on base. These mainly consist of loess, silty and clayey colluvium, and silty, clayey and sandy alluvium. The permeability is considered moderate ranging between 0.6 to 2.0 in/hr. The potential for soil erosion and sediment transport has been determined to be greatest in upland areas, and during spring and early summer when vegetative cover is least. The total area affected by the proposed action is within the Offutt AFB area/secured location portion of the base.

3.3.5 Noise

Sounds that disrupt normal activities or otherwise diminish the quality of the environment are designated as noise. Noise can be stationary, transient, intermittent or continuous. Community response to noise is based on a subjective assessment of the daily noise environment. Factors that affect this subjective assessment include the noise levels of individual events, the number of events per day, and the time of day at which the events occur.

The Federal Interagency Committee on Urban Noise (FICUN) has delineated several basic types of land use for areas around airfields that are based on average noise levels and aircraft accident potential. The FICUN suggests that either restrictions or caution be exercised concerning use of land in these areas. Those restrictions and recommendations are contained in Offutt's Air

Installation Compatible Use Zone (AICUZ) Report. The delineation of the compatible land use zones is intended to assist local planning boards in minimizing noise impacts to the local populace. Accident and noise potential is not an issue and will be eliminated from further discussion.

3.3.6 Climatic Conditions

The climate at Offutt AFB is continental: characterized by cold winters, hot summers, and moderate rainfall. Based on 30 years of temperature data, the average daily maximum temperatures range from 30 degrees F in January to 85.7 degrees F in July (National Weather Service, 1991). Maximum temperatures fluctuate daily.

Precipitation occurs primarily as slow, steady rain during spring; scattered thunderstorms (some severe and producing tornadoes) during late spring and summer; and snow and freezing rain during the winter. The mean annual precipitation at Offutt AFB from 1948 to 1990 was 31.4 inches, with about 75 percent of the annual precipitation falling between April and September.

Prevailing winds in the area are generally from the northwest and southeast. Wind speeds vary from gentle breezes to gusts of 60 to 80 miles per hour near severe thunderstorms (Soil Conservation Service, 1975). Calm conditions may exist throughout the year and occur from 2 to 5 percent of the time.

Based on moderate humidity and moderate winds, the estimated evapotranspiration for the Omaha area is 26.3 inches per year. The annual difference between average annual precipitation and estimated evapotranspiration is about 5.1 inches.

3.4 Cultural Resources

Archeological, historic, paleontological, and Native American resources are the four categories of cultural resources. These resources are those items, places or events considered important to a culture or community for reasons of history, tradition, religion, or science.

Native Americans who subsisted on wild game, fish, and native fruits inhabited the Offutt AFB area of Sarpy County. Early occupants were Mandan and lived in earth lodges on the top of the bluffs overlooking the Missouri River. At the time settlers of European extraction first visited, the Omaha tribe occupied the region. The first white settlement in the State was in nearby Bellevue where a French fur trader named Lucian Fontenelle established a trading post.

Offutt AFB has a historic district comprised of the old brick Fort Crook officer and enlisted quarters, guard house, blacksmith shop, fire station, and parade ground. Other facilities have been identified for nomination due to their historic or cold war significance. The area of the proposed project was reviewed for historic significance in a study accomplished through the National Park Service. Nothing of historic or cold war interest was noted in the area of the proposed project. The Nebraska State Historic Preservation Office (SHPO) has accepted this documentation so there are no restrictions on modification of the area. The canopy area, Building #520, will be demolished under this project. The facility, B520 was constructed in

1971. The base obtained concurrence from the SHPO on 14 Jun 2010 that B520 is not historically eligible.

The National Park Service and State Historic Preservation Office have concurred that an archeological survey is not warranted because of the extensive disturbance of soil on Offutt AFB.

3.5 Biological Resources

The area around and encompassing Offutt AFB is the western edge of the Eastern Deciduous Forest and borders on the ecotone that separates the Eastern Deciduous Forest from the Tall and Mid Grass Prairies. Early photos of the Offutt AFB area indicate that it was grassland consisting of native grasses such as big and little bluestem, switchgrass, and blue grama. The lower areas contained native trees such as cottonwood and willow. Today, virtually every square foot of the base has been disturbed.

The only federally listed threatened and endangered birds found near Offutt AFB are the Eskimo Curlew, Whooping Crane, Interior Least Tern, Piping Plover, and Mountain Plover. Some of these birds' migration routes pass close to or over Offutt, others have no distinct route and have the potential to occur nearly anywhere in Nebraska, and on occasion may fly over Offutt AFB. The Interior Least Tern, and Piping Plover may nest in the vicinity of Offutt AFB, however, Offutt AFB proper has no nesting habitat attractive to these species.

In accordance with a review by the Nebraska Games and Parks Commission, there are no records of state or federal threatened or endangered species (mammals, fish, insects, reptiles, and plants) on or in the immediate vicinity of the base. The Pallid Sturgeon is known to exist in the nearby Missouri River. Additional research shows that no suitable habit is available for these threatened or endangered species at Offutt AFB.

There are no wetlands located within the fenced area of the main base. The Army Corps of Engineers designated Offutt's lake as Waters of the United States. The lake was created in the middle 1950s by dredging alluvial material using a barge and suction dredge to provide fill material to extend the active runway. Other wetland areas exist on Air Force property but outside the security fence.

3.6 Hazardous Materials/Waste Management

Any hazardous materials used during the construction will be handled in accordance with all applicable federal, state and Offutt AFB regulations. All special wastes generated by the contractor will be disposed of in accordance with the State of Nebraska and Offutt AFB regulations/requirements. All hazardous waste generated will be disposed of by Offutt AFB through the Defense Reutilization and Marketing Office (DRMO) to ensure compliance with federal and state requirements.

Offutt AFB maintains a Facility Response Plan, and a Spill Prevention, Control and Countermeasures Plan, prepared in accordance with Air Force Manual 32-4013, *Hazardous*

Material Emergency Planning and Response Guide. These plans also comply with AFI 32-4002, *Hazardous Material Emergency and Response Planning Program*.

3.7 Transportation

Offutt AFB is served primarily by Highway 75, and can be reached via Highway 370, Fort Crook Road, and Capehart Road. During the construction, a slight increase in truck traffic should be expected. Though contract workers and equipment would use the transportation system, the majority would be local and this activity is not expected to affect the overall traffic patterns in the area. Minimal traffic impacts are expected on the highways and major thoroughfares in and around Offutt AFB.

3.8 Socioeconomics

Offutt AFB is located in Sarpy County, NE. According to the US Census Bureau, Sarpy County has a population of 122,495 people, and a median income of \$38,315. Implementation of the proposed project may provide short term employment for construction workers and benefits to businesses that supply construction materials, but the long term effects would be negligible. In addition, there are no environmental justice issues associated with the proposed action. This project is not expected to have any impact on minorities.

4.0 ENVIRONMENTAL CONSEQUENCES

The purpose of an EA is to identify the potential impacts on the human environment. The analysis in this EA has focused on identifying impacts as negligible, adverse or beneficial. To determine possible environmental effects, the major element of the proposed action was identified and evaluated. The effects that such activity could cause were identified in the various resource areas and a determination made as to the type of effect.

Identifying environmental effects in this chapter include consideration of both the context and the severity of the impact. The criteria used to differentiate between negligible and adverse impact are discussed, with distinctions made between short-term and long-term impacts. A negligible impact is defined as an unlikely occurrence and/or inconsequential effect. An adverse impact represents potential negative effects to the environmental resources. A beneficial impact can result if the current condition is improved or an undesirable effect is lessened. A determination of no impact is made when resources should not be affected by an action.

Under either of the two actions (proposed and no-action), there would be no effect to the cultural and biological resources. Under normal operating circumstances, there would be no issues involving cultural and biological resources. With this, further discussion of cultural and biological resources is not warranted.

4.1 Proposed Action

4.1.1 Air

The proposed construction action would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO₂ and SO₂). However, the duration of construction coupled with the limited amount of construction equipment would produce a negligible impact on the air quality of Offutt AFB and the local area. Additionally, standard dust control measures (watering) would be employed to control PM-10 release to protect the health of Air Force employees, contractor employees, and others at a work site. Offutt AFB is in an area of attainment for National Ambient Air Quality Standards and a conformity determination is not required.

One small generator, 200 KW, has been proposed to be included in the project. This generator would serve to power the gate operations during a power outage. This generator is small and will currently fit easily within Offutt AFB's Class II Air Permit.

4.1.2 Water

There would be a possibility of construction activities affecting the quality of storm water. A statement has been included in the Request for Proposal (RFP) requiring that the construction

activities maintain an undisturbed buffer of at least 50 feet between it and the jurisdictional wetlands just to the south of the project site. In addition, measures would be taken to ensure that the pre-construction qualities (quantity, temperature, quality, and rate) of the storm water run-off are maintained. IAW Title 119 of the Nebraska Administrative Code, the contractor would be required to apply for and obtain a Nebraska Department of Environmental Quality (NDEQ) Construction Site Storm Water Permit prior to breaking ground on any project disturbing land greater than an acre in size. As part of this permitting process, the contractor would be required to develop, maintain, and monitor a site-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP dictates the contractor's specific responsibilities and measures for preventing the discharge of pollutants into construction site runoff to the storm sewer system. Lastly, excavation operations will not impact the groundwater aquifer.

Modifications to the storm water discharge system may be included in this project. A statement has been included in the Request for Proposal (RFP) requiring that the construction activities and the project itself maintain the pre-construction qualities (quantity, quality, temperature, and rate) of storm water discharge into the jurisdictional wetlands.

There are no known plumes in this area, however, contaminated groundwater (encountered during de-watering if needed) may be discharged to the storm sewer with an appropriate discharge permit from the NDEQ, depending on concentration levels. If concentration levels are found to be above the maximum levels allowed by the permit, the contaminated groundwater may still be discharged to the sanitary sewer for treatment. Overall, there would be a negligible effect on water quality going to the sanitary or storm sewer systems for Offutt AFB.

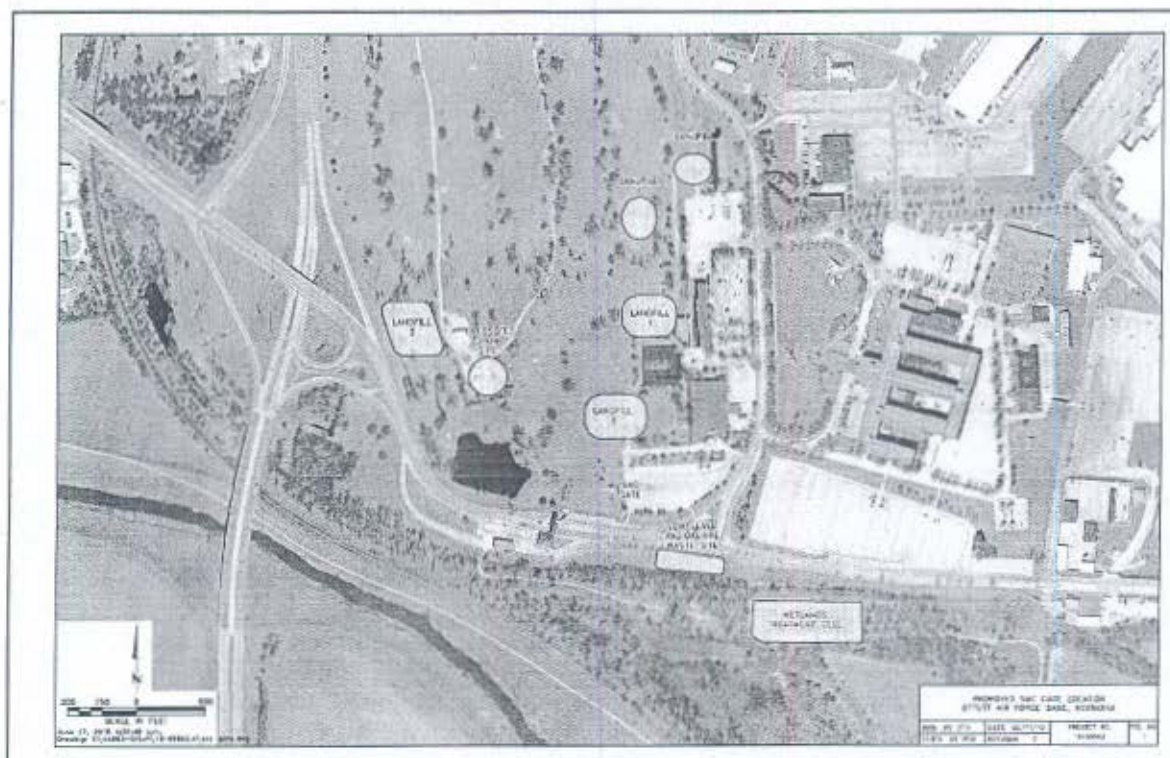
4.1.3 Soil

4.1.3.1 Erosion

Construction activities at the proposed site could expose soil to possible erosion. The contractor would employ preventive measures to limit the impact of erosion to exposed soils – as required by the Offutt AFB Soil Erosion and Sediment Control Plan. Any contaminated soil would have to be disposed of in a landfill capable of receiving Nebraska special wastes, or be disposed of as hazardous waste as determined by the appropriate tests.

4.1.3.2 Contaminated Soil

To the north of the site, there are reports of buried hazardous wastes. There has been extensive monitoring done in this area and only one contaminate plume has been discovered. This plume from the Creosote Drum Site also referred to as the Golf Course Drum Site – Environmental Protection Agency (EPA) ID #DP-044 is discussed further below. Depending on the site excavation limits, remediation of waste may be required. See map identifying the locations of buried waste on the parcel.



4.1.3.3 Existing Restoration Sites

The map in section 4.1.3.2 shows eight different areas outlined which correspond to four restoration sites and one treatment area for two additional restoration sites not shown on the diagram which both lie to the East of the area surrounding the proposed construction. Of the four restoration areas shown on the diagram, three are closed and one remains open. Additional information on the four restoration sites and one treatment area are as follows:

4.1.3.3.1 Closed – Restoration Sites:

The following three restoration sites were determined to require no further action and are effectively closed as documented in the modification to Offutt AFB's EPA permit # NE8571924648 dated 23 Oct 1998: Landfill 1 (EPA ID #LF-009); Landfill 3 (EPA ID # LF-010); and Low Level Radioactive Waste Site (LLRS) (EPA ID #DP-044).

a. Landfill 1 or EPA ID #LF-009 (Closed): Landfill 1 consists of three separate portions as noted on the diagram as the three locations to the northeast on the diagram. A Phase I records search conducted in 1985 indicated that Landfill 1 operated from 1942 to 1948, during which time an estimated 40,000 cubic yards of general refuse, including manufacturing facility refuse, were reportedly disposed using trench and fill methods. Results from soil sampling and groundwater monitoring done in the area around Landfill 1 and 3 showed the presence of some Volatile Organic Compounds (VOCs) in the soil but did not show the presence of a contamination plume in the soil or groundwater. The LF-009 restoration site area is located within the shallow Papillion Creek Alluvial sediments, which are not a source of drinking water

due to the low aquifer yield. This restoration site is closed. The STRATCOM gate project is not expected to impact the Landfill 1 restoration site.

b. Landfill 3 or EPA ID #LF-010 (Closed): Landfill 3 consists of two separate portions as noted on the diagram as noted on the diagram, one to the northeast and the other one to the northwest of the current golf course pond. A Phase I records search conducted in 1985 indicated that Landfill 3 reportedly operated from 1954 to 1959, during which time an estimated 60,000 cubic yards of general refuse, including waste solvents and sewage sludge, were reportedly disposed using trench and fill methods. Results from soil sampling and groundwater monitoring done in the area around Landfill 1 and 3 showed the presence of some VOCs in the soil but did not show the presence of a contamination plume in the soil or groundwater. The LF-010 restoration site area is located within the shallow Papillion Creek Alluvial sediments, which are not a source of drinking water due to the low aquifer yield. This restoration site is closed. The STRATCOM gate project is not expected to impact the Landfill 3 restoration site.

c. Low Level Radioactive Waste Site (LLRS) or EPA ID #RW-008 (Closed): LLRS is also noted on the diagram. During the decommissioning of the base hospital in the mid to late 1950s, a lead canister approximately 4" in diameter and 18" long containing medical low-level radioactive waste was reportedly buried along the fence line south of the golf course. The amount of materials (believed to consist of syringes, rubber gloves, and tracers) is estimated to be small with little potential for migration into the environment. A records search was completed in Aug 1985. Site investigations performed in 1990 and continued in 1991 included surveys of the area the area with metal detection equipment and the digging of test pits at locations identified with the metal detectors. These site investigations did not result in the location of any canister or waste materials. This restoration site is closed. If any low level radioactive waste is found during construction activities appropriate removal activities will be conducted to dispose of it.

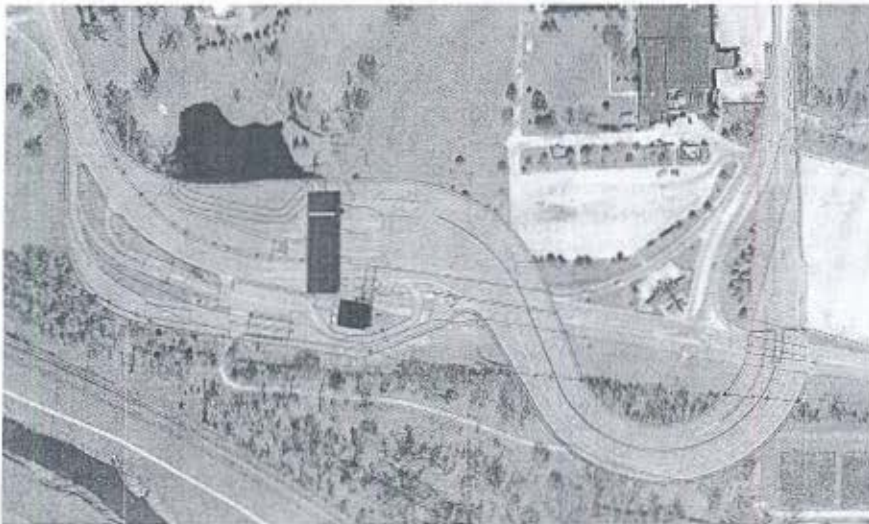
4.1.3.3.2 Open Restoration Site:

Creosote Drum Site also referred to as Golf Course Drum Site, EPA ID #DP-044, is also noted on the drawing above. In June 2006, a drum containing creosote was discovered by a contractor during the excavation for footings for a new golf course maintenance building. Sampling Results from samples taken from water, soil, and drum contents at the location were analyzed and found to be consistent with creosote contamination. A limited groundwater investigation showed results were below the EPA maximum contaminant levels (MCLs) for all compounds, except for benzo(a)pyrene. In addition, the groundwater results were also below the EPA Region 6 Human Health Medium Specific Screening Levels 2009 for residential water except for nine volatile and semivolatile organic compounds (VOC/SVOCs). The DP-044 restoration site area is located within the shallow Papillion Creek Alluvial sediments, which are not a source of drinking water due to the low aquifer yield. This restoration site has not been closed by the EPA and is presently open. The plume size at the Creosote Drum Site is local, thus no impact is anticipated from the STRATCOM Gate project.

4.1.3.3.3 Constructed Wetlands Treatment Area for Two Other Restoration Sites:

Constructed Wetlands Treatment Area: The series of three constructed wetlands located to the Southeast portion of the project site is not a restoration site itself and does not therefore have an EPA ID number. The constructed wetlands are used as part of an on-going treatment/cleanup effort for Trichloroethene (TCE) contamination from two restoration sites located to the east of this site. These two restoration sites, Hardfill 2 Composite/EPA ID #SS-040 and Landfill 4/EPA ID #LF-012 are not otherwise impacted by the STRATCOM Gate project. Under the proposed project design (Alternative 4A, Scenario 3) a portion of the fence around the constructed wetlands will need to be relocated due to the path of the entrance road as it sweeps to the South and then back to the North before the SAC Boulevard intersection. This is seen on the on the Scheme 2 diagram below and on the Wetlands figure below in paragraph 4.1.4.2 . The Offutt AFB environmental flight secured approval on 17 Jun 2010 from Nebraska EPA and NDEQ to make this modification to the constructed wetlands treatment area.

Scheme 2



4.1.4 Noise

The proposed action would cause a localized increase in noise. At the construction site, noise generated from equipment can produce localized noise events of 100 decibels or higher. However, these events would be of limited duration and would occur during daylight hours. Given the limited duration and localized nature, the increase in cumulative noise for the base is negligible.

4.1.5 Solid Waste and Hazardous Waste

Construction activities would cause a short-term generation of solid waste, construction debris, and hazardous materials such as paints and adhesives. The contractor would be required to abide by Offutt's Solid Waste and Hazardous Waste Management Plans, which dictates what measures must be taken to prevent improper disposal of wastes.

4.1.6 Wetlands/Flood Plains

This site does not present any wetlands issues, delineated in the July 2009 report, Survey of Waters of the U.S., Wetlands Delineation Report, Offutt AFB, Nebraska.

4.1.6.1 Flood Plains

The project does not sit in the 100-year flood plain. This site is outside of the flood plain via protection by a levee along Papio Creek. Currently, the Army Corp of Engineers and the Papio-Missouri Natural Resource District are developing a revised flood stage model of the Missouri River and will be doing the same for Papillion Creek to more accurately determine the flood elevations. At this time, it is unknown what the 100-year flood elevations in the Papillion Creek will be in the future.

4.1.6.2 Wetlands

Based on the 2009 wetland study, a freshwater emergent wetland area exists to the south of the project site. The south wetland is connected by a linear waterway to a narrow riverine wetland that is located south of the southern border of the project site. There are no known contaminants at this site.

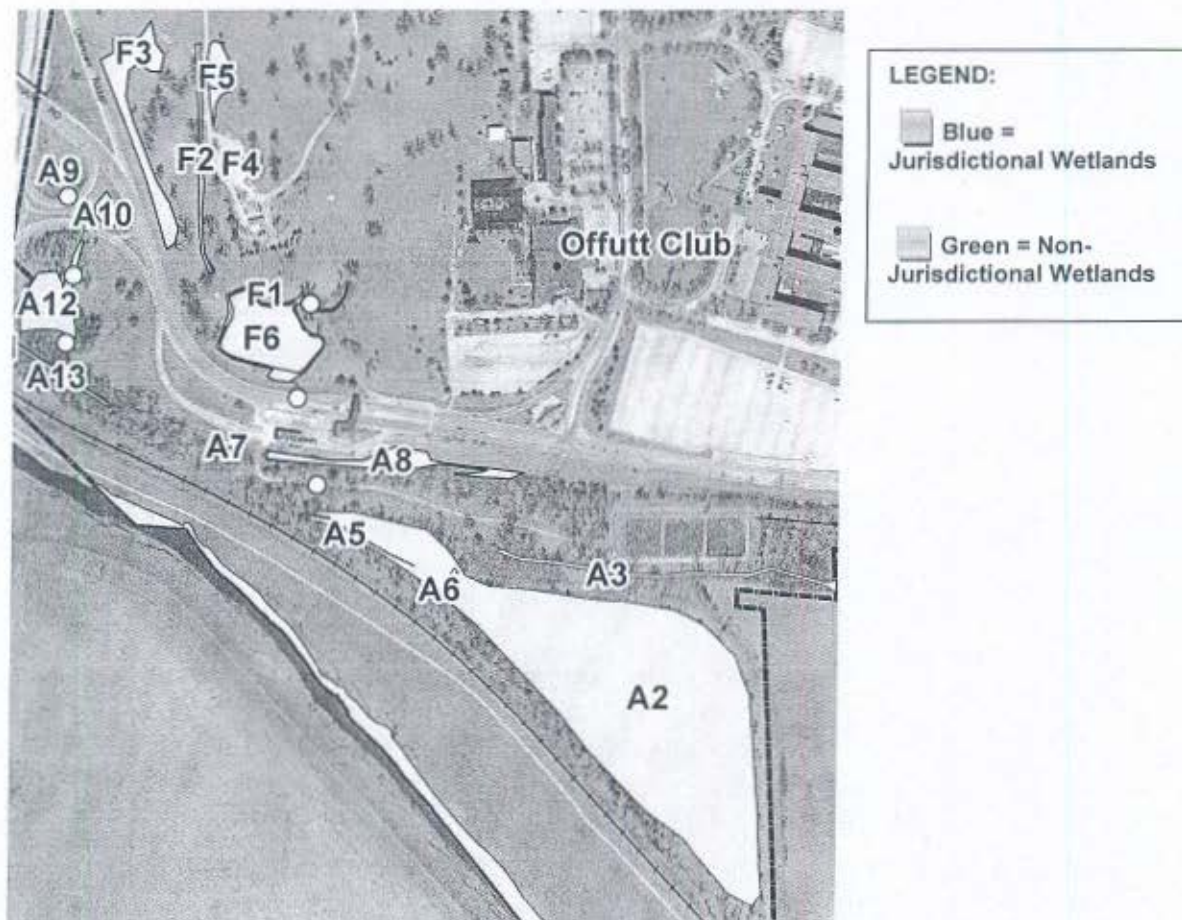
The following design specifications have been included in the project concerning the jurisdictional wetlands located immediately south of the project location:

- a. A requirements statement was added to the Request for Proposal (RFP) that requires that all construction activities will stay at least 50 feet away from the jurisdictional wetlands.

- b. A requirements statement has also been included in the RFP requiring that the construction activities and the project itself will maintain the current rate of storm water discharge into the jurisdictional wetlands.

With these two requirements being added to the RFP, Offutt does not expect the jurisdictional wetlands to be adversely impacted by the construction activities and project.

2009 Wetland Inventory – STRATCOM Gate Area



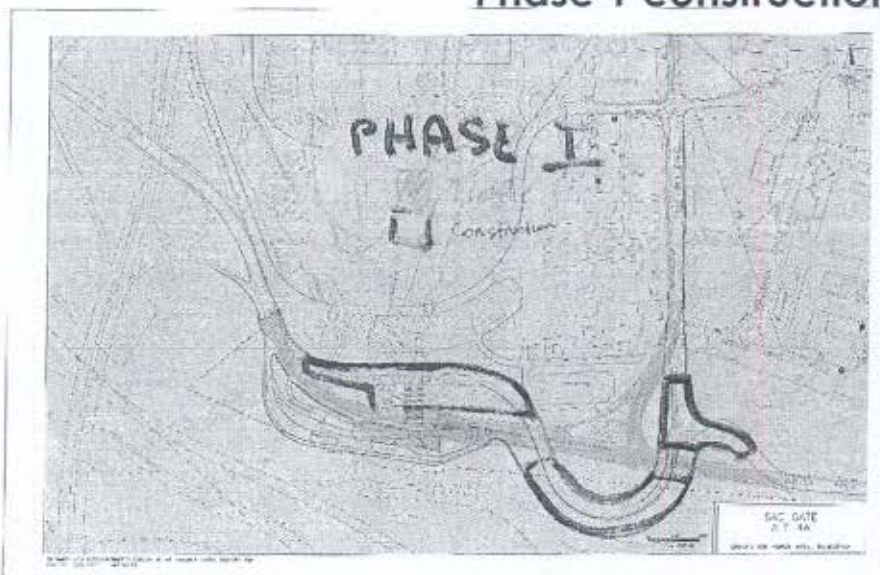
4.1.7 Socioeconomics

Offutt AFB is located in Sarpy County, NE. According to the US Census Bureau, Sarpy County has a population of 122,495 people, and a median income of \$38,315. Implementation of the proposed project may provide short term employment for construction workers and benefits to businesses that supply construction materials, but the long term effects would be negligible. In addition, there are no environmental justice issues associated with the proposed action. This project is not expected to have a disproportionately high and adverse human health or environmental effect on minority populations and low-income populations.

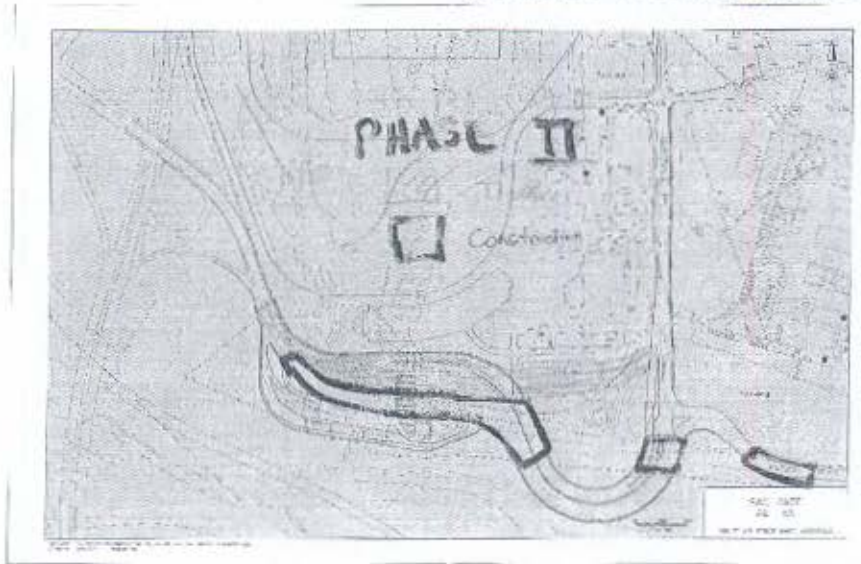
4.1.8 Transportation

It is a project requirement that the STRATCOM gate will continue to be open and operational throughout the entirety of the project. In order to minimize adverse impacts to traffic flow, the construction is proposed to be divided into three phases. This is a draft plan; a detailed phasing plan will be included in the final project design/execution plan.

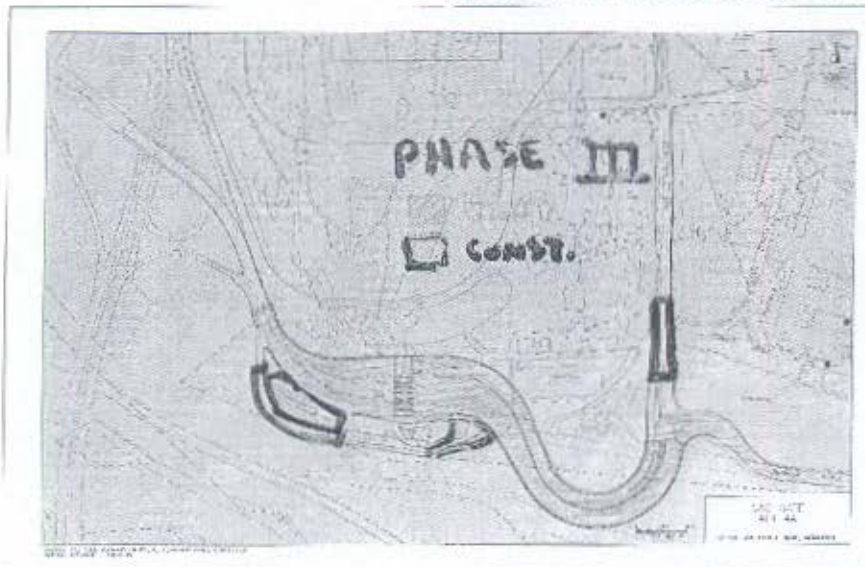
Phase 1 construction



Phase 2 construction



Phase 3 construction



4.1.9 Occupational Safety and Health

32 CFR § 989.27 requires federal agencies to assess direct and indirect impacts of proposed actions on the safety and health of Air Force employees and others at a work site. The EIAP document does not need to specify compliance procedures. However, the EIAP documents should discuss impacts that require a change in work practices to achieve an adequate level of health and safety. The proposed construction action would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO₂ and SO₂). Standard dust control measures (watering) would be employed to control PM-10 release to protect the health of Air Force employees, contractor employees, and others at a work site. Additionally, personal protective clothing and safety gear would be required to protect personnel at the site from impacts such as dust, noise, and work related hazards.

4.1.10 Energy Usage and Alternative Energy Sources

Executive Order 13514(2)(f) requires, for actions proposing new or expanded federal facilities, that the EA identify and analyze impacts from energy usage and alternative energy sources. There is limited facility construction in the project. The roofing material will help reduce energy consumption. The project will still use the LEED check list to maximize green building potential, however the project will not score enough points on the LEED checklist to get certified.

Summary of Potential Impacts

Table 2.4 summarizes the potential impact to the environment comparing the proposed action (Construct STRATCOM Gate) and the baseline situation (no action). Resources that would experience no change are listed as areas of no impact. The criteria to define the degree of impact are unique to each resource area.

TABLE 2.4 SUMMARY OF POTENTIAL IMPACTS		
Area of Impact	Proposed Action (Alternative 4A with Scheme 3)	No-Action Alternative
Air Quality	Minor	No Impact
Water Quality	Negligible	No Impact
Soil Quality	Negligible	No Impact
Noise Quality	Negligible	No Impact
Solid/Hazardous Waste	Negligible	No Impact
Wetlands/Flood Plains	No Impact	No Impact
Socioeconomics	No Impact	No Impact
Transportation	Negligible	No Impact
Occupation Safety & Health	Negligible	No Impact
Cultural Resources	No Impact	No Impact
Biological Resources	No Impact	No Impact

4.2 No-Action Alternative

4.2.1 Air

The no-action alternative would not cause any short or long term increase in air emissions.

4.2.2 Water

Under this action, there would not be an effect to either groundwater or storm water.

4.2.3 Soil

Under this action, there would be no change to current practices, therefore no impact on soil conditions.

4.2.4 Noise

The no-action alternative would not cause any type of increase in noise.

4.2.5 Solid Waste and Hazardous Waste

The no-action alternative would not cause any short or long-term impact in waste generation.

4.2.6 Wetlands/Flood Plains

The no-action alternative would not impact the jurisdictional wetlands.

4.2.7 Socioeconomics

The no-action alternative would not impact minority populations and low-income populations.

4.2.8 Transportation

The no-action alternative would not impact transportation in and around Offutt.

4.2.9 Occupational Safety and Health

The no-action alternative would not impact the safety and health of Air Force employees and others at the site.

4.2.10 Energy Usage and Alternative Energy Sources

The no-action alternative would not impact energy usage on Offutt.

4.3 Cumulative Impacts

The proposed project is not anticipated to create any impacts that are due to past, present, and reasonably foreseeable actions. Hazardous materials/wastes will not be generated by this project, nor will any of these items be stored in the new facility. Operational impacts from the new gate are expected to be consistent with those from the current gate regarding energy usage and emissions. However, one small 200KW generator has been proposed to be included in the project. This generator would serve to power the gate operations during a power outage. This generator is small and will currently fit easily within Offutt AFB's Class II Air Permit.

5.0 BIBLIOGRAPHY

Schmidt, Thomas L. and Mooter, David P., Department of Forestry, Fisheries, and Wildlife, 1987. Community Forestry Master Plan – Offutt Air Force Base, Nebraska.

US Air Force, October 1992. Air Installation Compatible Use Zone – Offutt Air Force Base, Nebraska.

US Army Corps of Engineers – Omaha District, September 1983. Aerial Photography and Maps of the Missouri River.

US Department of Agriculture – Soil Conservation Department, 1975. Soil Surveys of Douglas and Sarpy Counties, Nebraska.

US Department of Commerce, Bureau of Census, 1997. 1997 and 1993 Census of Housing and State/County Profiles.

6.0 LIST OF PREPARERS

Ms Carolyn Jacobson
NEPA Program Manager, Environmental Management Flight, Offutt Air Force Base

APPENDIX A LIST OF AGENCIES AND PERSONS CONSULTED

Mr. Edward Lueninghoener
Deputy Civil Engineer

Mr. Phil Cork
Chief, Environmental Restoration Program Element

Ms. Christine Hatter
Base Development Planner

**APPENDIX B – INTERAGENCY AND INTERGOVERNMENTAL COORDINATION
FOR ENVIRONMENTAL PLANNING (IICEP) – REQUEST LETTER, LIST OF
AGENCIES, AND RESPONSES**

This appendix contains the Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) request letter sent to federal, state and local agencies in accordance with EO 12372, *Intergovernmental Review of Federal Programs*. Attached to the letter will be a description of the proposed action and alternatives for the agencies' review and comment. The following page lists the agencies included in the IICEP.

IICEP DISTRIBUTION LIST
Environmental Assessment for
Proposed Construction of
New STRATCOM Gate
at
Offutt Air Force Base, Nebraska

Nebraska Department of Environmental Quality Attn: Joe Francis 1200 N Street P.O. Box 98922 Lincoln, NE 68508-8922	Metropolitan Area Planning Agency Attn: Alene Ramsey 2222 Cuming Street Omaha, NE 68102-4328
Nebraska State Historical Society State Historic Preservation Office Attn: Mr. Bill Callahan 1500 R Street P.O. Box 82554 Lincoln, NE 68501-2554	City of Omaha Planning Department Attn: Robert Peters Omaha/Douglas Civic Center 1819 Farnam Street, Suite 1111 Omaha, NE 68183-0110
U.S. Environmental Protection Agency (Region 7) Attn: Air and Toxics Division (ARTD) 901 N. 5 th Street Kansas City, KS 66101	City of Bellevue Planning Department Attn: Dan Stroh 210 W. Mission Avenue Bellevue, NE 68123
Army Corps of Engineers Omaha District, Planning Division Attn: Candace Gorton, Chief Environmental, Economics, & Cultural Resources Section 215 North 17 th Street Omaha, NE 68102-4978	Offutt AFB 55 WG/PA Attn: Capt Joe Campbell 906 SAC Blvd., Suite 1 Offutt AFB, NE 68113-3206



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS, 55TH WING (ACC)
OFFUTT AIR FORCE BASE, NEBRASKA

8 Jul 10

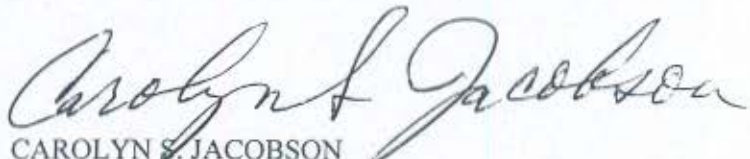
MEMORANDUM FOR

FROM: 55 CES/CEV
106 Peacekeeper Dr Ste 2N3
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Proposed Construction of a New STRATCOM Gate;
Offutt AFB, Nebraska

Dear Sir/Madam:

1. Offutt Air Force Base (AFB), Nebraska is proposing to perform a project to construct a new STRATCOM Gate to include construction of a new entry road and inspection area, associated roadway, gatehouse and associated infrastructure including: lighting, landscaping, and fencing. According to the National Environmental Policy Act, the Air Force must assess the potential environmental impacts of the proposed action and alternatives.
2. In accordance with Executive Order 12372, Intergovernmental Review of Federal Programs the Air Force is requesting input from other federal, state, and local agencies on the proposal. Attached are copies of the Environmental Assessment and draft Finding of No Significant Impact (FONSI) for your review and comment. Please provide any comments or information no later than 30 days after receipt. Responses may be sent to the address listed above, Attn: Carolyn Jacobson.
3. Your assistance in providing this information is greatly appreciated. Please direct questions to Carolyn Jacobson at Offutt AFB (402) 294-4087, or email Carolyn.jacobson@offutt.af.mil.


CAROLYN S. JACOBSON
NEPA/Natural Resources Manager

2 Attachments:

1. Environmental Assessment
2. Draft FONSI

The Sun Never Sets on the Fightin' Fifty-Fifth



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
1616 CAPITOL AVENUE
OMAHA NE 68102-4901

July 20, 2010

Planning, Programs, and Project Management Division

Ms. Carolyn Jacobson
National Environmental Policy Act/Natural Resources Manager
55 CES/CEV
106 Peacekeeper Drive, Suite. 2N3
Offutt Air Force Base, Nebraska 68113-4019

Dear Ms. Jacobson:

The U.S. Army Corps of Engineers, Omaha District (Corps) has reviewed the Environmental Assessment, dated June 2010, regarding the construction of a new STRATCOM Gate at Offutt Air Force Base, Sarpy County, Nebraska. The Corps offers the following comments:

The Corps is pleased to see that design specifications have been incorporated into the project that will minimize impacts to jurisdictional wetlands. Requiring a minimum buffer distance of 50 feet from wetland areas as well as ensuring that the current rate of storm water discharge is maintained will provide assurance that these wetlands are maintained.

For wetland areas that are located down-slope of construction activities, the Corps recommends that additional measures be taken, as required, to ensure runoff from stock-piled materials do not reach the interior of the wetlands. Additional measures to be considered include, but are not limited to, hay bales, silt fences, fiber rolls, etc. around the perimeter of the wetland or, conversely, around stock-piled materials.

Please note that any placement of dredged or fill material into waters of the United States (including jurisdictional wetlands) requires Department of the Army authorization under Section 404 of the Clean Water Act. You can visit the Omaha District's Regulatory website at: (<https://www.nwo.usace.army.mil/html/od-r/district.htm>) for additional information. If you have any questions regarding this response, please contact Mr. Matthew Vandenberg of my staff at (402) 995-2694.

Sincerely,

Lake Wallace

for

Brad Thompson
Chief, Environmental Resources and Missouri Recovery
Program and Plan Formulation, Planning Branch
Planning, Programs and Project Management Division

Nebraska
STATE HISTORICAL SOCIETY

August 3, 2010

Carolyn Jacobson
55 CES/CEV
106 Peacekeeper Dr Ste 2N3
Offutt AFB, NE 68113-4019

RE:

hp_num	city	descr
1007-072-01	OFFUTT AFB	CONSTRUCT STRATCOM GATE

Dear Ms. Jacobson:

Thank you for submitting the referenced project proposal for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Given the information provided, in our opinion there will be no historic properties affected by the project as proposed. Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact Jill Dolberg at 402-471-4773.

Sincerely,


L. Robert Puschendorf
Deputy State Historic Preservation Officer
Nebraska State Historic Preservation Office

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org

Jacobson, Carolyn Civ USAF ACC 55th CES/CEV

From: Pena, Isabel (MAPA) [Isabel.Pena@Mapacog.org]
Sent: Friday, July 16, 2010 1:20 PM
To: Jacobson, Carolyn Civ USAF ACC 55th CES/CEV
Subject: FW: Project Review Committee

From: Gayle Malmquist [mailto:gmalmquist@councilbluffs-ia.gov]
Sent: Friday, July 16, 2010 9:07 AM
To: Pena, Isabel (MAPA)
Subject: RE: Project Review Committee

Isabel - Okay here. Gayle

Gayle M. Malmquist AICP

Development Services Coordinator

City of Council Bluffs

209 Pearl St.

Council Bluffs, IA 51503

Phone 712 328-4631

Cell 402 676-2866

Fax 712 328-4915

gmalmquist@councilbluffs-ia.gov

From: Pena, Isabel (MAPA) [mailto:Isabel.Pena@Mapacog.org]
Sent: Thursday, July 15, 2010 2:14 PM
To: Gayle Malmquist; Gerry Bowen
Subject: Project Review Committee

There will be no Project Review meeting this month. We have received a FONSI for proposed construction of a new STRATCOM gate at Offutt AFB, Nebraska. Please email comments to Carolyn Jacobson at Carolyn.jacobson@offutt.af.mil by August 9 at the close of business.

Due to the large file size we could not send this to you through email as an attachment. Instead you can find the FONSI materials at the following link:

[www.mapacog.org/meetings/ProjectReview/July2010/Project Review FONSI Case.pdf](http://www.mapacog.org/meetings/ProjectReview/July2010/Project%20Review%20FONSI%20Case.pdf)
<<http://www.mapacog.org/meetings/ProjectReview/July2010/Project%20Review%20FONSI%20Case.pdf>>

This is a large file so depending on your internet speed it may take several minutes to load.

Please let us know if you have any problems or questions.

Thanks,

Isabel Peña

Metropolitan Area Planning Agency (MAPA)

2222 Cuming Street

Omaha, NE 68102

402-444-6866 Ext. 210

402-342-0949 (Fax)

www.mapacog.org

isabel.pena@mapacog.org

Please consider the environment before printing this email.

Jacobson, Carolyn Civ USAF ACC 55th CES/CEV

From: Clark, Douglas (DCHD) [Douglas.Clark@douglascounty-ne.gov]
Sent: Friday, July 16, 2010 8:45 AM
To: Pena, Isabel (MAPA); Krajicek, Charlie (Pwks); Gayle Malmquist; Gerry Bowen; Pelletier, Jan (DC Gen Assist); Kay Mocha; Holm, Kent (DC ENV); Ramsey, Alene (Mapa)
Cc: Jacobson, Carolyn Civ USAF ACC 55th CES/CEV
Subject: RE: Project Review Committee

I approve this project. thanks

From: Pena, Isabel (MAPA)
Sent: Thursday, July 15, 2010 11:43 AM
To: Krajicek, Charlie (Pwks); Clark, Douglas (DCHD); Gayle Malmquist; Gerry Bowen; Pelletier, Jan (DC Gen Assist); Kay Mocha; Holm, Kent (DC ENV); Ramsey, Alene (Mapa)
Cc: 'Carolyn.jacobson@offutt.af.mil'
Subject: Project Review Committee

There will be no Project Review meeting this month. We have received a FONSI for proposed construction of a new STRATCOM gate at Offutt AFB, Nebraska. Attached are the case materials. Please email comments to Carolyn Jacobson at Carolyn.jacobson@offutt.af.mil by August 9 at the close of business.

Thank you!

Isabel Peña

Metropolitan Area Planning Agency (MAPA)

2222 Cuming Street

Omaha, NE 68102

402-444-6866 Ext. 210

402-342-0949 (Fax)

www.mapacog.org

isabel.pena@mapacog.org

Jacobson, Carolyn Civ USAF ACC 55th CES/CEV

From: Holm, Kent (DC ENV) [kent.holm@douglascounty-ne.gov]
Sent: Thursday, July 15, 2010 12:54 PM
To: Pena, Isabel (MAPA); Krajicek, Charlie (Pwks); Clark, Douglas (DCHD); Gayle Malmquist; Gerry Bowen; Pelletier, Jan (DC Gen Assist); Kay Mocha; Ramsey, Alene (Mapa)
Cc: Jacobson, Carolyn Civ USAF ACC 55th CES/CEV
Subject: RE: Project Review Committee

No comments, other than the distribution list on p.38 appears to be a bit dated. Bob Peters is no longer with City of Omaha Planning.

Kent E. Holm, CSM, Director

Douglas County Environmental Services

3015 Menke Circle

Omaha, NE 68134

402-444-6181

402-444-4963 (fax)

kent.holm@douglascounty-ne.gov <<mailto:kent.holm@douglascounty-ne.gov>>

Please consider the environment before printing this e-mail.

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Pena, Isabel (MAPA)
Sent: Thursday, July 15, 2010 11:43 AM
To: Krajicek, Charlie (Pwks); Clark, Douglas (DCHD); Gayle Malmquist; Gerry Bowen; Pelletier, Jan (DC Gen Assist); Kay Mocha; Holm, Kent (DC ENV); Ramsey, Alene (Mapa)
Cc: 'Carolyn.jacobson@offutt.af.mil'
Subject: Project Review Committee

There will be no Project Review meeting this month. We have received a FONSI for proposed construction of a new STRATCOM gate at Offutt AFB, Nebraska. Attached are the case materials. Please email comments to Carolyn Jacobson at Carolyn.jacobson@offutt.af.mil by August 9 at the close of business.



Dave Heineman
Governor

STATE OF NEBRASKA

DEPARTMENT OF ENVIRONMENTAL QUALITY
Michael J. Linder

Director
Suite 400, The Atrium
1200 'N' Street
P.O. Box 98922
Lincoln, Nebraska 68509-8922
Phone (402) 471-2186
FAX (402) 471-2909
website: www.deq.state.ne.us

August 19, 2010

Department of the Air Force
ATTN: Carolyn S. Jacobson
55 CES/CEV
106 Peacekeeper Dr Ste 2N3
Headquarters, 55th Wing (ACC)
Offutt Air Force Base, NE 68113-4019

RE: Environmental Assessment for Proposed Construction of a New STRATCOM Gate;
Offutt AFB, Nebraska

Dear Carolyn Jacobson:

The Nebraska Department of Environmental Quality (NDEQ) has been asked to review the above referenced project. As with any new construction, permits may be required prior to beginning construction or operation. Point 4.1.2 accurately reflects the requirements for stormwater. As you are aware, Offutt AFB currently holds an MS4 permit; civilian environmental staff should be informed.

Until further along in the planning process, it is unknown whether there may be additional regulatory requirements. We strongly urge the project sponsors to make contact with the Department. It has been our experience that early and open communication helps facilitate the permitting process.

If you have questions about the permitting process, or any other questions, feel free to contact me at (402) 471-6087. For more information, please visit our website at www.deq.state.ne.us.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Francis".

Joe Francis
Associate Director
Field Services and Assistance
Nebraska Dept. of Environmental Quality
402/471-6087



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS, 55TH WING (ACC)
OFFUTT AIR FORCE BASE NEBRASKA

30 Aug 10

MEMORANDUM FOR 55 WG/CV

FROM: 55 WG/JA

SUBJECT: FONSI for the Project to Construct the USSTRATCOM Gate

1. 55 CES/CEVN requested we conduct a final review of the environmental assessment (EA) and Finding of No Significant Impact (FONSI) concerning the Project to Construct the USSTRATCOM Gate. The EA and FONSI satisfy the requirements of the National Environmental Policy Act (NEPA), the regulations implementing NEPA, and 32 CFR Part 989.
2. Based upon our review of the facts and analysis contained in this EA we are satisfied that the preparation of a FONSI is appropriate. We do not believe that an environmental impact statement is required to satisfy the requirements of NEPA.
3. The public was offered an opportunity to comment on this EA and the unsigned FONSI. The public comment period ran from 15 Jul to 15 Aug 2010. The public provided comments concerning this environmental assessment. The public comments are located at Appendix B of the EA. The public comment period is a very important part of the NEPA process and you must consider the public comments in taking action on this environmental assessment. The package is now ready for your review and action.
4. We recommend that you sign the FONSI. Please call me at 294-4304 if you have any questions.


JOHN E. SCHRAET
Attorney-Adviser

The Sun Never Sets on the Fightin' Fifty-Fifth