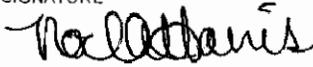


**REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS**

Report Control Symbol  
RCS:

INSTRUCTIONS: Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).

**SECTION I - PROPONENT INFORMATION**

1 TO (Environmental Planning Function)  42 CES/CEV	2 FROM (Proponent organization and functional address symbol) Defense Commissary Agency (DeCA) 1300 E AVE FORT LEE, VA 23801	2a. TELEPHONE NO 804-734-8000 EXT-86087
3 TITLE OF PROPOSED ACTION NEW GUNTER ANNEX COMMISSARY CONSTRUCTION		
4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) EXISTING COMMISSARY BUILT IN 1973. OVERALL SALES AREA IS DEFICIENT IN SPACE AND INADEQUATE TO SUPPORT REQUIRED LINE ITEM VOLUME.		
5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) (Provide sufficient details for evaluation of the total action) ATTACHED SLIDES PROVIDE SOLUTIONS FOR SITING TO INCLUDE PRO AND CONS. 4ZAWX SELECTED "SOLUTION 1" AS THE SITE FOR NEW COMMISSARY CONSTRUCTION.		
6. PROPONENT APPROVAL (Name and Grade) NOEL A. HARRIS, GS-13 HQ DeCA/DOC	6a. SIGNATURE 	6b. DATE 29 OCT 2009

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY. (Check appropriate box and describe potential environmental effects including cumulative effects) (+ = positive effect, 0 = no effect, - = adverse effect, U = unknown effect)	+	0	-	U
7 AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE (Noise, accident potential, encroachment, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 AIR QUALITY (Emissions, attainment status, state implementation plan, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. WATER RESOURCES (Quality, quantity, source, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 SAFETY AND OCCUPATIONAL HEALTH (Asbestos/radiation/chemical exposure, explosives safety quantity-distance, bird/wildlife aircraft hazard, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 HAZARDOUS MATERIALS/WASTE (Use/storage/generation, solid waste, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 BIOLOGICAL RESOURCES (Wetlands/floodplains, threatened or endangered species, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 CULTURAL RESOURCES (Native American burial sites, archaeological, historical, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 GEOLOGY AND SOILS (Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 SOCIOECONOMIC (Employment/population projections, school and local fiscal impacts, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 OTHER (Potential impacts not addressed above)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION**

17  PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # A2.3.11 EA & FONSI-Gunter Fitness Center 6 Apr 2004  
 PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX, FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED

18 REMARKS  
Maxwell-Gunter AFB is located in an area that is in attainment for air quality. Therefore, an air conformity determination is not required.  
  
CEV Comments and Evaluation on page 2, Continuation Sheet

19 ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade) Michael S. Allen, PE, YF-02 Director, Civil Engineer Division	19a SIGNATURE 	19b DATE 09 Dec 09
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## 42 CES/CEV Comments and Evaluation:

An Environmental Assessment (EA) /Finding of No Significant Impact (FONSI) was completed in April 2004 for the proposed construction of a new fitness center at Gunter. The proposed location for a new fitness center evaluated in the EA is the same location that is now proposed for a new commissary (the proposed location for the fitness center has now been changed to the eastern side of the base). The proposed location lies near North Turner Blvd., close to the Dickinson Drive entrance to Gunter.

Since the original EA was conducted, environmental conditions in this portion of Gunter have not changed significantly. An AAFES gas station/shoppette and a new bowling center have been constructed nearby. These new additions have maintained and enhanced the community and commercial land use in the area. The current commissary is adjacent to the proposed location, and part of the existing commissary would be demolished after a new commissary is constructed. Nearby off-base land use remains commercial and light industrial.

The Outbrief Slides provided as a result of the Oct 2009 planning charrette summarize the different site configuration options that have been considered in the initial planning process. The "No Action Alternative" would be no construction of a new facility, leaving the current commissary deficient in space and inadequate to support required line item volume.

In Nov 2009, Maxwell's environmental section, 42 CES/CEV, reviewed the original EA to ensure its continued validity. Impacts to air quality, water resources, land use, hazardous materials and waste, pollution prevention, cultural resources, biological resources, geological resources, and utilities are expected to be similar to the impacts stated in the original EA. Impacts to transportation were reevaluated, taking into account the Maxwell Air Force Base/Gunter Annex Traffic Study of September 2007. Two major intersections close to the proposed site that were evaluated in the study are the intersection of Dickinson Drive and N Turner Blvd., and the intersection of N Turner Blvd. and the AAFES Shoppette. The traffic study concluded that both of these intersections function at acceptable levels of service at all times, including the morning and evening peak levels. The construction of the new commissary may result in slight increases in traffic at these intersections, but since the existing commissary already draws traffic to this area, any increase is not expected to be significant. Any increase in traffic flow in this commercial area may be offset in the future by a decrease in traffic once the fitness center is relocated to the eastern side of the base.

Based on CEV's review of the original EA, there are no additional adverse environmental impacts expected.