

**PRELIMINARY DRAFT ENVIRONMENTAL ASSESSMENT (EA)
FOR**

***CHILD DEVELOPMENT CENTER
HANSCOM AIR FORCE BASE, MASSACHUSETTS***



PREPARED BY:

Department of the Air Force

Hanscom Air Force Base, Massachusetts, 01731

August 24, 2023

Letters or other written comments provided may be published in the Final EA. As required by law, substantive comments will be addressed in the Final EA and made available to the public. Any personal information provided will be kept confidential. Private addresses will be compiled to develop a mailing list for those requesting copies of the Final EA. However, only the names of the individuals making comments and their specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the Final EA.

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GLOSSARY OF ABBREVIATIONS AND ACRONYMS

66 ABG/CEIE	Environmental Office
66 MDS/SDOJ	Bioenvironmental Office
66 MDS/SGOL	Public Health Office
66 SFS	66 th Security Forces Squadron
AAFES	Army & Air Force Exchange Service
ABG	Air Base Group
ACAM	Air Conformity Applicability Model
ACQR	Air Quality Control Region
AF	Air Force
AFB	Air Force Base
AFI	Air Force Instruction
AFMAN	Air Force Manual
AFPD	Air Force Policy Directive
AFR	Air Force Regulation
AHU	Air Handling Units
AICUZ	Air Installations Compatibility Use Zone
APE	Area of Potential Effect
AST	Aboveground Storage Tanks
AT/FP	Anti-Terrorism/Force Protection
AWWA	American Water Works Association
BACT	Bacteriological
BMP	Best Management Practices
CAA	Clean Air Act
CDC	Child Development Center
CE	Civil Engineering
CEIE	Civil Engineering and infrastructure Engineering
CEG	Contractor Environmental Guide
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CGP	Construction General Permit
CMR	Code of Massachusetts Regulations
CO	Carbon Monoxide
COGEN	Co-generation
CWA	Clean Water Act
DAF	Department of the Air Force
DCMA	Defense Contract Management Agency
DOAS	Dedicated Outside Air System
DOD	Department of Defense
EA	Environmental Assessment
EIAP	Environmental Impact Analysis Process
EISA	Energy Independence and Security Act
EIS	Environmental Impact Statement
EJ	Environmental Justice
EMS	Environmental Management System
EO	Executive Order
EPA	Environmental Protection Agency
ERP	Environmental Restoration Program
ESA	Endangered Species Act
FAA	Federal Aviation Administration
FCC	Family Child Care
FEMA	Federal Emergency Management Agency

FEMP

Federal Energy Management Program

GLOSSARY OF ABBREVIATIONS AND ACRONYMS (CONTINUED)

FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FY	Financial Year
GCR	General Conformity Rule
GHG	Greenhouse Gases
HMMP	Hazardous Materials Management Plan
ICRMP	Integrated Cultural Resources Management
IDP	Installation Development Plan
IICEP	Interagency/Intergovernmental Coordination for Environmental Planning
ISWMP	Integrated Solid Waste Management Plan
MA	Massachusetts
MassDEP	Massachusetts Department of Environmental Protection
Massport	Massachusetts Port Authority
MCIA	Massachusetts Commission on Indian Affairs
MHC	Massachusetts Historical Commission
MILCON	Military Construction
MMNHP	Minute Man National Historical Park
MS4	Municipal separate storm sewer system
MW	Megawatt
MWRA	Massachusetts Water Resources Authority
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHESP	Natural Heritage and Endangered Species Program
NHPA	National Historic Preservation Act
NLEB	Northern Long Eared Bat
NO2	Nitrogen Dioxide
NOA	Notice of Availability
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O3	Ozone
OSHA	Occupational Safety and Health Administration
Pb	Lead
PH	Priority habitat
PM10	Particulate matter equal or less than 10 microns in diameter
PM2.5	Particulate matter equal to or less than 2.5 microns in diameter
QoL	Quality of Life
RCRA	Resource Conservation and Recovery Act
ROAA	Record of Air Analysis
ROI	Region of Influence
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SO2	Sulfur Dioxide
SWPPP	Storm Water Pollution Prevention Plan
TDM	traffic demand management
THPO	Tribal Historic Preservation Officer
TMDL	Total Maximum Daily Loads
TSS	Total suspended solids

UFC Unified Facility Criteria

GLOSSARY OF ABBREVIATIONS AND ACRONYMS (CONTINUED)

USACE	U.S. Army Corps of Engineers
USAF	U.S. Air Force
USC	United States Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UST	Underground storage tanks
VAV	Variable Air Volume

EXECUTIVE SUMMARY

Proposed Action

The Proposed Action is to construct a new 36,721 sf Child Development Center (CDC) building on a site previously used as a temporary school (now demolished) at the Hanscom AFB Main Base. The proposed CDC building includes child-learning space, play space, sleeping space, administrative support area, kitchen area, safe rooms, playgrounds, and supporting infrastructure.

The Proposed Action also includes all utilities, site improvements, new pavement for parking lots/pick-up and drop-off access ways, detection/protection features, security enhancements, and other supporting work (e.g., site grading and landscaping) necessary to make a complete and useable facility. The facility has been designed as permanent construction in accordance with DoD Unified Facilities General Building Requirements and Unified Facility Criteria (UFC).

Purpose of and Need for the Proposed Action

The purpose of the Proposed Action is to meet the DoD's design standards, total childcare requirement, and to improve quality of life on the base. The need for the Proposed Action is because the existing CDC structure is rated in poor condition, hindering its ability to provide the desired service to the community. The CDC does not meet Air Force standards and without increasing capacity cannot support the mission's continued growth and meet the community's quality of life (QoL) standards.

Alternatives Considered

Four alternatives were selected for analysis based upon the following screening criteria: meet capacity requirements; meet operating and safety standards; support continual mission growth; and suitable site for construction.

The Department of the Air Force (DAF) narrowed the alternatives to two action alternatives that meet the purpose and need for the Proposed Action, and a No Action Alternative.

Alternative 1 (Preferred Alternative) would construct a new CDC building at the former temporary school location. The Preferred Alternative is proposed southeast of the Vandenberg Drive and Eglin Street intersection, adjacent to the existing CDC building and in the vicinity of the Hanscom Primary/Middle School

Alternative 2 (Ballfield Location) would construct a new CDC facility on an area of the base currently used for athletics/ballfields. Alternative 2 is proposed off Airport Road, south of the Hanscom Fitness and Sports Center, and adjacent to the Hanscom Primary/Middle School.

The No Action Alternative would not undertake construction of a new CDC facility. Without such action, Hanscom AFB would not meet the DoD requirement to provide childcare services at 100 percent of the total base requirement, leaving a capacity deficit of approximately 40 children. This

deficiency is detrimental to the QOL of Hanscom personnel. The No Action Alternative is used as the baseline from which the impacts of all other alternatives are compared.

Summary of Environmental Resources Evaluated in the EA

In compliance with NEPA, CEQ regulations, and the DAF EIAP, the affected environment focuses on only those resources with the potential to be impacted by implementation of the Proposed Action at the Preferred Alternative site and at the Alternative 2 site. The discussion of the affected environment and associated environmental impacts analysis focuses on the following resource areas: air quality, land use, water resources, soils and geologic resources, cultural resources, biological/natural resources, infrastructure, solid wastes and hazardous materials, and socioeconomic and environmental justice. Certain potential impacts were considered to be negligible or nonexistent; therefore, the following resources were not evaluated in this EA: air installation compatible use zone, noise, and occupational health and safety.

Summary of Potential Environmental Consequences of the Action Alternatives [Hanscom AFB]

Air Quality: Alternative 1 would result in a minor increase in air pollutant emissions during construction activities; however, they would not be significant and would be temporary. Best management practices would be applied during construction activities, to the maximum extent possible, and as a result, no significant impacts on the air quality are expected from the Preferred Alternative. Alternative 2 air quality impacts are expected to be similar to those of the Preferred Alternative. Air quality impacts would be temporary, increasing primarily during construction activities. These impacts are not anticipated to be significant. Best management practices would be adopted to the maximum extent possible

Land Use: Alternative 1 is compatible with current land use plans. No adverse land use impact is anticipated from the construction and operation of the Preferred Alternative. Alternative 2 is located within an area of HAFB zoned for outdoor recreation. However, the existing ballfields on the site are currently not being used. Therefore, construction of the Proposed Action on the Alternative 2 site would not result in adverse long-term impacts.

Water Resources: Under both the Preferred Alternative and Alternative 2, no adverse impacts on water resources are anticipated. Use of stormwater management structures, such as vegetated filter strips, which are recognized as a Best Management Practice (BMP) would be installed to prevent pollution within the watershed. During construction, appropriate measures, which could include silt fence and/or hay bales placed around catch basins, would be implemented to reduce potential for sediment to impact wetland and streams on the sites.

Both alternatives would require a Construction General Permit (CGP) to be obtained from the EPA. The CGP includes a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Storm Water Pollution Prevention Plan (SWPPP). The alternatives would also be designed in compliance with the Massachusetts Stormwater Handbook and Stormwater Standards. With the proposed design features and stormwater management features, the Preferred Alternative

and Alternative 2 are not anticipated to have adverse short or long-term impacts on water resources.

Soils and geologic resources: Limited grading and topography changes are expected from the construction of the CDC facility and the new parking lots. However, the Preferred Alternative would have minimal impact on surface topography and geology given that the site has been previously disturbed and is mostly flat with a gentle slope to the east of the site. Sediment control measures would be adjusted to meet field conditions during all phases of construction. These measures would be constructed prior to and immediately after grading or disturbance of surface material on the Preferred Alternative site.

Minimal and temporary impacts to soil are anticipated by land clearing and construction activities for Alternative 2. Sediment control measures would be adjusted to meet field conditions at the time of and during all phases of construction. The measures would be constructed prior to and immediately after grading or disturbance of the site's surface material. No short or long-term adverse impacts on soils and geological resources are anticipated with the implementation of Alternative 2.

Cultural resource: No historic district or archaeologically sensitive areas are located on the Preferred Alternative site; therefore, no impacts on cultural resources are anticipated. Similarly, no impacts on cultural resources are expected under Alternative 2 as no historic district or archaeologically sensitive areas are located on or in proximity to the site.

Biological/natural resources: Under the Preferred Alternative, impacts on the natural vegetation from construction activities are anticipated. Approximately one acre of trees and vegetation would be removed. Any noise associated with C&D activities could have a minor, short-term impact on local wildlife in the area. Under Alternative 2, the impacts on biological resources at Hanscom AFB would be limited. While there is some vegetation onsite, the area is primarily disturbed and improved with softball fields, tennis courts, and concession stands. Similar to the Preferred Alternative, every undertaking that proceeds would be required to undergo separate consultation with USFWS to ensure that any effects on protected species are considered. However, with the existing the "No Effect" determination, no consultations are required. Therefore, no short- or long-term adverse impacts are anticipated.

Infrastructure: Impacts on infrastructure from both the Preferred Alternative and Alternative 2 are expected to be similar given that the CDC building occupancy rates would be the same, approximately 70 employees and 304 children and infants.

For both alternatives, the new CDC building is not anticipated to result in adverse short- or long-term impacts to surrounding roadways. While vehicle trips are estimated to increase slightly given the addition of employees, the Proposed Action is also anticipated to reduce off-base trips taken by parents seeking off-base childcare. Also, in accordance with the traffic study completed as part of the IDP EA, the Proposed Action's vehicle trips can be accommodated without resulting in adverse impacts.

With regard to utilities, similar to the Preferred Alternative, except for connection points, Alternative 2 would also result in the long-term demand percentage increase of water, wastewater, electrical, and heating and cooling systems. Capacity increase is anticipated to be within Hanscom's utility capacity. No natural gas use is proposed.

As for the stormwater system, Alternative 2 is also anticipated to impact over one acre of land; therefore, a NPDES permit required by the EPA under a General Construction Permit for stormwater management would be obtained. A comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) would also be drafted. Alternative 2 would work to maintain existing site drainage features to the maximum extent feasible by implementing Best Management Practices. The stormwater system would also be designed to meet Hanscom AFB Stormwater Management Policy, Massachusetts Stormwater Handbook, EISA 438 standards, and the Clean Water Act to the maximum extent practicable. The proposed design would ensure that developed run-off does not exceed pre-development run-off using stormwater retention and treatment practices and that the stormwater run-off volume for 95th percentile storm is reduced by over ten percent from existing to proposed conditions. No adverse impacts on infrastructure are anticipated.

Solid wastes and hazardous materials: Short-term, minor, adverse effects would result from increased C&D debris generated from the Preferred Alternative. Disposal of solid waste would be covered under the agreement with the building contractor. Following established protocols and BMPs, construction debris would be recycled to the greatest extent feasible. Inert debris (concrete, asphalt, dirt, brick, and other rubble) would be incorporated into reuse and recycling programs when possible. The solid waste produced from the Preferred Alternative is estimated to be within the capacity for solid waste disposal of Hanscom AFB; therefore, the Preferred Alternative is not anticipated to result in adverse impacts to solid waste and hazardous materials management.

Short-term, minor, adverse effects would result from increased C&D debris generated from the Alternative 2. Alternative 2 has been disturbed and improved with three softball fields and outdoor tennis courts. Unlike the Preferred Alternative, Alternative 2 would generate solid waste from the demolition of the existing two concession stands. Disposal of solid waste would be covered under the agreement with the building contractor, following established protocols and BMPs.

During operation of the CDC, solid waste production would slightly increase with the addition of employees and children on base. However, the percentage increase to be generated is estimated to be within the base's solid waste capacity. Therefore, no adverse impacts would occur with the implementation of Alternative 2.

Also, no hazardous waste is proposed to be generated or stored in the CDC building. All waste would be handled, managed, recycled, and disposed of in accordance with Hanscom AFB and MassDEP regulations.

Socioeconomic and environmental justice: Under the Preferred Alternative and Alternative 2, no adverse impacts on socioeconomics and environmental justice would occur. Short-term, moderate beneficial effects on socioeconomics and local economy are anticipated. An increase in local employment would be expected due to new jobs associated with construction and operation of the CDC facility. The use of local construction workers would assume an increase in local sales volume, payroll taxes, and purchases of goods and services that would result in short-term beneficial increases in the local economy. Another long-term benefit of the alternatives includes meeting the growing demand for affordable childcare services on base.

Possible impacts from the C&D activities could include temporary increases to traffic and noise; but these effects would be short-term, mostly affecting Hanscom AFB residents than off-installation residents.

Public Involvement

A Notice of Availability (NOA) announcing the availability of the draft EA and FONSI for review on **DATE** was published in the following newspapers:

- Lexington Minuteman
- Concord Journal

In addition, the DAF issued a press release on **DATE** announcing the availability of the draft EA and FONSI. Copies of the press release and the NOA are provided in Appendix B. The NOA and press release invited the public to review and comment on the draft EA. The public and agency review period ended on **DATE**.

1.0 PURPOSE AND NEED FOR ACTION

1.1 Introduction and Background

Hanscom Air Force Base (AFB) is a controlled access federal facility located approximately 15 miles northwest of downtown Boston in Middlesex County, Massachusetts. The base operates as an administrative hub for various military groups with some laboratory, residential, and research and development space.

Included in the base's operations is a Child Development Center (CDC) to "assist military and civilian personnel in balancing the demands of family life while accomplishing the Department of Defense (DoD)'s mission." The CDC currently accommodates approximately 242 children and infants. However, the existing conditions of the CDC building are inadequate and cannot support the mission and community quality of life (QoL) standards. The CDC has a deficit in capacity of approximately 40 children. In addition, future capacity estimates indicate that the CDC needs to accommodate an additional 264 children, leaving Hanscom AFB with a total childcare capacity deficiency of approximately 304 children and infants. Without adequate childcare capacity on-base, Hanscom personnel must rely on off-base services which are often less convenient, more expensive, and at times unreliable to meet childcare needs. Under existing operations, the CDC will continue to have a waiting list of approximately 85 children and infants for immediate care and 60 children and infants for projected care. The average waiting time is 208 days, and the average cost of childcare off-base is 30 percent higher than on-base care.

The DoD has established a goal for each military installation to provide childcare services to meet 100 percent of the total base requirement. Current projections indicate that without new construction, Hanscom AFB will not meet this goal. Therefore, Hanscom AFB's strategy to meet the DoD's goal and improve QoL is to construct an additional 36,721 square foot (sf), 304-space CDC and to expand the on-base Family Child Care (FCC) program to meet the new capacity requirement (Proposed Action). The FCC program provides day care for base personnel.

1.2 Location

Hanscom AFB is located outside Route 128/I-95 highway in the towns of Bedford, Lexington, and Lincoln in Middlesex County, Massachusetts (**see Figure 1**). The base occupies approximately 846 acres. Adjacent to the base is the Hanscom Field, an airport owned and operated by the Massachusetts Port Authority (Massport), part of which is located in the Town of Bedford to the north. To the west and south of Hanscom AFB is the National Park Service (NPS) Minute Man National Historical Park (MMNHP). The area to the south and east of the base is primarily residential with some conservation land.

The existing CDC is centrally located within the Hanscom AFB, adjacent to the Hanscom Primary School in the town of Lincoln.



1.3 Purpose and Need for the Proposed Action

The purpose of the Proposed Action is to meet the DoD's design standards, total childcare requirement, and to improve QoL on the base.

The need for the Proposed Action is because the existing CDC structure is rated in poor condition, hindering its ability to provide the desired service to the community. Primary families utilizing the CDC consist of mid-level Non-Commissioned Officers with young children. The CDC does not meet Air Force standards and without increasing capacity, cannot support the mission's continued growth and meet the community's QoL standards.

1.4 Scope of Environmental Analysis

Hanscom AFB seeks to improve its understanding of the potential environmental consequences associated with establishing a CDC configured according to DoD design standards. An environmental impact analysis must be performed for each federal action that has the potential to impact the environment. The Department of the Air Force (DAF) implements compliance with the National Environmental Policy Act (NEPA) through its Environmental Impact Analysis Process (EIAP). This Environmental Assessment (EA) analyzes potential environmental impacts of the infrastructure changes required to implement the Proposed Action at the Hanscom AFB.

According to the regulations and guidelines for implementing NEPA, the Environmental Assessment is a written analysis which serves to (1) provide analysis sufficient to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI); and (2) aid federal agencies in complying with NEPA when no EIS is required. If this EA were to determine the proposed action would adversely degrade the environment, threaten public health or safety, or generate significant public controversy, then an EIS would be completed.

An EIS involves a comprehensive assessment of project impacts and alternatives, as well as a high degree of public input. Alternatively, if this EA results in a FONSI, then the action would not be subject to the preparation of an EIS. The EA is not intended to be a scientific document. The level and extent of detail and analysis in the EA is commensurate with the importance of the environmental issues involved and with the information needs of both the decision-makers and the public.

1.5 Documents Incorporated by Reference

In accordance with Council on Environmental Quality (CEQ) regulations for implementing NEPA and with the intent of reducing the size of this document, the following material is incorporated by reference. These documents are part of the administrative record and are available upon request from the 66th Air Base Group/ Civil Engineering and infrastructure Engineering (66 ABG/CEIE).

- ***Environmental Assessment (EA) for Installation Development at Hanscom AFB, 2020 (EA IDP).*** Addresses proposed actions necessary to implement installation development as envisioned in the Hanscom AFB IDP. The IDP provides a roadmap for future development to ensure that Hanscom AFB's facilities, infrastructure, and resources are well managed in support of Hanscom AFB's mission and people, while balancing multiple resource constraints. In addition to evaluating the scope of development as envisioned in the IDP, the EA serves as a baseline environmental analysis for future mission planning.

1.6 Relevant Laws and Regulations

Applicable Environmental Regulations and Requirements:

- NEPA of 1969 and CEQ Implementing Regulations
- 32 CFR 989, The Environmental Impact Analysis Process
- Air Force Instruction (AFI) 32-7001 is: Environmental Management
- Air Force Manual 32-7002, Environmental Compliance and Pollution Prevention
- Air Force Manual 32-7003, Environmental Conservation
- Air Force Instruction 32-1015, Integrated Installation Planning
- Air Force Instruction 32-1001, Civil Engineer Operations
- Department of the Air Force Manual 32-1067, Water and Fuel Systems
- Department of the Air Force Instruction 32-7020, Environmental Restoration Program
- Department of the Air Force Instruction 90-2002, Interactions with Federally- Recognized Tribes
- Department of the Air Force Instruction 91-203, Occupational Safety, Fire and Health Standards
- Department of the Air Force Instruction 32-7020, Environmental Restoration Program
- Archaeological Resources Protection Act
- Federal Clean Air Act (CAA)
- Federal Clean Water Act (CWA)
- Comprehensive Environmental Response, Compensation, and Liability Act
- Endangered Species Act of 1973 (ESA)
- Executive Order (EO) 11988, Floodplain Management
- EO 11990, Protection of Wetlands
- EO 12372, Intergovernmental Review of Federal Programs, as amended by EO 12416
- EO 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations
- EO 13045, Protection of Children from Environmental Health Risks and Safety Risks
- EO 13990, Climate Crisis; Efforts to Protect Public Health and Environment and Restore Science

- Massachusetts Clean Waters Act
- Massachusetts Endangered Species Act
- Massachusetts Wetland Protection Act
- National Historic Preservation Act (jointly administered with the MHC)
- Occupational Safety and Health Administration (OSHA) regulations
- Pollution Prevention Act of 1990
- Resource Conservation and Recovery Act
- Toxic Substances Control Act of 1970
- 2018 Installation Energy Assurance Campaign Plan, Doing the Right Things for the Right Reasons

1.7 Intergovernmental Coordination, Public and Agency Participation

Federal, state, and local agencies with jurisdiction that could be affected by the alternative actions were notified and consulted during the development of this EA. Appendix A contains the list of agencies consulted during this analysis and copies of correspondence.

Federal

- U.S. Fish and Wildlife Service - Section 7

State

- Massachusetts Historical Commission (MHC) State Historic Preservation Office (SHPO) – Section 106

Local

- Town of Bedford (Town Manager, Board of Selectmen)
- Town of Concord (Town Manager, Board of Selectmen)
- Town of Lexington (Town Manager, Board of Selectmen)
- Town of Lincoln (Town Administrator, Board of Selectmen)
- Hanscom Area Towns Committee (Bedford, Concord, Lincoln, and Lexington)

1.8 Government to Government Consultation

Executive Order (EO) 13175, *Consultation and Coordination with Indian Tribal Governments* (6 November 2000), directs Federal agencies to coordinate and consult with Native American tribal governments whose interests might be directly and substantially affected by activities on federally administered lands. To comply with the National Historic Preservation Act (NHPA), 54 U.S.C. Section 306108, and its implementing regulations at 36 C.F.R. Part 800, federally recognized tribes that are affiliated historically with the Hanscom AFB geographic region will be invited to consult on all proposed undertakings that have the potential to affect properties of cultural, historical, or religious significance to the tribes. The tribal coordination process is distinct from NEPA

consultation or the Interagency/Intergovernmental Coordination for Environmental Planning (IICEP) processes and requires separate notification of all relevant tribes. The timelines for tribal consultation are also distinct from those of intergovernmental consultations.

- The Hanscom AFB point-of-contact for Native American tribes is the Installation Commander or the Hanscom AFB Installation Tribal Liaison Officer.
- The Hanscom AFB point-of-contact for consultation with the Tribal Historic Preservation Officer (THPO) and the Advisory Council on Historic Preservation is the Cultural Resources Manager.

The Native American tribal governments consulted on the Proposed Action include the Wampanoag Tribe of Gay Head (Aquinnah), the Mashpee Wampanoag Tribe, and the Narragansett Indian Tribe. Initial consultation letters were sent on July 5, 2023. Responses received prior to the close of the public comment period will be addressed and incorporated into the final EA.

1.9 Public and Agency Review of EA

A Notice of Availability (NOA) announcing the availability of the draft EA and FONSI for review on **ADD DATE** was published in the following newspapers:

- Lexington Minuteman
- Concord Journal

In addition, the DAF issued a press release on **DATE** announcing the availability (NOA) of the draft EA and FONSI. Copies of the press release and the NOA are provided in Appendix B. The NOA and press release invited the public to review and comment on the draft EA. The public and agency review period ended on **DATE**.

Copies of the draft EA and FONSI were posted to the Hanscom AFB public website for download and review at the following location: <https://www.hanscom.af.mil/About-Us/Fact-Sheets/Display/Article/379486/civil-engineering/>

2.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

2.1 Proposed Action

The Proposed Action is to establish a new 36,721 sf CDC building on a site previously used as a temporary school (now demolished) at the Hanscom AFB Main Base. The proposed CDC building includes child-learning space, play space, sleeping space, administrative support area, kitchen area, safe rooms, playgrounds and supporting infrastructure.

The Proposed Action also includes all utilities, site improvements, new pavement for parking lots/pick-up and drop-off access ways, detection/protection features, security enhancements and other supporting work (e.g., site grading and landscaping) necessary to make a complete and useable facility. The building has been designed as permanent construction in accordance with DoD Unified Facilities General Building Requirements and Unified Facility Criteria (UFC).

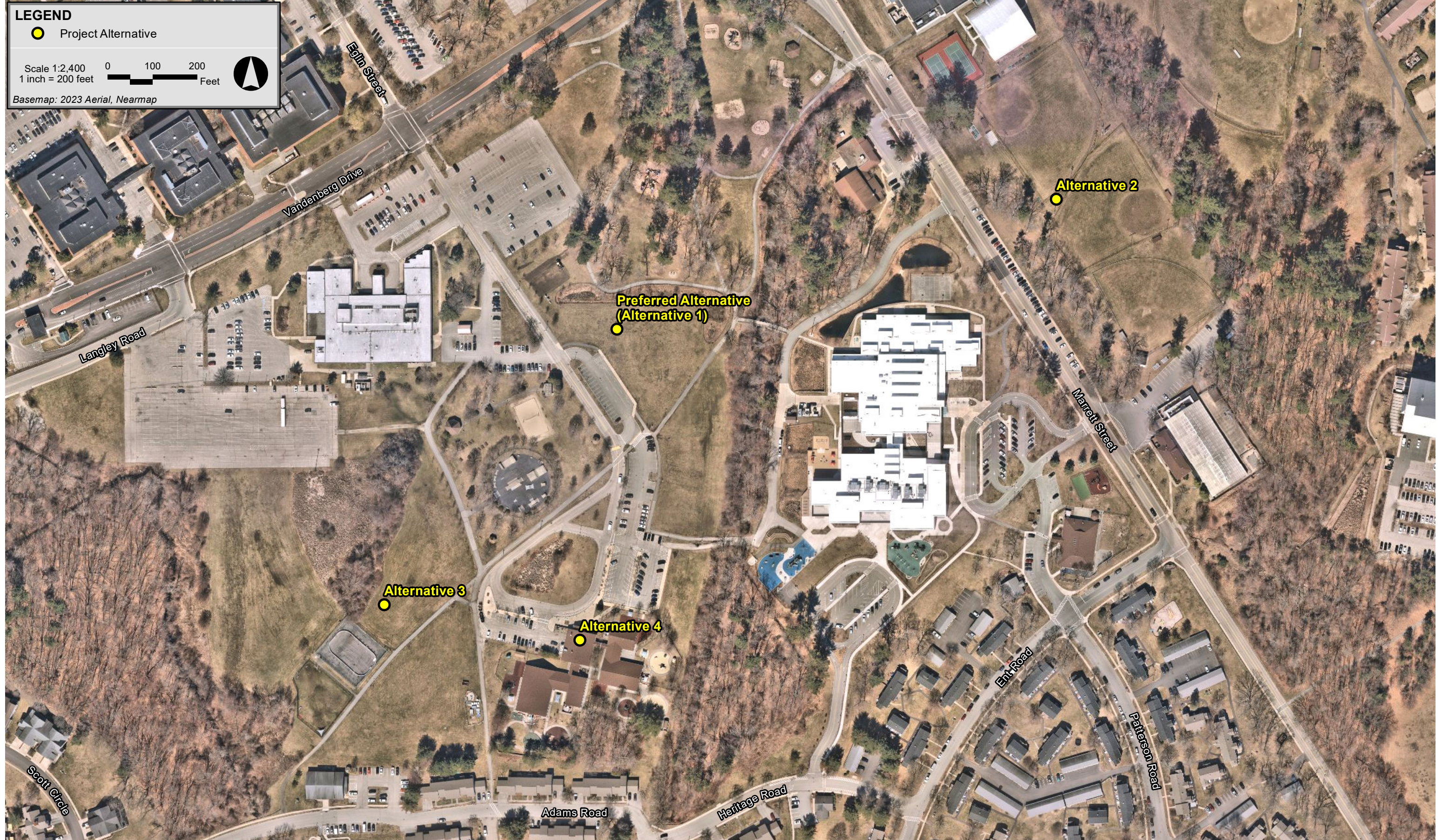
2.2 Selection Standards and Criteria

NEPA and CEQ regulations mandate the consideration of reasonable alternatives for the Proposed Action. “Reasonable alternatives” are those that could also effectively meet the purpose and need for the Proposed Action. Per the requirements of 32 CFR Part 989, the USAF’s EIAP regulations, selection standards are used to identify alternatives for meeting the purpose and need for the USAF action.

Alternatives for the Proposed Action (**Figure 2**) must meet the following selection standards to fulfill the purpose and need:

1. Accommodate Hanscom AFB’s need to meet capacity requirements for childcare by constructing a new CDC building within the boundaries of the base;
2. Meet operating and safety standards;
3. Support the mission’s growth including childcare needs to reduce inefficiencies with accessing childcare from off base facilities; and
4. Suitable site for construction.

All reasonable alternatives were considered during the development of this project including new construction. New construction is the only viable option to meet this requirement. Table 2-1 evaluates the different criteria against the alternatives considered. To be considered a reasonable alternative, the alternative must meet all four selection standard criteria.



Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Table 2-1: Evaluation of Reasonable Alternatives

ALTERNATIVES	Selection Standards			
	Meet capacity requirements	Meet operating and safety standards	Support continual mission growth	Suitable site for construction
	(1)	(2)	(3)	(4)
Alternative 1 - Construct new CDC at former temporary school location.	YES	YES	YES	YES
Alternative 2 - Construct new CDC at existing softball fields across from middle/primary schools.	YES	YES	YES	YES
Alternative 3 - Construct new CDC immediately next to existing CDC.	YES	YES	YES	NO
Alternative 4 – Renovate Existing CDC	NO	YES	NO	YES

2.3 Alternatives Carried Forward for Analysis

2.3.1 *Alternative 1: Preferred Alternative*

Construct a new CDC including child-learning space, play space, sleeping space, administrative support area, kitchen area, safe rooms, exterior storage facility, playground and supporting infrastructure at the former temporary school location on the main base (**see Figure 3A**). The Preferred Alternative site is proposed southeast of the Vandenberg Drive and Eglin Street intersection, adjacent to the existing CDC and in the vicinity of the Hanscom Primary/Middle School. To the northeast of the Preferred Alternative site is Castle Park and to the west is Base Park. The Preferred Alternative site's existing conditions consist mostly of grassed areas with a few trees, a bioswale/stormwater management feature to the northeast, and paved paths running through its center and northern edge. A perennial stream (tributary to the Shawsheen River) flows east-west along the eastern edge of the site. Paved parking lots are located along the northern and western sides of the Preferred Alternative site.

2.3.2 *Alternative 2: (Ballfields)*

Alternative 2 considers constructing a new CDC building on an area of the base that is currently used as athletic/ballfields (**see Figure 3B**). Alternative 2 would construct a new CDC building and parking areas off Airport Road, south of the Hanscom Fitness and Sports Center, and adjacent to the Hanscom Primary/Middle School. The site currently has three softball fields at the center of the site, two outdoor tennis courts, and a dome tennis court on the northern edge of the site, parking, and a line of trees along the western edge of Marrett Street.



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There are two permanent structures, previously used as concession stands, located to the north and south of the Alternative 2 site.

As in Alternative 1, the new CDC building in this location includes child-learning space, play space, sleeping space, administrative support area, kitchen area, safe rooms, exterior storage facility, playground and supporting infrastructure. Alternative 2 is constrained relative to the site's ability to accommodate parking/pick-up and drop-off access roadways, and related supporting infrastructure.

2.3.3 *No Action Alternative*

Under the No Action Alternative, Hanscom AFB would not construct a new CDC building. Without such action, Hanscom AFB would not meet the DoD requirement to provide childcare services at 100 percent of the total base requirement, leaving a capacity deficit of approximately 40 children. This deficiency is detrimental to the QoL of Hanscom personnel. The No Action Alternative is used as the baseline from which the impacts of all other alternatives are compared.

2.4 Alternatives Considered But Not Carried Forward for Analysis

2.4.1 *Alternative 3: (Next to Current CDC)*

Alternative 3 is not further evaluated in this EA. Alternative 3 considered constructing a new CDC building in the grassy area west of the current CDC building (Building #1994) on Eglin Street. This area of the base has been historically used as a refuse/landfill site. The landfill has been discontinued and closed; however, the presence of landfill materials in the subsurface of this site decreases the suitability for construction, and therefore does not meet the purpose and need of the Proposed Action.

2.4.2 *Alternative 4: (Renovate Existing CDC)*

Alternative 4 is not further evaluated in this EA. This alternative considers renovating the existing CDC building. Renovations to the existing CDC building would result in construction related disruptions that would prevent the usage of this building for the duration of construction. Construction related disruptions to the existing building would result in impacts on goals for continual mission growth and community QoL standards. Therefore, this alternative does not meet the purpose and need of the Proposed Action.

2.5 Project Specific Regulations and Permit Requirements

- **The DAF Environmental Impact Analysis Process (EIAP).** The EIAP is codified in 32 CFR Part 989 and provides procedures for environmental impact analysis. An EA should be prepared to conduct detailed investigations, studies, surveys, research, and analyses relating to ecological systems and environmental quality. The scope of this EA includes an evaluation of potential impacts on the 100-year floodplain or jurisdictional wetlands and waterways.

- **National Historic Preservation Act of 1966 (NHPA).** Several laws and regulations are pertinent to the treatment of cultural resources, including, but not limited to, the NHPA, as amended, the Archaeological Resources Protection Act of 1979, and AFMAN (Air Force Manual) 32-7003, *Environmental Conservation*. To comply with Section 106 of the NHPA, the DAF consults with the State Historic Preservation Officer (SHPO) if an undertaking is proposed that could affect historic properties.
- **The Endangered Species Act (ESA).** The ESA directs all federal agencies to work to conserve endangered and threatened species and to use their authorities to further the purposes of the Act. Section 7 of the Act, called "Interagency Cooperation" is the mechanism by which federal agencies ensure the actions they take, including those they fund or authorize, do not jeopardize the existence of any listed species. To comply with Section 7 of the ESA, the DAF consults with the United States Fish and Wildlife Service (USFWS) if an undertaking is proposed that could affect listed species. Similarly, the USAF consults with the Massachusetts Division of Fisheries and Wildlife's Natural Heritage and Endangered Species Program (NHESP) to consider the impacts that an undertaking may have on state-listed species.

In place of these consultations, a "No Effect" determination is in effect for undertakings carried out in Hanscom AFB between October 2, 2018 and October 1, 2023, unless subsequently rescinded based on newly acquired science or information (See Appendix C). Acoustical surveys conducted in 2018 by the USAF failed to indicate the presence of the Northern Long Eared Bat (NLEB) within the areas of the Main Base. Based on the surveys' findings and that no known maternity roost trees, trees that provide habitat, or hibernaculum for the species are located within the vicinity, USAF determined that proposed undertakings within the boundaries of the Main Base would have "No Effect" on the NLEB.

- **United States Environmental Protection Agency (USEPA) – National Pollutant Discharge Elimination System (NPDES).** General Permit for Stormwater Discharges from Construction Activities – This Construction General Permit (CGP) authorizes stormwater discharges from construction activities that result in a total land disturbance of one acre or more, where those discharges enter surface waters or a municipal separate storm sewer system (MS4) leading to surface water.
- **Clean Water Act Section 303(d) – Impaired Waters and Total Maximum Daily Loads (TMDLs).** The goal of the Clean Water Act (CWA) is "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters" (33 U.S.C §1251(a)). Under section 303(d) of the CWA, states, territories, and authorized tribes, collectively referred to in the act as "states," are required to develop lists of impaired waters. These are waters for which technology-based regulations and other required controls are not stringent enough to meet the water quality standards set by states. The law requires that states establish priority rankings for waters on the lists and develop Total Maximum Daily Loads

(TMDLs) for these waters. A TMDL includes a calculation of the maximum amount of a pollutant that can be present in a waterbody and still meets water quality standards.

- **Massachusetts Department of Environmental Protection (MassDEP) – Air Plan Approvals.** Projects may need to obtain a MassDEP air quality plan approval before starting work on a project that adds a new emissions source, or changes or replaces an existing source, unless it qualifies for an exemption or an alternative compliance pathway.
- **Massachusetts Water Resources Authority (MWRA) Sewer Use Discharge Permit.** In accordance with Massachusetts Water Resources Authority (MWRA) Sewer Use Regulations, 360 C.M.R. §§ 10.007, 10.052, 10.072, and 10.092, users must complete and file a Sewer Use Discharge Permit Application. The Application must be filed with the MWRA and the Municipality in which the sewer user's discharge is located.
- **USEPA Municipal Separate Storm Sewer Systems Permit.** Hanscom AFB was issued a NPDES General Permit for Stormwater Discharges from small Municipal Separate Storm Sewer Systems (MS4 General Permit) in Massachusetts in 2016. The jointly issued EPA-MassDEP permit grants authorization by EPA and MassDEP to discharge stormwater from the base's MS4 in accordance with the applicable terms and conditions of the MS4 General Permit, including all relevant and applicable appendices.
- **FAA Navigable Airspace Notice of Proposed Construction - 49 United States Code (USC) Section 44718 and Title 14 of the Code of Federal Regulations (14 CFR), part 77.** Due to its proximity to the airfield, Hanscom AFB may be required to file notice under §77.9 to the FAA, a completed FAA Form 7460–1, Notice of Proposed Construction or Alteration. FAA Form 7460–1 must be submitted at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest.
- **Hanscom Air Force Base Contractor Environmental Guide (CEG) 2018.** The Hanscom AFB CEG addresses environmental aspects and impacts that often influence Hanscom AFB. Contractors are required to familiarize themselves with Hanscom AFB's Environmental Management System and environmental regulatory requirements and to provide evidence of compliance prior to initiating construction.

3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

The Region of Influence (ROI) for the Proposed Action is the Main Base, particularly within the Town of Lincoln in Hanscom AFB, north of the on-base housing, unless otherwise specified below for a particular resource area. The Main Base consists of 846 acres within the towns of Bedford, Lexington, and Lincoln, MA, and can be characterized as developed with an airfield, laboratories, offices, and housing throughout the property (Hanscom AFB 2020).

3.1 Resources Not Carried Forward for Analysis

Air Installations Compatible Use Zone (AICUZ)

The purpose of the Air Installations Compatibility Use Zone (AICUZ) program is to achieve compatibility between air installations and neighboring communities by protecting the health, safety, and welfare of civilians and military personnel by encouraging land use which is compatible with aircraft operations.

Hanscom AFB does not own or operate a military airfield, nor would the Proposed Action affect airfield usage or aircraft operations. No airspace would be reconfigured, new units created, or an increase in air operations and/or changes in mission flying activities as a result of the Proposed Action. Therefore, no potential impacts on the airspace are anticipated. The AICUZ program is not applicable and will not be analyzed in this EA. To ensure impacts on the civilian airfield (Hanscom Field) do not occur, coordination with the Federal Aviation Administration (FAA) and Massachusetts Port Authority (Massport) will take place during the design/construction phases.

Noise

Noise is defined as unwanted or disturbing sound. Sound becomes unwanted when it interferes with normal activities such as sleeping, conversation, or disrupts or diminishes one's quality of life. The Proposed Action would result in minimal and temporary noise impacts from construction activities. Adverse long-term noise impacts are not anticipated as a result of the Proposed Action. Noise levels are expected to be consistent with current CDC activities; therefore, noise is not further analyzed in this EA.

Occupational Health and Safety

Occupational Health and Safety is defined as any issue with a potential to increase health risks to military or DoD civilian personnel, developer personnel, or the public. These health risks may include the potential for death, serious bodily injury or illness, and property damage. Some potential safety concerns associated with Hanscom AFB include fire, security force response, and anti-terrorism/force protection (AT/FP) requirements and considerations. The health and safety of onsite military and civilian workers are covered by numerous DoD and Air Force regulations designated to comply with the standards specified by OSHA and USEPA.

No significant short-term safety and occupational health concerns are anticipated as a result of implementing the Proposed Action. However, during construction and operation, all relevant Hanscom AFB occupational health and safety regulations would be adhered to. Long-term positive benefits may be realized as the new facilities would meet DoD force protection requirements. Given these reasons, occupational health and safety is not further analyzed in this EA.

3.2 Resources Carried Forward for Analysis

In compliance with NEPA, CEQ regulations, and the DAF EIAP, the affected environment focuses only on resources with the potential to be impacted by the implementation of the Proposed Action at the Preferred Alternative site and at the Alternative 2 site. The discussion of the affected environment and associated environmental impacts analysis presented here focuses on the following resource areas: air quality, land use, water resources, soils and geologic resources, cultural resources, biological/natural resources, infrastructure, solid wastes and hazardous materials, and socioeconomic and environmental justice.

3.2.1 Air Quality

Air quality is defined by ambient air concentrations of specific pollutants determined by the USEPA to be of concern related to the health and welfare of the general public and the environment and are widespread across the United States. An air quality assessment may be needed for any federal action to determine compliance with a number of federal regulations including the National Environmental Policy Act (NEPA), the Clean Air Act (CAA), and other environment-related regulations and directives that are specific to airports and air bases. The general federal as well as specific U.S. Department of Defense (DOD)/ U.S. Air Force (USAF) regulations and orders are summarized below.

3.2.1.1 General Federal Requirements

National Environmental Policy Act of 1969 (NEPA) – All decisions by the Federal Government are regulated under NEPA and its amendments, which was established to protect the human environment and for the establishment of a Council on Environmental Quality (CEQ). The act specifies policies and goals for and environmental assessment of any impact on the “natural world,” including on air quality.

Council on Environmental Quality (CEQ) – Implementation of NEPA provisions is regulated by CEQ. Under CEQ regulations, potential environmental effects of Federal actions require notification and involvement of the public and therefore emphasize early integration of the NEPA process in the project planning, as well as consultation with the appropriate federal, state, and local agencies early in the process. These regulations also describe the appropriate environmental documentation for compliance with NEPA (e.g., Environmental Assessment, Finding of No Significant Impact, Environmental Impact Statement).

Executive Orders – The analysis of environmental impacts may also be affected by several Executive Orders related to NEPA including, for example, Executive Order 11514: Protection and

Enhancement of Environmental Quality and Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, and Executive Order 11593: Protection and Enhancement of the Cultural Environment.

Clean Air Act (CAA) - The CAA of 1970, with updates in 1990, is the primary federal statute governing air quality. Under authority of the CAA, the USEPA sets the maximum acceptable concentration levels for specific pollutants that may impact the health and welfare of the public. With USEPA oversight, states may set concentration levels for additional pollutants not regulated by the USEPA. Under the CAA, USEPA has established National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment. The CAA identifies two types of national ambient air quality standards. Primary standards provide public health protection, including the health of the “sensitive” population such as those who are asthmatic, children, and the elderly. Secondary standards provide public health protection, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. The USEPA established NAAQS for six principal pollutants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particle matter (PM) including particulate matter equal to or less than 2.5 microns in diameter (PM_{2.5}), and particulate matter equal or less than 10 microns in diameter (PM₁₀), and sulfur dioxide (SO₂).

US EPA reports air pollution concentrations with respect to how the health-based NAAQS are defined. These are called design values. For example, some standards are not to be exceeded such as the annual NO₂ standard, and some standards are compared to the 98th percentile of 24-hr averages or a 1-hr daily maximum, averaged over 3 years, like the short-term PM_{2.5} and the NO₂ standards, respectively. The NAAQS are listed in Table 3-1. Massachusetts recently revised their codified standards to be identical to NAAQS.

Table 3-1: National Ambient Air Quality Standards (NAAQS)

Pollutant	Averaging Period	NAAQS (µg/m ³)	
		Primary	Secondary
NO ₂	Annual ⁽¹⁾	100	Same
	1-hour ⁽²⁾	188	None
SO ₂	3-hour ⁽³⁾	None	1300
	1-hour ⁽⁴⁾	196	None
PM _{2.5}	Annual ⁽¹⁾	12	15
	24-hour ⁽⁵⁾	35	Same
PM ₁₀	24-hour ⁽³⁾	150	Same
CO	8-hour ⁽³⁾	10,000	Same
	1-hour ⁽³⁾	40,000	Same
Ozone	8-hour ⁽⁶⁾	147	Same
Pb	3-month ⁽¹⁾	0.15	Same
Source: http://www.epa.gov/ttn/naaqs/criteria.html and 310 CMR 6.04 [EPA] ⁽¹⁾ Not to be exceeded. ⁽²⁾ 98th percentile of one-hour daily maximum concentrations, averaged over three years. ⁽³⁾ Not to be exceeded more than once per year. ⁽⁴⁾ 99th percentile of one-hour daily maximum concentrations, averaged over three years. ⁽⁵⁾ 98th percentile, averaged over three years. ⁽⁶⁾ Annual fourth-highest daily maximum eight-hour concentration, averaged over three years.			

NAAQS specify concentration levels for various averaging times and include both “primary” and “secondary” standards. Primary standards are intended to protect human health, whereas secondary standards are intended to protect public welfare from any known or anticipated adverse effects associated with the presence of air pollutants, such as damage to vegetation. The NAAQS also reflect various durations of exposure. The short-term periods are typically 24 hours or less. Long-term periods refer to limits that average over three months or longer.

The NAAQS are applicable to all the US and its territories. An area that is not in compliance with the NAAQS is deemed in nonattainment. If there is insufficient data to determine compliance, then an area is deemed unclassified and is treated as if in compliance. Attainment with the NAAQS is based on data that is collected from a network of air monitoring sites across the country. The primary responsibility to ensure compliance with the NAAQS is assigned in the CAA to the individual states and any nonattainment areas require states to establish a State Implementation Plan (SIP) to reach compliance. The general conformity rules only apply to areas that have been deemed to be in nonattainment or in maintenance (i.e., areas that were formally in nonattainment but have been in attainment for a period of 10 to 20 years).

General Conformity Rule. Established under CAA (section 174(c)(4)), The General Conformity Rule (40 CFR 93 Subpart B) helps states and tribes improve air quality in the areas that do not meet the NAAQS. The General Conformity Rule applies to federal actions that are taken in designated nonattainment or maintenance areas. The purpose of the General Conformity Rule is to ensure that federal actions do not cause or contribute to new violations of NAAQS, do not worsen existing violations of the NAAQS, and do not delay attainment of the NAAQS. The USEPA classifies the air quality in an air quality control region (ACQR) or its subareas. The areas designated for each of the six pollutants under ACQR are either “attainment,” “nonattainment,” or “unclassified.” Attainment means that the air quality within an area is better than NAAQS, nonattainment indicates that one or more of the six principal pollutants exceed NAAQS, and unclassified means that there is not enough information for the area to be classified.

DOD/DAF-Specific Regulations

U.S. Air Force Policy Directive (AFPD) 32-70: *Environmental Considerations in Air Force Programs and Activities*- Formerly *Environmental Quality*. This directive establishes a policy to address environmental considerations in all Air Force programs and activities using a management system framework.

U.S. Air Force Instruction (AFI) 32-1015: *Integrated Installation Planning*. Supersedes 32-7061: *Environmental Impact Analysis Process (EIAP)* –provides specific procedures for implementing AFPD 32-70.

Environmental Impact Analysis Process: *Desk Reference* - This document is a guide for complying with the requirements of the NEPA developed for Air Force staff and includes reference materials to help ensure compliance with applicable environmental requirements.

3.2.1.2 Affected Environment

3.2.1.2.1 Attainment Status and Conformity

The EPA is required to publish a list of the geographic areas that are either not in compliance or in compliance with the NAAQS (Section 107 of the 1977 CAA Amendments). The attainment status for Middlesex County is shown in Table 3-2. As the Table shows, all of Massachusetts is in attainment of all the NAAQS; therefore, the General Conformity regulations do not apply to Middlesex County.

Table 3-2: Attainment Status for Middlesex County

Pollutant	Attainment Status
NO ₂ (1-hour and annual)	Unclassifiable/Attainment
SO ₂ (1-hr)	Unclassifiable/Attainment
PM _{2.5}	Unclassifiable/Attainment (2012)
PM ₁₀ (24-hour)	Unclassifiable/Attainment
CO (1 and 8-hour)	Unclassifiable/Attainment
Ozone (8-hour)	Unclassifiable/Attainment (2015)/Nonattainment (1997)
Pb (rolling 3-month)	Unclassifiable/Attainment

Source: 40 CFR 81.322, EPA's Green Book, and Massachusetts 2021 Air Quality Report [Mass]

3.2.1.2.2 Background Air Quality

To estimate background pollutant levels representative of the area, the most recent US EPA design values¹ were obtained for 2019 to 2021 for the criteria pollutants. The closest and most representative monitoring station for which data are available for all air pollutants is generally selected. The monitoring station at Harrison Avenue in Boston was selected for this project. This station is in an urban area near major roads so would generally be considered a conservatively high estimate of background air concentrations. The Harrison Avenue monitor is located roughly 14 miles southeast of Hanscom Air Force Base.

Table 3-3 presents the background air quality concentrations for all the criteria air pollutants.

¹ [Air Quality Design Values | US EPA](#). A design value is reported by US EPA in the correct format for comparison with the NAAQS.

Table 3-3: Observed Ambient Air Quality Design Concentrations at the Harrison Avenue monitor relative to the NAAQS.

Pollutant	Averaging Time	Design Concentration ($\mu\text{g}/\text{m}^3$)	NAAQS	Percent of NAAQS
NO ₂ ⁽¹⁾	1-Hour	84.6	188	45%
	Annual	18.8	100	19%
SO ₂ ⁽²⁾	1-Hour	5.2	196	3%
PM _{2.5}	24-Hour ⁽³⁾	15	35	43%
	Annual ⁽³⁾	6.2	12	52%
PM ₁₀	Max 24-hr	28	150	19%
CO ⁽⁴⁾	1-Hour	1833.6	40000	5%
	8-Hour	1260.6	10000	13%
Ozone ⁽⁵⁾	8-Hour	119.7	147.0	81%
Pb	Max 24-hr	0.003	0.15	2%
Notes: From Air Quality Design Values US EPA , or EPA's AirData Website [EPA] (1) NO ₂ concentrations are reported in ppb. Converted to $\mu\text{g}/\text{m}^3$ using factor of 1 ppb = 1.88 $\mu\text{g}/\text{m}^3$. (2) SO ₂ reported ppb. Converted to $\mu\text{g}/\text{m}^3$ using factor of 1 ppb = 2.62 $\mu\text{g}/\text{m}^3$. (3) Background level is the average concentration of the three years. (4) CO is reported in ppm. 1 ppm = 1150 $\mu\text{g}/\text{m}^3$. (5) O ₃ reported in ppm. Converted to $\mu\text{g}/\text{m}^3$ using factor of 1 ppm = 1963 $\mu\text{g}/\text{m}^3$.				

As shown in Table 3-3 background ambient air concentrations are well below their respective NAAQS standards. These background concentrations are considered conservative background concentrations as they are representative of an urban area with higher traffic volumes and generally higher density of other emission sources.

The construction of the new CDC is anticipated to only result in temporary impacts. Temporary localized air emissions are expected to have minimal impact to ambient concentrations and would be minimized using construction equipment meeting EPA standards for engines and through construction best management practices.

3.2.1.2.3 Air Conformity Applicability Model

The description of the Air Conformity Model (ACAM) states the following:

The Air Force's ACAM is an air emissions estimating model that performs an analysis to assess the potential air quality impacts associated with an Air Force action (e.g., MILCON) in accordance with the Air Force Manual 32-7002, Clean Air Act (CAA Section 176(c)), Air Quality Compliance And Resource Management; the Environmental Impact Analysis Process (EIAP, 32 CFR 989); and the General Conformity Rule (GCR, 40 CFR 93 Subpart B). The ACAM model estimates air emissions for activities associated with the proposed action and performs an analysis against regulatory thresholds; standardizing/simplifying methodologies across the AF and greatly reducing cost.³

The ACAM provides estimates of pollutant emissions from new construction at or associated with facility projects.² As noted above, the Proposed Action is in Middlesex county, Massachusetts, which is an area determined to be in compliance with all the recent NAAQSs, but in nonattainment of the older 1997 ozone NAAQS. Therefore, an ACAM analysis is warranted. As part of the IDP EA (June 2020), a comprehensive ACAM analysis was conducted for construction activities at the base during a five to eight-year period (2020-2028). The results of the analysis show that emissions of all potential construction activities would have a *de minimis* impact on the air quality, with all NAAQS emissions well below threshold limits. Overall, the analysis showed that the air conformity rules were not applicable. As the analysis included a much larger number of planned construction activities, the current, much smaller Proposed Action, is also anticipated to result in negligible emissions. ACAM was run for Alternatives 1 and 2, and reports can be found in Appendix D. Both alternatives include site grading, paving, and building construction. Overall, the analysis shows that the air conformity rules were consistent with prior ACAM results for the much larger number of planned construction activities.

3.2.1.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

The Preferred Alternative would involve construction of a new CDC building within Hanscom AFB. As noted above, EPA has listed Hanscom AFB as nonattainment of the 1997 ozone NAAQS, although Middlesex county is in attainment with all the most recent and stringent NAAQS. As part of the Hanscom IDP EA, a comprehensive ACAM evaluation was conducted. The results show that for all planned construction activities between the years 2020 and 2028, emissions of all NAAQS would be well below the threshold, at *de minimis* levels, indicating that the General Conformity Rule does not apply. These results are consistent with the ACAM analysis (see Appendix D) that was done for Alternative 1. Therefore, although some increase in air pollutant emissions is expected during construction activities, they would not be significant and would be temporary. Best management practices would be applied during construction activities, to the maximum extent possible. As a result, no adverse impacts on the air quality are expected from the Preferred Alternative.

Alternative 2 (Ballfields)

While the configuration of buildings and parking areas are different from the Preferred Alternative; Alternative 2 air quality impacts are expected to be similar to those of the Preferred Alternative. As with Alternative 1, ACAM results (see Appendix D) show that the General Conformity Rules are not applicable as emissions are well below thresholds. Air quality impacts would be temporary, increasing primarily during construction activities. These impacts are not anticipated to be adverse. Best management practices would be adopted to the maximum extent possible.

² Air Conformity Applicability Model (ACAM). <https://aqhelp.com/acam.html>

No Action Alternative

Under the No Action Alternative, no construction and demolition (C&D) activities would take place; therefore, there would be no increase in emissions. As a result, no adverse impacts would occur with the implementation of the No Action Alternative.

3.2.2 Land Use

Land use is defined as the classification of the way land is utilized to represent the economic and cultural activities (i.e., agricultural, residential, industrial, mining, and recreational uses) that are practiced at a given place. There are currently twelve land use categories associated with the installation at Hanscom AFB: airfield, aircraft operation and maintenance, industrial, administrative, community (commercial), community (service), medical, housing (accompanied), housing (unaccompanied), outdoor recreation, open space, and water. Changes to land use are constantly occurring at many levels. The changes can have specific and cumulative effects on air and water quality, watershed function, generation of waste, extent and quality of wildlife habitat, climate, and human health. Land use is often codified by local zoning laws and regulations.

3.2.2.1 Affected Environment

Land use at the Preferred Alternative site primarily falls under the community service classification. The parking lot to the north of the site is classified as administrative use, while areas around the existing bioswale and Castle Park are categorized as outdoor recreation. Alternative 2 is primarily zoned as outdoor recreation. Figure 4 depicts land use classification at the base.

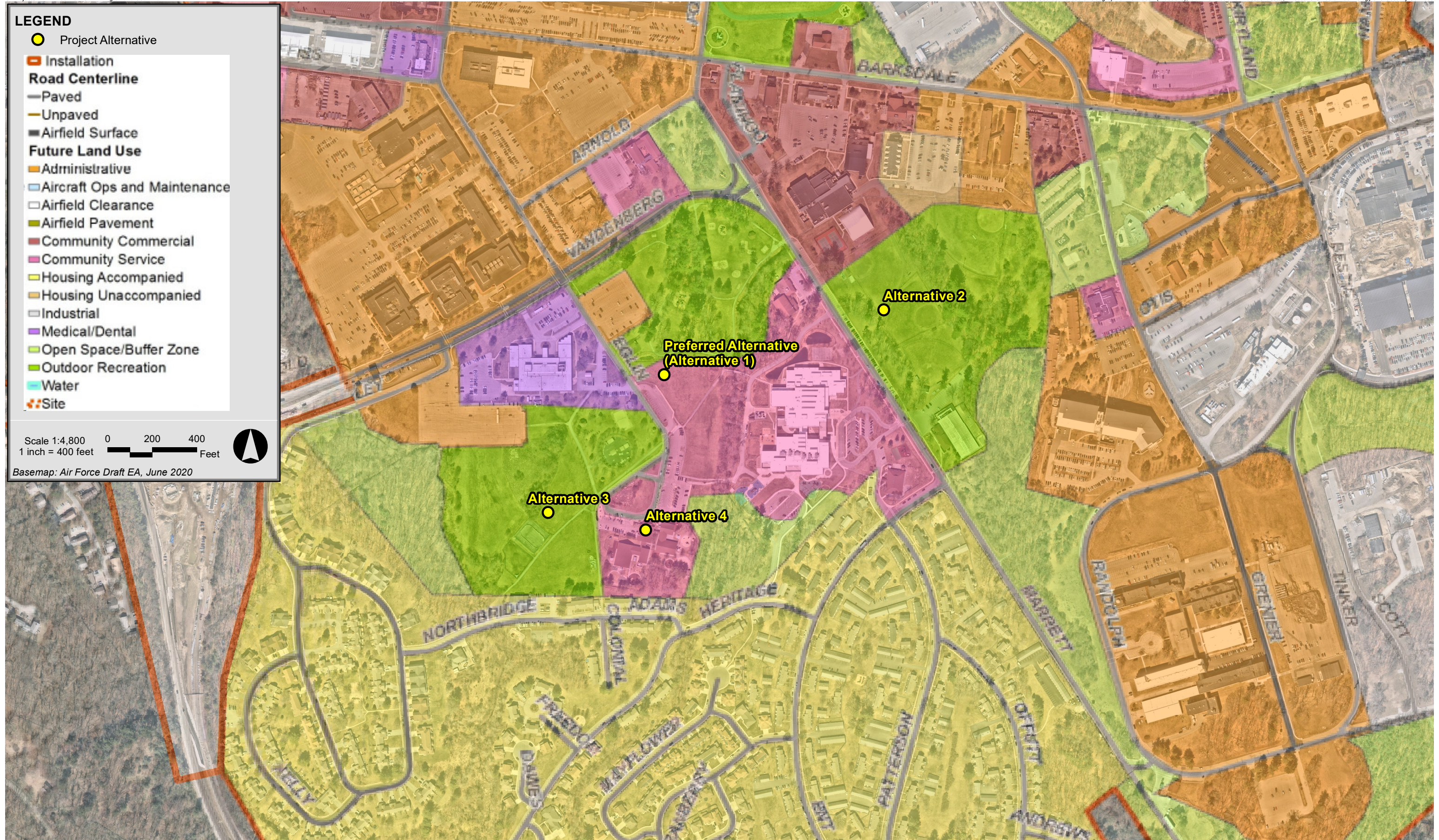
3.2.2.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

The Preferred Alternative is compatible with current land use plans. Practicable best management measures would be adopted to minimize impact on the outdoor recreation area. No adverse land use impact is anticipated from the construction and operation of the Proposed Action.

Alternative 2 (Ballfields)

Alternative 2 is located within an area of Hanscom AFB zoned for outdoor recreation. However, the existing ballfields on the site are currently not being used. Therefore, construction of the Proposed Action on the site would not result in adverse long-term impacts.



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3.2.3 Water Resources

Water resources are surface waters and groundwater that are important in providing drinking water and in supporting recreation, transportation, commerce, industry, agriculture, and aquatic ecosystems. Water resources include groundwater, surface water, stormwater/rainfall, wetlands, and floodplains (**Figure 5**). This section discusses the existing water resources associated with the Preferred Alternative and Alternative 2, potential impacts on these resources, and proposed mitigation measures.

3.2.3.1 Affected Environment

3.2.3.1.1 Groundwater

Groundwater exists in the saturated zone beneath the earth's surface and includes underground streams and aquifers. It is an essential resource that functions to recharge surface water and is used for drinking, irrigation, and industrial processes.

Groundwater at Hanscom AFB averages between 10 to 20 feet below ground surface (bgs); and is commonly encountered from 3 to 7 feet bgs near wetlands, in the lower elevations of the base. Groundwater flow is mostly controlled by surface drainage features and storm drainage systems. Groundwater flow in the lower and bedrock aquifers typically follow the topography of the area.

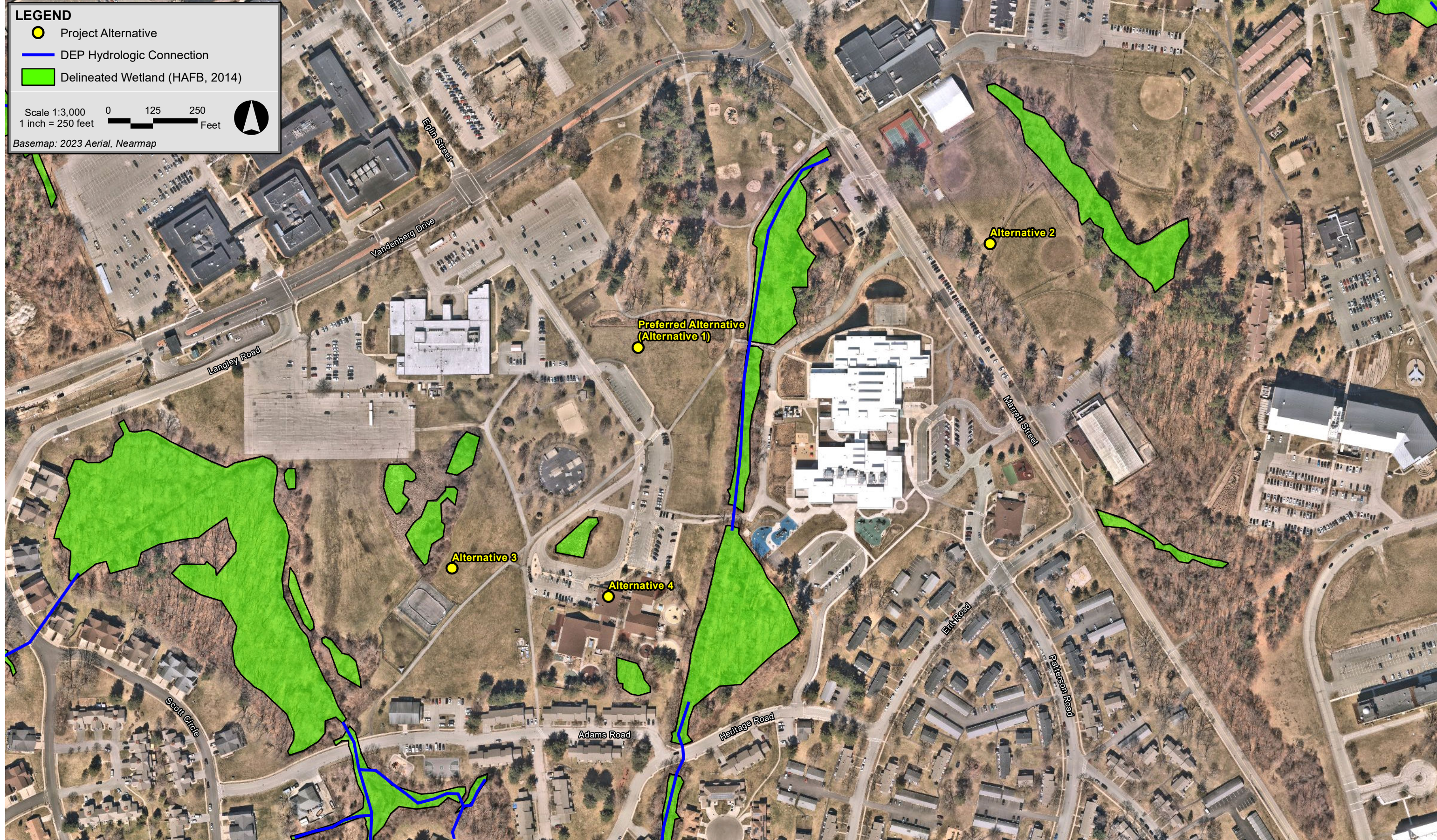
3.2.3.1.2 Surface Waters

Surface water is defined as any water on the earth's surface such as lakes, ponds, rivers, and streams. Surface water sustains ecological systems and provides habitats for many plant and animal species.

The headwaters of the Shawsheen River, a tributary to the Merrimack River, are located on Hanscom AFB. Runoff flows north through a culvert near the intersection of Marrett Street and Vandenberg Drive and flows along the eastern edge of Massport's airfield. The river is typically confined by steep slopes, ranging from 7 to 15 feet high. The Shawsheen River has been designated by MassDEP as a Class B water body (suitable for irrigation and other agricultural uses and for compatible industrial cooling and process uses) and as such, is protected as habitat for fish, other aquatic life, and wildlife, and for primary and secondary contact recreation.

Most of the surface runoff from Hanscom AFB enters a subterranean system of culverts and drains into the Shawsheen River. Surface runoff from the eastern portion of the base drains eastward into Kiln Brook, which also flows into the Shawsheen River.

The Shawsheen River has a total drainage area of approximately 78 square miles, and encompasses approximately 12 Massachusetts municipalities, including Bedford where its headwaters originate. Representing one of the smaller watersheds in the state, the main stem of the Shawsheen River flows 25 miles from the east side of Hanscom Field, losing 70 feet in elevation as it travels to its confluence with the Merrimack River in Lawrence.



Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

The watershed supports a population of approximately 250,000 people. The Shawsheen River has a Draft Total Maximum Daily Load (“TMDL”) for Stormwater Pollutants (Shawsheen Headwaters 2003) published by MassDEP, inclusive of Hanscom Airfield and Hanscom AFB. There is also a Final TMDL for bacterial pathogens for the Shawsheen River for bacterial pollutants (Shawsheen River Basin 2002) [Hanscom AFB].

The Shawsheen River and three tributaries to the Shawsheen River (Rogers Brook, Vine Brook, and Elm Brook) were listed on the State of Massachusetts’ 303(d) list of water quality impaired water bodies for bacteria. The applicable State standards specify that the maximum allowable concentration of fecal coliform bacteria shall not exceed a geometric mean of 200 organisms per 100 ml in any representative set of samples, nor shall more than ten percent of the samples exceed 400 organisms per 100 ml. Water quality data collected in the watershed show that bacteria concentrations routinely exceed the State water quality standard. Hanscom AFB is located within the watershed, near the headwaters of the Shawsheen River. Impervious surfaces cover a substantial portion of the watershed, especially in the headwaters at Hanscom AFB.

3.2.3.1.3 Floodplains

Floodplains are lowland areas adjacent to surface water bodies that are periodically covered by water during flooding events. Flood hazard areas identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year (or 100-year flood). Moderate flood hazard areas are also shown on the FIRM and are the areas between the limits of the base flood and the 0.2-percent-annual-chance of being equaled or exceeded in any given year (or 500-year flood).

According to FEMA flood map panels 25017C0383F, effective on 07/07/2014, and 25017C0384F, effective on 07/06/2016, the Preferred Alternative is not located within a 100-year floodplain. Based on flood map panel 25017C0384F, effective on 07/06/2016, Alternative 2 is also not located within a 100-year floodplain [FEMA].

3.2.3.1.4 Wetlands

The U.S. Army Corps of Engineers (USACE) and the USEPA define wetlands as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas (USACE, 1987).

Hanscom AFB contains a diverse network of interconnected wetland systems. A Base Comprehensive Ecological Analysis report completed by LEC Environmental Consultants, Inc. in August 1997 and updated in September 2007 documents and evaluates vegetational communities, wildlife habitat and utilization, and endangered species at Hanscom AFB. According

to the report, wetlands encompass approximately 43 acres, or five percent, of the Main Base. In the vicinity of the Preferred Alternative, there are several deciduous forested wetlands located to the west and east of the Preferred Alternative (see Figure 5). Within Alternative 2's vicinity, an isolated wetland is located along the northern edge of the site.

3.2.3.1.5 Stormwater

Stormwater runoff, which originates from rain and/or snowmelt events, can collect pollutants by flowing over land or impervious surfaces, such as paved roadways. Stormwater is typically captured and evaporated, infiltrated into the ground water, or flows into nearby surface waters. Stormwater at Hanscom AFB drains into the stormwater inlets present on the base. There are also retention basins for stormwater runoff prior to it entering the storm drainage system.

Stormwater management features located within the Preferred Alternative include a bioswale on the northern section of the site and oil water separator manholes on the parking lot to the west. For Alternative 2, a culvert is located to the north of the site, within the isolated wetlands. No other stormwater management features are located on Alternative 2.

3.2.3.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

Groundwater: Under the Preferred Alternative, Hanscom AFB does not anticipate any impacts on groundwater. Ground disturbances because of construction activities are not expected to impact the groundwater. Any construction activities in the vicinity of monitoring wells associated with the Environmental Restoration Program (ERP) sites would be coordinated with the Hanscom AFB environmental office to ensure no adverse impacts on or from these sites would occur.

Surface Water: Regarding surface water, no direct adverse impacts are expected. A Total Maximum Daily Load (TMDL) was established in 2002 for fecal coliform bacteria for the Shawsheen River in the vicinity of the Project (TMDL Report MA83-01-2002-24). As noted above, stormwater at Hanscom AFB drains into the stormwater inlets present on the base. There are also retention basins for stormwater runoff prior to it entering the storm drainage system. The Preferred Alternative site ultimately discharges to the Shawsheen River via surface waters. Stormwater management structures, such as vegetated filter strips, which are recognized as a Best Management Practice (BMP) with pathogen reduction would be installed to prevent the increase in pathogens within the watershed [Hanscom AFB].

During construction, appropriate measures, which could include silt fence and/or hay bales placed around catch basins, would be implemented to reduce potential for sediment/eroded materials to impact wetland/streams on the site.

Wetlands: The Proposed Action is also not anticipated to impact wetland resource areas. No filling of wetlands is proposed. However, the construction of the CDC would require the filling of the existing bioswale to the north of the site. Otherwise, work that has the potential to impact

wetlands or streams would comply with federal, and where applicable, state, and local laws and regulations, including sediment erosion control measures as required.

Stormwater: Stormwater design features such as stormwater retention/detention basins and treatment practices would be installed to ensure that post development runoff does not exceed pre-development runoff. In accordance with Hanscom environmental policies, the design of the Preferred Alternative would ensure that the stormwater runoff volume from the 95th percentile storm is reduced by over ten percent from existing conditions to post-development conditions. Measures to treat stormwater would ensure that there would be no changes to water quality and quantity that infiltrate the aquifer.

Given that approximately two acres of land would be impacted, a Construction General Permit (CGP) would be obtained from the EPA. The CGP would include a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Storm Water Pollution Prevention Plan (SWPPP). The Preferred Alternative would also be designed to be in compliance with the Massachusetts Stormwater Handbook and Stormwater Standards.

With the proposed design features and stormwater management features, the Preferred Alternative is not anticipated to have adverse short or long-term impacts on water resources.

Alternative 2 (Ballfields)

Groundwater: No groundwater impacts are anticipated from Alternative 2 construction activities and ground disturbances. Any construction activities in the vicinity of monitoring wells associated with the Environmental Restoration Program (ERP) sites would be coordinated with the Hanscom AFB environmental office to ensure no adverse impacts on or from these sites would occur.

Surface Water: No direct adverse impacts to surface water are expected from Alternative 2. Similar to the Preferred Alternative site, surface water flows through Alternative 2 to abutting wetlands before discharging to the Shawsheen River. During construction, appropriate measures, including silt fences or hay bales placed around catch basins, would be implemented to reduce the potential for sediment/eroded materials impacting water resources. To prevent water pollution, stormwater management structures such as vegetated filter strips and BMPs for pathogen reduction, would be installed to prevent the increase in pathogens within the watershed.

Wetlands: Alternative 2 is not anticipated to impact wetland resource areas. No wetland resources are located within the proposed limit of work.

Stormwater: Stormwater design features such as stormwater retention/detention basins and treatment practices would be installed to ensure that post development runoff does not exceed pre-development runoff. In accordance with Hanscom environmental policies, the design of Alternative 2 would ensure that the stormwater runoff volume from the 95th percentile storm is reduced by over ten percent from existing conditions to post-development conditions.

Measures to treat stormwater that infiltrates the aquifer would ensure that there would be no changes to water quality and quantity.

Given that approximately 1.6 acres of land would be impacted, a Construction General Permit (CGP) would be obtained from the EPA. The CGP would include a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Storm Water Pollution Prevention Plan (SWPPP). Alternative 2 would also be designed to comply with the Massachusetts Stormwater Handbook and Stormwater Standards.

No adverse short-or long-term impacts are anticipated from the implementation of Alternative 2.

No Action Alternative

Under the No Action Alternative, no construction activities and operations would be conducted at Hanscom AFB. Therefore, no water resources would be impacted.

3.2.4 Soil and Geological Resources

Geological resources consist of surface and subsurface soils, bedrock, etc. These resources can be further categorized in terms of topography and physiography, geology, and soils.

3.2.4.1 Affected Environment

Hanscom AFB is located on the portion of the United States Geological Survey 7.5 Minute Series Maynard, Massachusetts, Topographic Quadrangle, dated 1987. According to the topographic map the elevation of Hanscom AFB is approximately 220 feet above mean sea level. The topography of the surrounding area appears to be undulating and generally sloping to the northeast (GZA 2013). Topography in the Preferred Alternative is generally flat.

A review of the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Web Soil Survey shows that the soils underlying the Preferred Alternative primarily consist of Deerfield loamy fine sand, 0 to 3 percent slopes, Udorthents sandy, and Urban land. Soils within Alternative 2 consist of Deerfield loamy fine sand, 0 to 3 percent slopes and Udorthents-Urban land complex. Deerfield loamy fine constitutes loamy fine sand, fine sand, and sand. Udorthents sandy consists of Loamy alluvium and/or sandy glaciofluvial deposits and/or loamy glaciolacustrine deposits and/or loamy marine deposits and/or loamy basal till and/or loamy lodgment till. Urban land constitutes excavated and filled land. Udorthents-Urban land complex are made up of Loamy alluvium and/or sandy glaciofluvial deposits and/or loamy glaciolacustrine deposits and/or loamy marine deposits and/or loamy basal till and/or loamy lodgment till.

3.2.4.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

Limited grading and topography changes are expected from the construction of the CDC building and the new parking lots. However, the Preferred Alternative's impact on surface topography and geology would be minimal given the site has been previously disturbed and is mostly flat with a gentle slope to the east of the site.

Minimal and temporary impacts to soil are anticipated by land clearing and construction activities associated with the Proposed Action. Sediment control measures would be adjusted to meet field conditions during all phases of construction. These measures would be constructed prior to and immediately after grading or disturbance of surface material on the Preferred Alternative.

No short- or long-term adverse impacts on the geology of the area are anticipated with the construction of the CDC building.

Alternative 2 (Ballfields)

Alternative 2 is flat and has been previously disturbed by construction associated with the development of three softball fields and outdoor tennis courts. Compared to the Preferred Alternative, construction on Alternative 2 would require less grading and topography changes. Minimal and temporary impacts to soil are anticipated by land clearing and construction activities. Sediment control measures would be adjusted to meet field conditions at the time of and during all phases of construction. The measures would be constructed prior to and immediately after grading or disturbance of the site's surface material.

No short- or long-term adverse impacts on soils and geological resources are anticipated with the implementation of Alternative 2.

No Action Alternative

Under the No Action Alternative, no development activities would take place; therefore, no disturbance to soil and geological resources would occur.

3.2.5 Cultural Resources

Cultural resources are associated with many heritage-related resources such as prehistoric and historic sites, buildings, structures, districts, artifacts, or any other physical evidence of human activity that is considered important to a culture, subculture, or community for scientific, traditional, religious, or other reasons. There are historic and archaeological properties present on Hanscom AFB and in the vicinity of the base. Analysis in this EA focuses on areas of archaeological sensitivity, eligible historic structures, and cultural districts that could be impacted due to site disturbance and/or direct modification as a result of the Proposed Action.

3.2.5.1 Affected Environment

A survey of all historic and archaeological properties within the Main Base of Hanscom AFB including areas of archaeological sensitivity, has been documented in the Hanscom AFB Integrated Cultural Resources Management Plan (ICRMP), which was updated in September 2020.

The Main Base is adjacent to the Minute Man National Historic Park (MMNHP), which was established in 1959 to commemorate the events of April 19, 1775 and is listed on the National Register of Historic Places (NRHP). MMNHP borders Hanscom AFB on the southeast and southwest. Battle Road, which runs along the southern boundary of the Main Base in Lincoln and Lexington, was the route the British took in both their advance on and retreat from Concord during the Battle of April 19, 1775. The place where Paul Revere was captured, as well as many sites where heavy fighting took place, are found along this route. The area of Parker's Revenge/Ambush and Nelson's Boulders, which served as naturally fortified positions from which the militia fired on the British, are located on the Main Base (Hanscom AFB 2010b). A 2007 intensive archaeological survey of the Hanscom AFB's southern border adjacent to the MMNHP Nelson Road Area identified artifacts associated with Parker's Revenge/Ambush (Hanscom AFB 2017).

Numerous historic and archaeological properties are recorded in the site files of the Massachusetts Historical Commission (MHC) for the vicinity of Hanscom AFB. Although there are no recorded Native American archaeological sites within the Main Base, a total of 11 areas of moderate/high sensitivity for archaeological resources were identified (Hanscom AFB 2017). After additional archaeological investigations conducted in 2008, the MHC determined that none of these areas warranted further investigation.

3.2.5.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

No historic district or archaeologically sensitive areas are located on the Preferred Alternative; therefore, no impacts on cultural resources are anticipated.

The Department of Air Force (DAF) sent a consultation letter to the MA State Historic Preservation Office (SHPO) on July 5, 2023, stating that in accordance with Section 106 of the NHPA (5 United States Code 306018) and its implementing regulation at 36 CFR Part 800, the DAF has determined that there are no historic properties present; therefore, no adverse effects to historic properties are anticipated. A letter from SHPO sent on August 9, 2023 concurred that no historic resources are within the Area of Potential Effect (APE) and no adverse impacts on historical resources are anticipated as a result of the Preferred Alternative.

Federal agencies are required to consult with tribes when an agency action might affect historic properties of religious and cultural significance to the tribes. No cultural resources are located within the Preferred Alternative; nevertheless, to help fulfill the obligation above, DAF also sent consultation letters to the Wampanoag Tribe of Gay Head (Aquinnah) and the Mashpee

Wampanoag Tribe for their assistance in identifying any such properties on Hanscom AFB, particularly within the Preferred Alternative area that may be of significance to the tribes. This includes archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural properties and landscapes, plant and animal communities, and buildings and structures with significant tribal association. The provisions for inadvertent discovery or archeological resources would be incorporated into the Proposed Action, consistent with all ground disturbing projects at Hanscom AFB. No comments were received from tribes.

Copies of the consultation letters are included in Appendix A.

Alternative 2 (Ballfields)

Under Alternative 2, no impacts on cultural resources are expected as no historic district or archaeologically sensitive areas are located on or in proximity to the site.

As described above, a letter from SHPO concurred that no impact on historic resources would result from construction of the CDC building on either the Preferred Alternative or Alternative 2 sites. No comments regarding potential impacts on cultural resources as a result of the Preferred Alternative and Alternative 2 have been received from tribes contacted for consultation.

No Action Alternative

The No Action Alternative would continue operations at Hanscom AFB with no changes. Therefore, no cultural resources would be impacted.

3.2.6 Biological/Natural Resources

Biological resources include native or naturalized plants and animals and their habitats. Biological resources can include wildlife, vegetation, and endangered or threatened species as well as species of special concern.

3.2.6.1 Affected Environment

Most of the land at Hanscom AFB has been developed with structures, streets, and recreational areas. Uplands are dominated by roadways, parking areas, structures, and recreational fields. Remnant grasslands occur in scattered patches and linear strips along developed areas occupying less than five percent of the uplands. The undeveloped land at Hanscom AFB provides undisturbed habitat for local wildlife. The vegetation at Hanscom AFB is typical of species within the region. The vegetation within the developed areas of Hanscom AFB consists of grass, shrubs, and trees to provide aesthetics as well as erosion control. The vegetation present in the mowed and landscaped areas at the base include rye, fescue, and bluegrass. The maintenance program at Hanscom AFB provides grass, shrub, and tree planting guidelines to ensure that the exposure of soils (and resulting erosion) is minimized.

Due to the large presence of developed areas within the base, wildlife population and diversity at Hanscom AFB are relatively low. As a result, the wildlife present on the base is typically adapted to humans and development. Local wildlife at Hanscom AFB includes small mammals, amphibians, fish, birds, and macroinvertebrates. The fish and wildlife management program at Hanscom AFB provides wildlife population control and monitoring for the reduction/elimination of nuisance wildlife inhabitants.

Per the NHESP, there is one area of priority habitat of rare species (PH 1555) located near the Main Base. PH 1555 is located within and around the airfield, 0.9 miles north of the main installation, it does not encroach onto Hanscom AFB property and is affiliated with listed grassland bird species.

The Northern Long Eared Bat (NLEB) may be encountered within the Hanscom AFB boundary; however, there have been no documented sightings of the NLEB at Hanscom AFB. The closest known hibernaculum and/or maternity roost tree for the NLEB is 9.3 miles away, east of Reading, MA, near Bear Meadow Brook.

Moreover, acoustical surveys conducted in 2018 by the USAF have failed to indicate presence of the NLEB within the areas of Hanscom AFB Main Base. Based on these surveys' findings and that no known maternity roost trees, trees that provide habitat or hibernaculum for the species, are located within the vicinity, USAF determined that proposed undertakings within the boundaries of Hanscom AFB Main Base would have "No Effect" on the NLEB. A "No Effect" determination valid for 5 years was put in effect for undertakings conducted in Hanscom AFB between October 2, 2018 and October 1, 2023, unless subsequently rescinded based on newly acquired science or information. The "No Effect" determination is provided as Appendix C.

The Preferred Alternative site is primarily occupied by paved and grassy landscaped areas. Trees occupy a section northeast of the proposed CDC. Three parking lots, with a total of 196 parking spaces exist within the Preferred Alternative site. Alternative 2 is also primarily occupied by grassy landscape. Also, on site are outdoor tennis courts to the east and paved parking to the south of the site, along Merrett Street.

3.2.6.2 Environmental Consequences

Should any undertaking have an adverse effect on these species, it would not be authorized by this EA and supplemental evaluation under NEPA would be required.

Alternative 1 (Preferred Alternative)

Under the Preferred Alternative, impacts on the natural vegetation from construction activities are anticipated. Approximately one acre of trees and vegetation would be removed. Any noise associated with C&D activities could have a minor, short-term impact on local wildlife in the area.

Every undertaking is required to undergo a separate consultation with USFWS to ensure that any effects on protected species are considered. In place of these consultations, a "No Effect"

determination is in effect for undertakings conducted in Hanscom AFB between October 2, 2018 and October 1, 2023, unless subsequently rescinded based on newly acquired science or information (See Appendix C).

Alternative 2 (Ballfields)

Under Alternative 2, the impacts on biological resources at Hanscom AFB would be limited. While there is some vegetation onsite, the area is primarily disturbed and improved with softball fields, tennis courts, and concession stands. Similar to the Preferred Alternative, every undertaking that proceeds would be required to undergo separate consultation with USFWS to ensure that any effects on protected species are considered. However, with the existing "No Effect" determination, no consultations are required.

Therefore, no short- or long-term adverse impacts are anticipated as a result of Alternative 2.

No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented; therefore, there would be no impact on biological resources at Hanscom AFB.

3.2.7 Infrastructure

Infrastructure is defined as a compilation of systems and physical structures that enable a population to function in a specified area. Infrastructure is mostly manmade, and a high correlation exists between the type and extent of infrastructure and the degree to which an area is considered "urban" or developed. The economic growth of specific areas is generally dependent on the availability of infrastructure and their capacity for expansion.

Infrastructure encompasses the fundamental systems that provide water, sewer, electric, and heating/cooling capability, as well as roads, parking, paths, and land. Most infrastructure at Hanscom AFB is maintained by the base, although Hanscom AFB has partnered with local private utility systems. The infrastructure components discussed in this section include transportation, utilities, and solid waste management.

3.2.7.1 Affected Environment

3.2.7.1.1 Transportation

Hanscom AFB is located within the greater Boston metropolitan area, just outside the Route 128/I-95 circumferential expressway. Hanscom AFB commuters primarily use Route 2A and Route 4 to access Hanscom Drive and Route 4/225 to access Hartwell Avenue to enter the base. Although Hanscom AFB is relatively compact, the most used source of transportation is vehicular. Most vehicular travel within the base occurs along Vandenberg Drive, Barksdale Street, Grenier Street, and Marrett Street. The installation's transportation network consists of approximately 18 miles of surfaced roadway. For daily employees, parking areas on the installation include several large

lots, primarily along either side of Barksdale Street, Vandenberg Drive, and Hartwell Avenue. When employee parking lots next to the busier buildings exceed occupancy, additional parking options are available on base within a short walking distance.

A traffic study conducted during the preparation of the IDP EA accounted for the implementation of overall IDP development projects around the base including the Proposed Action. The study found that the addition of approximately 521 base personnel due to the development projects resulted in a negligible change in commuting patterns. It concluded that the overall development plan would not have a significant impact on local traffic or the region. The Preferred Alternative would add approximately 13 percent of the estimated increase in base personnel. Given the small fraction of potential vehicles and the likely reduction of off-site trips for childcare needs, no adverse traffic impacts are expected. Moreover, the Proposed Action would serve solely the on-base community; therefore, traffic would be generated primarily within the base, resulting in no adverse impacts on off-base traffic. New personnel would also be eligible to utilize the Hanscom AFB commuter incentive program, which could further reduce traffic [Hanscom AFB].

3.2.7.1.2 Electric System

All buildings on Hanscom AFB are connected to a primary distribution system that is owned and maintained by the base. Local utility provider Eversource's distribution system has three feeds coming into a central substation located next to the central heating plant. The primary distribution system consists of multiple 14.4 kilovolt (kV) circuits distributed underground (USACE 2013). The majority of the electrical distribution system is in condition code 1, resulting in an adequate rating.

In addition, Hanscom AFB recently completed the construction of a 4.6-megawatt cogeneration plant that uses a natural gas-fired turbine to produce electricity for the base (Hanscom AFB, 2021).

As analyzed in the IDP EA, the Hanscom AFB electrical system has a capacity of 17.2 megawatts (MW) or 151,000 megawatt-hours (MWh). Currently, 31.3 percent of electrical capacity is in use, resulting in approximately 11.8 MW of available capacity.

3.2.7.1.3 Water Distribution System

Hanscom AFB operates a consecutive community water system that serves approximately 11,300 persons at industrial, commercial, residential, tenant organizations, and Massport (an off-base entity), and MIT/LL. Under contract, the Town of Lexington supplies the potable water produced by the Massachusetts Water Resources Authority (MWRA) used at the Main Base. Personnel at the Bioenvironmental Engineering Office collect water samples throughout the base for bacteriological (BACT), lead, and copper analysis. Residual chlorine levels and pH of the base drinking water are also monitored. Samples are collected monthly at 11 locations for BACT. Analysis is conducted off-site by the MWRA laboratory. The laboratory is certified annually through the Mass DEP lab certification program. Monthly BACT reports are prepared and sent to the Mass DEP.

The quantity of water that Hanscom AFB can draw from connections with Lexington to the Main Base is limited by contractual agreement to 2 million gallons per day (mgd). In 2018, Hanscom AFB purchased a total of 181.5 million gallons (mg), representing an average daily demand of 497,205 gallons per day (gpd) or 0.497 mgd. This average daily usage corresponds to 24.8 percent of the maximum contract capacity. The maximum single day volume pumped in 2018 was 932,000 gallons or 0.932 mg which occurred on November 12, 2018. This represents 46.6 percent of the maximum contract capacity.

3.2.7.1.4 Wastewater Collection System

Sanitary wastewater at Hanscom AFB is pumped by two major lift stations (Buildings 1539 and 1306) and three smaller lift sumps, finally leaving the base at Building 1306. The primary lift station at Building 1306 has a wet well storage capacity of approximately 260,000 gallons and can pump up to 1,500-gallons per minute (gpm). The sanitary waste is pumped under permit via a 10-inch force main, through the Town of Bedford and eventually into the MWRA wastewater treatment plant at Deer Island. The permit limits the base to an outflow of 1,500 gpm and maximum daily volume of 1,270,000 gallons per day (gpd). The base currently discharges an average of approximately 650,000 gpd with a peak discharge of 970,000 gpd, this represents an average of 51.2 percent and a peak of 76.4 percent of total capacity.

3.2.7.1.5 Stormwater Discharge/Collection System

Most of the surface runoff from the base enters a subterranean system of eight, 5-foot culverts and ultimately discharges into the Shawsheen River. This system has been in place since 1955, with subsequent facility additions tying into the basic system during construction. Portions of the Shawsheen River are conveyed through underground pipes on the base.

There is a complex system of storm drains and catch basins at Hanscom AFB. The base employs four major detention basins, in addition to numerous smaller detention basins, for the settling and infiltration of stormwater runoff including:

- ◆ A 4,900-sf basin located in the southeast quadrant of the base,
- ◆ A 1,100-sf basin located in the southeast quadrant of the base,
- ◆ A 6,700-sf basin located in the southwest quadrant of the base, and
- ◆ A 10,000 cubic foot basin located at the existing CDC.

Hanscom AFB stormwater system is permitted by the USEPA's Municipal Small Separate Sewer System General Permit. Hanscom AFB is subject to all conditions in the permit to prevent regulated contaminants from entering the storm drain system. Per the Hanscom AFB Real Property condition report, the stormwater disposal system is rated as 1, resulting in an adequate rating. Though it should be noted that deficiencies in the wastewater system may be allowing the intrusion of stormwater.

A base-wide stormwater standard requires that redevelopment projects reduce stormwater rate and volume by ten percent over the existing condition for the 2-, 10- and 100-year storm events.

3.2.6.1.6 Natural Gas Supply/Distribution System

Hanscom AFB's natural gas infrastructure is owned and operated by two entities, National Grid and Hanscom AFB. Each owner is responsible for separate portions of the system. To improve overall capacity, Hanscom AFB is also tied into the Kinder Morgan transmission pipeline that runs through the base. This 24-inch steel line enters the base fence-line north of Hartwell Avenue and runs northeast to southwest across the base towards the residential area and next to Heritage Road. Pipeline distribution capacity for the installation is based on demand. Natural gas from the pipeline also runs the 4.6-megawatt (MW) cogeneration plant.

3.2.6.1.7 Heating and Cooling System

Heating and cooling systems at Hanscom AFB consist of a central steam plant and a central chilled water system. The steam plant provides steam heat to approximately 70 percent of the base facilities (excluding housing) delivered through 39,000 feet of steam lines, most of which run underground. Hanscom AFB maintains above and below ground tanks for the storage of #6 fuel oil, #2 fuel oil, diesel fuel, gasoline, waste oil, kerosene, and propane. All tanks are currently in compliance with federal, state, and local regulations. On-base bulk aboveground storage tanks (ASTs) are located at Building 1201 (Heat Plant) and store #6 fuel oil. The base has no underground petroleum or aviation fuel pipelines. All underground storage tanks (USTs) and ASTs are permitted with the local fire department dependent upon which area of the base the tank is located. ASTs are steel with secondary containment and the associated piping network meets or exceeds state and EPA requirements. The base has 20 Resource Conservation and Recovery Act (RCRA)-regulated tanks, which store diesel fuel or heating oil.

3.2.7.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

Transportation. Hanscom AFB is relatively compact, and the most used source of transportation is vehicular. The installation's transportation network consists of approximately 18 miles of surfaced roadways. The majority of vehicular travel within the base occurs along the following major roads: Vandenberg Drive, Barksdale Street, Grenier Street, and Marrett Street. As discussed in section 3.2.7.1.1, the new CDC building would solely serve the on-base community and reduce off-base trips, resulting in negligible impacts on off-base trips. Therefore, no adverse long-term impacts on traffic are anticipated as traffic generated is expected to be similar to current levels. Temporary impacts on traffic are anticipated to result from construction activities. All practicable mitigation measures, in accordance with Hanscom AFB regulations, will be adopted to minimize and prevent any resulting impacts on traffic, air quality, and noise.

Electrical. The Preferred Alternative is not anticipated to result in adverse short-and long-term impacts to electrical systems on base. Electrical needs for the CDC building are estimated to be within the electrical capacity of Hanscom AFB. All new electrical systems would be designed and constructed to comply with Hanscom AFB 66 ABG/CE requirements.

Water. Implementation of the Preferred Alternative would have a minor short-term impact on water supplies. Short-term impacts would occur during construction when water consumption would be primarily expected for dust control. Suppression of dust would be required during earthwork activities, which would occur throughout various phases of construction when the CDC building is being built and when civil site work is being performed. Usage of water for these activities would be expected to be a maximum of 500 gpm, in line with a typical construction project. The duration of such dust suppression would be anticipated to be implemented through the entire earthwork construction phase.

Long-term water usage increase is expected to be solely driven by the addition of new employees and children. No industrial processes at the CDC building that are expected to consume significant amounts of water are anticipated. As described in Section 3.2.7.1.3, Hanscom AFB uses approximately 24.8 percent of its permissible daily usage rate, leaving approximately 75.2 percent of water capacity available for use. The Federal Energy Management Program (FEMP) provides water use indices as a guide for Federal agencies developed by the American Water Works Association (AWWA). The FEMP estimates that between 8 and 20 gpd are used per employee, with an average of 15 gpd.

Conservatively assuming that full staffing and occupancy of the CDC would occur, and all employees and children are present on a given day, it is estimated that approximately 7,480 gallons would be consumed per day (70 employees x 20 gpd + 304 children x 20 gpd). It should be noted that water consumption for children is not provided and instead, an estimate of 20gpd is used. Also, water consumption for children and adults varies and numbers provided above are estimates. An additional allowance of 5,000 gpd is assumed for classroom and office cleaning and other non-routine uses. Therefore, a total of 12,480 gpd of additional water consumption over current usage at Hanscom AFB is anticipated, representing an increase of approximately 0.6 percent over Hanscom AFB's current daily consumption. The Proposed Action's estimated daily consumption is well within the base's total capacity. As a result, implementation of the Preferred Alternative would have no adverse long-term impacts on water supplies.

Wastewater. During construction, no short-term impacts on wastewater utilities are anticipated as discharges to the sanitary sewer would not be necessary.

Upon occupation of the CDC building, wastewater generation is expected to be primarily driven by employee and children consumption and restroom usage. The USEPA provides guidance on estimating daily wastewater generation and recommends using a figure equal to 70 percent of total water consumption. As discussed above, total water consumption is estimated to be 12,480 gallons per day. The resulting wastewater generated at this rate is estimated to be 8,736 gpd. Currently, Hanscom AFB discharges approximately 76.4 percent of its permissible amount.

The additional wastewater estimated to be generated through USACE operations represents an increase of 0.7 percent, which is well within Hanscom AFB's total capacity. As a result, implementation of the Preferred Alternative is not anticipated to have adverse short- or long-term impacts on the wastewater system.

Stormwater. Increased stormwater runoff associated with the Proposed Action has the potential for indirect impacts on nearby water resources. The Preferred Alternative is anticipated to impact over one acre of land; therefore, Hanscom AFB would obtain NPDES permits required by the EPA under a General Construction Permit for stormwater management, which requires a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Stormwater Pollution Prevention Plan (SWPPP). A NPDES permit issued by EPA Region 1 regulates stormwater at Hanscom AFB. The goal of the stormwater permit is to limit pollution by establishing BMPs and promoting on-base outreach and education. The BMPs would vary depending on the classification of the site: industrial, construction, or municipal. The focus for the BMPs would be on general housekeeping and spill prevention.

The Preferred Alternative would work to maintain existing site drainage features to the maximum extent feasible. The stormwater management system would be designed to meet Hanscom AFB Stormwater Management Policy, Massachusetts Stormwater Handbook, Energy Independence and Security Act (EISA) 438 standards, and the Clean Water Act to the maximum extent practicable. The proposed design ensures that developed run-off does not exceed pre-development run-off using stormwater retention and treatment practices. In compliance with Hanscom AFB Stormwater Management Policy regulations, the design also ensures that the stormwater run-off volume for 95th percentile storm is reduced by over ten percent from existing to proposed conditions. Therefore, no adverse short- or long-term significant impacts to stormwater are anticipated as a result of implementing the Preferred Alternative.

Natural Gas. The CDC building would not be connected to gas. Therefore, no short- or long-term impacts are anticipated.

Heating and Cooling. Systems anticipated to be suitable for the CDC building include, but are not be limited to: hydronic heating and cooling systems with connection to existing base central chilled water and steam central plants, systems with air-cooled chilled water cooling, condensing hot water heating, electric resistance heating, variable air volume (VAV) air handling units (AHUs), and distributed systems (i.e. water source heat pumps, geothermal heat pumps, and hydronic fan coil units/package terminal air-conditioners) with dedicated outside air system (DOAS). Electric resistance heating analysis and design, if utilized, would be in accordance with all requirements of UFC 3-410-01. Besides temporary construction impacts, no adverse long-term impacts are anticipated because of implementing the Preferred Alternative.

Alternative 2 (Ballfields)

Under Alternative 2, the impacts on infrastructure are expected to be similar to those under the Preferred Alternative given that occupancy rates would be the same, approximately 70 employees and 304 children and infants.

As in the Preferred Alternative, the new CDC building is not anticipated to result in adverse long-term impacts to surrounding roadways. While vehicle trips are estimated to increase slightly given the addition of employees, the Proposed Action is also anticipated to reduce off-base trips taken by parents seeking off-base childcare. Also, in accordance with the traffic study completed as part of the IDP EA, the Proposed Action's vehicle trips can be accommodated without resulting adverse impacts. Temporary impacts are anticipated during the construction phase. However, all practicable measures, in accordance with Hanscom AFB regulations, would be taken to prevent and minimize any resulting impacts on air quality, noise, and traffic.

With regard to utilities, similar to the Preferred Alternative, except for connection points, Alternative 2 would also result in the long-term demand percentage increase of water, wastewater, electrical, and heating and cooling systems. Capacity increase is anticipated to be within Hanscom's utility capacity. No natural gas use is proposed.

As for the stormwater system, Alternative 2 is also anticipated to impact over one acre of land; therefore, a NPDES permit required by the EPA under a General Construction Permit for stormwater management would be obtained. A comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) would also be drafted. Alternative 2 would work to maintain existing site drainage features to the maximum extent feasible by implementing BMPs. The stormwater system would also be designed to meet Hanscom AFB Stormwater Management Policy, Massachusetts Stormwater Handbook, EISA 438 standards, and the Clean Water Act to the maximum extent practicable. The proposed design ensures that developed run-off does not exceed pre-development run-off using stormwater retention and treatment practices and that the stormwater run-off volume for 95th percentile storm is reduced by over ten percent from existing to proposed conditions.

Overall, no adverse impacts on infrastructure are anticipated as a result of Alternative 2.

No-Action Alternative

The No Action Alternative would result in no operational changes or construction activities. Therefore, no impacts on the infrastructure would occur.

3.2.8 Solid Waste and Hazardous Materials

The Resource Conservation and Recovery Act (RCRA) (42 USC 6921), passed in 1976, created the framework for America's hazardous and non-hazardous waste management programs. Materials regulated by RCRA are known as "solid wastes." Materials that meet the definition of solid waste under RCRA can also be classified as hazardous wastes, which are subject to additional regulation.

USEPA developed detailed regulations that define what materials qualify as solid wastes and hazardous wastes. RCRA states that "solid waste" means any garbage or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. Wastes which are excluded from the definition of solid waste are identified in 40 CFR 261.4(a).

3.2.8.1 Affected Environment

The types of solid waste generated include food, various grades of office paper, newspaper, cardboard, cans, glass and plastic containers, scrap metals, and C&D debris. In FY 2019, approximately 1297 tons of solid wastes were generated by Hanscom AFB consisting of 124 tons of C&D debris, 947 tons of municipal solid waste, 197 tons recyclables, and 29 tons of food waste for offsite processing and, where applicable, disposal. Hanscom AFB does not own or operate its own landfill [Hanscom AFB].

The majority is removed from Hanscom AFB by private contractors and disposed of by incineration or directly hauled to materials recovery facilities for recycling. The major sources of municipal waste include community operations, offices, and industrial areas, while the major source of C&D debris is the result of multiple engineering projects on the base.

Under permit with MassDEP, the Hanscom AFB solid waste transfer station permit is limited to a maximum of 50 tons/day of C&D debris waste. There are no permit limits on other solids wastes that the transfer station can process. During major construction and renovation projects, C&D debris is disposed of by the performing contractor, who reports quantities to Hanscom AFB, but which are not processed through the transfer station, and therefore do not count toward the 50 ton/day permit limit. Management of all solid waste generated on Hanscom AFB is governed by the Hanscom AFB Integrated Solid Waste Management Plan.

3.2.8.2 Environmental Consequences

Preferred Alternative

Solid waste management would follow Hanscom AFB recycling policies and MassDEP solid waste policies and guidance to minimize the amount of solid waste disposed without beneficial reuse during construction activities. Contractors hired to execute projects would be responsible for solid and hazardous materials management in accordance with Hanscom AFB's Hazardous Materials Management Plan (HMMP) and Integrated Solid Waste Management Plan (ISWMP). Waste material that is not suitable for reuse or recycling would be disposed of appropriately. All solid waste would be handled in accordance with standard Hanscom AFB procedures. Any hazardous materials would be disposed of in accordance with state and federal regulations.

No hazardous materials would be generated or stored at the proposed CDC building.

Short-term, minor, adverse effects would result from increased C&D debris generated from the Preferred Alternative. Disposal of solid waste would be covered under the agreement with the building contractor. Following established protocols and BMPs, construction debris would be recycled to the greatest extent feasible. Inert debris (concrete, asphalt, dirt, brick, and other rubble) would be incorporated into reuse and recycling programs when possible. In the 1998 report by the USEPA, Characterization of Building-Related C&D Debris in the United States, it was estimated that for non-residential C&D projects, 57 percent of inert waste was recycled (USEPA 1998). The DAF goal for diversion of C&D debris is 60 percent. Since 2015, Hanscom AFB has met or exceeded this goal.

Daily generation of solid waste after occupancy of the facilities is estimated to be similar to current Hanscom AFB waste stream. An increase of 70 employees on Hanscom AFB represents approximately one percent increase in the total workforce on Hanscom AFB. In addition, at full occupancy, approximately 304 children and infants would be accommodated by the CDC building. As discussed in Section 3.2.8.1, approximately 947 tons of municipal solid waste is generated per year by Hanscom AFB. The small percentage increase in employees and children is expected to create a small increase in waste generated on base. The solid waste produced from the Preferred Alternative is estimated to be within Hanscom AFB's capacity for solid waste disposal; therefore, the Preferred Alternative is not anticipated to result in adverse impacts to solid waste and hazardous materials management.

Alternative 2 (Ballfields)

Short-term, minor, adverse effects would result from increased C&D debris generated from the Alternative 2. Alternative 2 has been disturbed and improved with three softball fields and outdoor tennis courts. Unlike the Preferred Alternative, Alternative 2 would generate solid waste from the demolition of the existing two concession stands. Disposal of solid waste would be covered under the agreement with the building contractor, following established protocols and BMPs.

During operation of the CDC, solid waste production would slightly increase with the addition of employees and children on base. However, the percentage increase to be generated is estimated to be within the base's solid waste capacity. Therefore, no adverse impacts would occur with the implementation of Alternative 2.

Also, no hazardous waste is proposed to be generated or stored in the CDC building. All waste would be managed, managed, recycled, and disposed of in accordance with Hanscom AFB and MassDEP regulations.

No Action Alternative

Under the No Action Alternative, no development activities would take place; therefore, no disturbances to soil and geological resources would occur.

3.2.9 Socioeconomics and Environmental Justice

Socioeconomics relates to or involves a combination of social and economic factors. Socioeconomic changes associated with economic activities, such as changes in employment and commercial growth, sometimes result in changes to additional indicators such as housing availability, school capacity, etc. Potential socioeconomic impacts include those that could expose low-income and minority populations to disproportionate negative impacts or could pose special risks to children (under 18 years old) due to noise and other conditions during Hanscom AFB development projects adjacent to such communities. The socioeconomic receptors include nearby communities and property that could be impacted by the noise from Hanscom AFB construction.

3.2.8.1 Affected Environment

Hanscom AFB employs nearly 7,000 people and includes approximately 740 housing units on the base. The workforce at Hanscom AFB includes military (active duty), military (reservists), Department of DoD civilians, non-DoD civilians, and contractors. From a social perspective, Hanscom AFB has limited impacts on surrounding communities due to the small number of residents who reside on the base and the self-contained nature of the facility.

For environmental justice purposes, the region of influence (ROI) is considered the four towns in which the base is located. According to the Environmental Justice (EJ) Viewer, there are 21 EJ block groups which have been designated as comprising an Environmental Justice population, most of which are in Lexington. All the identified block groups meet the criterion for Minority (M). The Preferred Alternative and Alternative 2 fall within EJ communities classified as Minority.

From an economic perspective, Hanscom AFB affects a much larger area as a major regional employer. With a daytime population of over 10,000 (Hanscom AFB 2020b), the base draws employees from throughout the greater Boston metropolitan area. The base has several active retail and service establishments primarily serving the needs of on-base employees and residents, as well as off-base personnel with access privileges such as retirees.

3.2.8.2 Environmental Consequences

Alternative 1 (Preferred Alternative)

Under the Preferred Alternative, no adverse impacts on socioeconomics and environmental justice would occur. Short-term, moderate beneficial effects on socioeconomics and local economy are anticipated. An increase in local employment would be expected due to new jobs associated with construction and operation of the CDC building. The use of local construction workers would assume an increase in local sales volume, payroll taxes, and purchases of goods and services that would result in short-term beneficial increases in the local economy. Another long-term benefit of the Preferred Alternative includes meeting the growing demand for affordable childcare services on base.

Possible impacts from the C&D activities could include temporary increases to traffic and noise; but these effects would be short-term, mostly affecting Hanscom AFB residents than off-installation residents.

Alternative 2 (Ballfields)

Under Alternative 2, positive impacts on socioeconomic and environmental justice populations are also expected. Alternative 2 is anticipated to provide both short-and long-term employment opportunities and expand the base's ability to meet the growing demand for affordable childcare services at Hanscom AFB.

Potential impacts from the C&D activities are anticipated to be temporary increases in traffic and noise. These short-term effects would mostly affect Hanscom AFB residents over off-installation residents.

No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented; therefore, no employment and childcare benefits would be realized by the Hanscom AFB community. Instead, long-term impacts would occur as the current CDC would continue to be deficient in capacity.

4.0 REASONABLY FORESEEABLE ACTIONS AND CUMULATIVE EFFECTS

4.1 Past, Present, and Reasonably Foreseeable Actions

CEQ regulations require that all federal agencies include an analysis of potential direct and indirect cumulative effects on the environment from the incremental effect of a proposed action when added to the other past, present, and reasonably foreseeable future actions. Cumulative effects are most likely to arise when a relationship or synergy exists between a proposed action and other actions expected to occur in a similar location or during a similar time period. Actions overlapping with or close to a proposed action would be expected to have more potential for a relationship than those more geographically separated.

4.2 Assessment of Cumulative Impacts

This EA considers the effects of cumulative impacts as required in 40 CFR 1508.7 and concurrent actions as required in 40 CFR 1508.25[1]. A cumulative impact, as defined by the CEQ (40 CFR 1508.7) is the "...impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of which agency (Federal or non-Federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time."

The following projects have occurred at Hanscom AFB within the last five years:

- Reconfiguration of the Ruiz (aka Hartwell) Gate Complex, FONSI issued 2023;
- Construction of Sartain (Vandenberg) Gate Complex and roadway System, FONSI issued in 2022;
- 24-Hour Access Gate at Hanscom AFB; FONSI issued in 2022;
- NC3 MILCON, Mission Consolidation at Hanscom AFB; FONSI issued 2021 (project has not been constructed yet);
- AAFES Consolidation and Gas Station at Hanscom; FONSI issued 2021;
- Installation Development Plan EA; FONSI issued 2020;
- Leasing Off-Base Space for HBN Personnel; FONSI issued 2020;
- Dorm Construction, FONSI issued in 2018;
- Defense Contract Management Agency (DCMA) Relocation; FONSI issued in 2018;
- Energy Efficient Upgrades [Cogeneration (COGEN) Plant], FONSI issued in 2018;

- Photovoltaic Panel Additions Environmental Assessment, FONSI issued in 2018;

Future anticipated projects on Hanscom AFB not addressed by this EA include:

- Construction of a New Fire Department (Estimated in 2025)

For projects listed above, no significant impacts on socioeconomic/environmental justice, noise, climate change, geology and soils, floodplains, or the environmental restoration program/hazardous waste were identified in the project EAs. The short-term increases in solid waste during construction for these projects would be minor because recycled materials would be utilized, and efficient building technologies were included in the building design. Traffic increases from projects would be minimized by the implementation of traffic demand management (TDM) strategies. Specific to the construction of buildings with Hanscom AFB, minor increases in demands on the water supply, wastewater, electrical, telecommunications, and natural gas systems as a result of a small increase in base population was determined not to be adverse.

No cumulative impacts on Hanscom AFB resources are anticipated when the Preferred Alternative is evaluated together with past, present, and reasonably foreseeable actions.

5.0 SUMMARY OF ENVIRONMENTAL MANAGEMENT AND MITIGATIONS

While some impacts on the natural and human environment may occur during implementation of the Preferred Alternative or Alternative 2, these impacts are minor and are not atypical compared with other routine construction projects. Commonly applied Best Management Practices and other measures identified below further reduce the likelihood that these activities would have a significant impact on the environment.

Parameter:	BMPs or Other Measures to Reduce Impacts:
Land Use	A construction schedule would be implemented to reduce peak traffic/noise levels and thus minimize disruption to nearby land uses.
Transportation	Transportation of heavy trucks would only be allowed during normal business hours to avoid the disturbance of surrounding residential areas.
Utilities	Existing utility alignments would be identified through markings (similar to "Dig Safe") prior to any excavation to prevent damage to existing infrastructure.
Solid Waste	Solid waste management would be in compliance with Hanscom AFB recycling policies to minimize the amount of solid waste disposed during C&D activities.
Air Quality	All equipment and vehicles used during C&D activities would be maintained in good operating condition so that exhaust emissions are minimized. Dust would be controlled on-site by using water to wet down disturbed areas.
Surface Water	During C&D activities, silt fence and/or hay bales would be placed around catch basins to reduce potential for sediment/eroded materials to be transported to the Shawsheen River via the storm sewers. The CDC building's stormwater management would reduce peak flow rates from the parcel to the Shawsheen River. Drainage design must meet both Massachusetts stormwater management standards and comply with Clean Water Act.
Groundwater	If dewatering is necessary during construction, the water would be treated for total suspended solids (TSS) removal prior to discharge to receiving water. Upon completion, the building's stormwater management system would retain stormwater allowing for a greater rate of infiltration to groundwater.
Vegetation	Existing vegetation on the site would be protected during construction to practicable extent possible.

Parameter: BMPs or Other Measures to Reduce Impacts:	
Cultural Resources	No archaeological sensitive areas would be disturbed or impacted during construction of the Preferred Alternative and Alternative 2. If resources are inadvertently discovered during the project duration, then the site Project Manager would immediately notify the Hanscom AFB Cultural Resources Manager and cease work in the area of the discovery.
Hazardous Waste	All hazardous materials used or encountered during construction, demolition, or operation would be handled and disposed of in accordance with Hanscom AFB policies and protocols and all applicable state and federal regulations.

6.0 REFERENCES

[FEMA] Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Panel 25017C0383F, <https://concordma.gov/DocumentCenter/View/4098/Map-25017C0383F-PDF>

[FEMA] Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Panel 25017C0384F, <https://bedfordma.gov/DocumentCenter/View/824/Panel-384F-PDF>

[GZA] GZA GeoEnvironmental, Inc. 2013. Phase I Environmental Baseline Survey: Vandenberg Gate Complex/Hanscom Air Force Base/Old Bedford Road/Hanscom Drive/Lincoln, MA. November 2013.

[Hanscom AFB] Hanscom Air Force Base. 2021. Cogeneration plant supplements power to Hanscom missions, <https://www.hanscom.af.mil/News/Article-Display/Article/2847508/cogeneration-plant-supplements-power-to-hanscom-missions/>

[Hanscom AFB] Hanscom Air Force Base. 2020. Installation Development Plan (IDP) Draft Environmental Assessment dated June 2020. Prepared by Department of the Air Force.

[MassDEP] Massachusetts Department of Environmental Protection, Bureau of Air and Waste. 2022. Massachusetts 2021 Air Quality Report, <https://www.mass.gov/doc/2021-annual-air-quality-report/download>

[NRCS]. Natural Resources Conservation Service. 2023. Web Soil Survey. Retrieved on June 1, 2023, https://websoilsurvey.sc.egov.usda.gov/WssProduct/gulgyq2kdqgtwvndve5chw3n/gulgyq2kdqgtwvndve5chw3n/20230601_08552008788_11_Soil_Map.pdf

[USEPA] United States Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants (Green Book), <https://www.epa.gov/green-book>

[USEPA] United States Environmental Protection Agency. 2023. Air Quality Design Values, <https://www.epa.gov/air-trends/air-quality-design-values>

7.0 LIST OF PREPARERS

This EA has been prepared under the direction of the Environmental Office (66ABG/CEIE), along with Epsilon Associates to fulfill the requirements of NEPA for CDC at Hanscom AFB, MA.

The following persons authored and provided direct oversight for the preparation of this EA:

MANAGEMENT

Howe, Jennifer, PE, SMMA, Boston, Massachusetts. B.S. in Environmental Engineering; As the Project Director, Ms. Howe, with over 25 years of experience, provided management oversight for preparation of this environmental assessment.

TASK LEADER

Maravelias, James P., CIV USAF AFMC 66 ABG/CEIE. As the task leader for this effort, Mr. Maravelias provided technical analysis and editing and daily oversight for preparation of this environmental assessment.

Sheehan, Scott. E.I.T.; 66 ABG/CEIE; B.S. in Civil Engineering. Mr. Sheehan provided technical analysis and editing support for preparation of this environmental assessment.

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Weiss, Ida. Epsilon Associates, Maynard, Massachusetts. Project Engineer with one year of experience in air dispersion modeling and mesoscale air quality analysis.

DRAFT ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Establishing a Child Development Center at HAFB

Appendices

Hanscom AFB, Massachusetts

APPENDIX A

List of Parties Contacted and Correspondences



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Scott E. Sheehan
66 ABG/CEIE
120 Grenier Street, Bldg 1810
Hanscom AFB MA 01731-1910

Ms. Brona Simon
Commonwealth of Massachusetts
Executive Director, Massachusetts Historical Commission (MHC)
220 Morrissey Boulevard
Boston MA 02125-3314

Dear Ms. Simon:

The Department of the Air Force (DAF) is proposing an undertaking at Hanscom AFB (HAFB) in Lincoln, MA. The proposed undertaking would construct a 36,721 square foot (SF) Child Development Center along with parking, supporting infrastructure, and playgrounds, to meet new Department of Defense guidelines for every military installation to provide childcare services to meet 100% of the total base requirement. Total impacted area would be approximately two acres. HAFB is considering two alternative locations for the facility, both on HAFB property, as identified in the attached area location map (alternatives 1 and 2). Alternatives 3 and 4 identified on the map are not being carried forward for evaluation due to site limitations. Site concept plans for each of the two alternatives are included in the attachment.

The Area of Potential Effect (APE) for the proposed undertaking is delineated separately for each alternative as shown in the attachments. Each APE includes the footprint of new facility, adjacent new parking lot, the areas where the relocation and extension of existing utilities will be located, as well as the areas that will be used for the staging of construction equipment. This analysis includes an assessment of both alternatives.

As it relates to alternative 1 (the preferred alternative), construction would occur on the site of a former temporary school. As it relates to alternative 2, construction would occur on the site of existing sports and recreation fields.

As it relates to both alternatives 1 and 2, the existing conditions and potential effects are identical. No existing facilities would be affected. There are no National Register of Historic Places-listed or eligible historic properties within either APE. Each APE is approximately 800 feet from the closest historic property, the Air Force Cambridge Research Laboratory (AFCRL) Historic District. Since the undertaking will not be visible from the AFCRL Historic District for either alternative, it will not directly or indirectly alter the setting or feeling of the AFCRL Historic District. The Minute Man National Historic Park (MMNHP) is located approximately

2,000 feet from both APEs. Since the undertaking will not be visible from the MMNHP for either alternative, it will not directly or indirectly alter the setting or feeling of the MMNHP. Two archaeology surveys have been conducted within the APEs. In 1992, PAL conducted a reconnaissance survey as part of a Section 110 investigation, with extensive background research, a walkover survey, and limited subsurface testing. Based on this survey, 34 areas of moderate to high potential for archaeological sensitivity were identified within HAFB. We note that none of these 34 areas lie within or adjacent to either APE. In addition, 1998, Parsons Engineering Science, Inc. conducted additional Phase I archaeological testing in compliance with Section 110 of the NHPA at the previously identified 34 areas. The survey concluded that no significant historical or archaeological resources were encountered in the survey. In its June 22, 1998 letter regarding this survey report, the MHC concurred with the finding, saying that no further archaeological research was warranted for the surveyed areas.

Based on our analysis summarized above, and in accordance with Section 106 of the National Historic Preservation Act (54 United States Code 306018) and its implementing regulations at 36 CFR Part 800, the DAF has determined that there are ***No Historic Properties*** present in the APE and therefore there would be no adverse effect to historic properties. We seek your concurrence with our finding within 30 days from receipt of this letter. Please feel free to contact me via e-mail at scott.sheehan.1@us.af.mil or at (781) 367-7168 with any questions or if you need additional information. Thank you for your consideration and I look forward to hearing from you.

Sincerely



SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Cultural Resources Manager

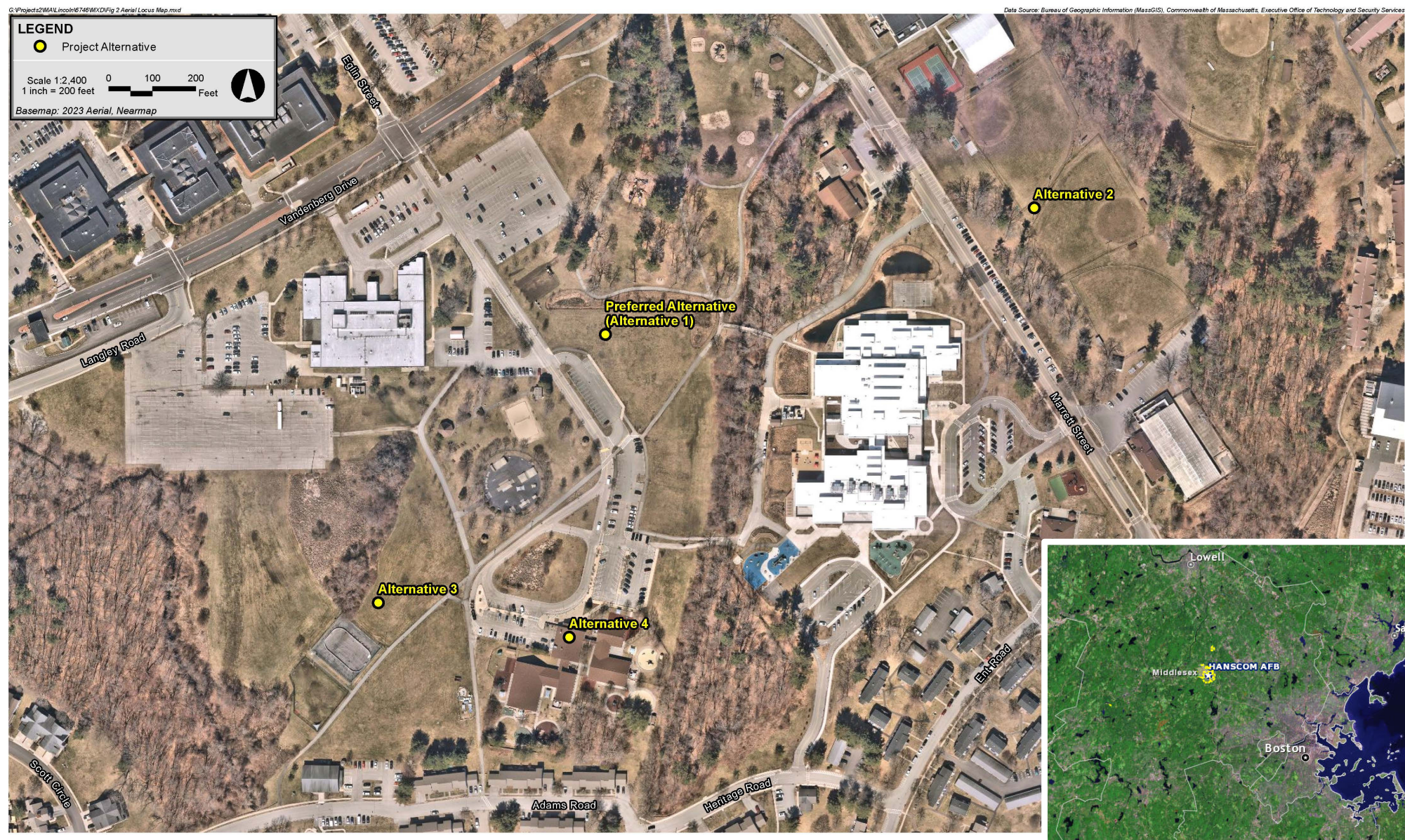
5 Attachments:

1. Area Location Map
2. Alternative 1 Concept Plan
3. Alternative 1 Area of Potential Effect
4. Alternative 2 Concept Plan
5. Alternative 2 Area of Potential Effect

Cc:

Minute Man National Historic Park
Lincoln Historical Commission

Child Development Center – Area Location Map



Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts

Alternative 1 Child Development Center – Concept Plan

G:\Projects\2016\Lincoln\6746\W\CD\Fig 3 Alt 1 Concept Plan.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

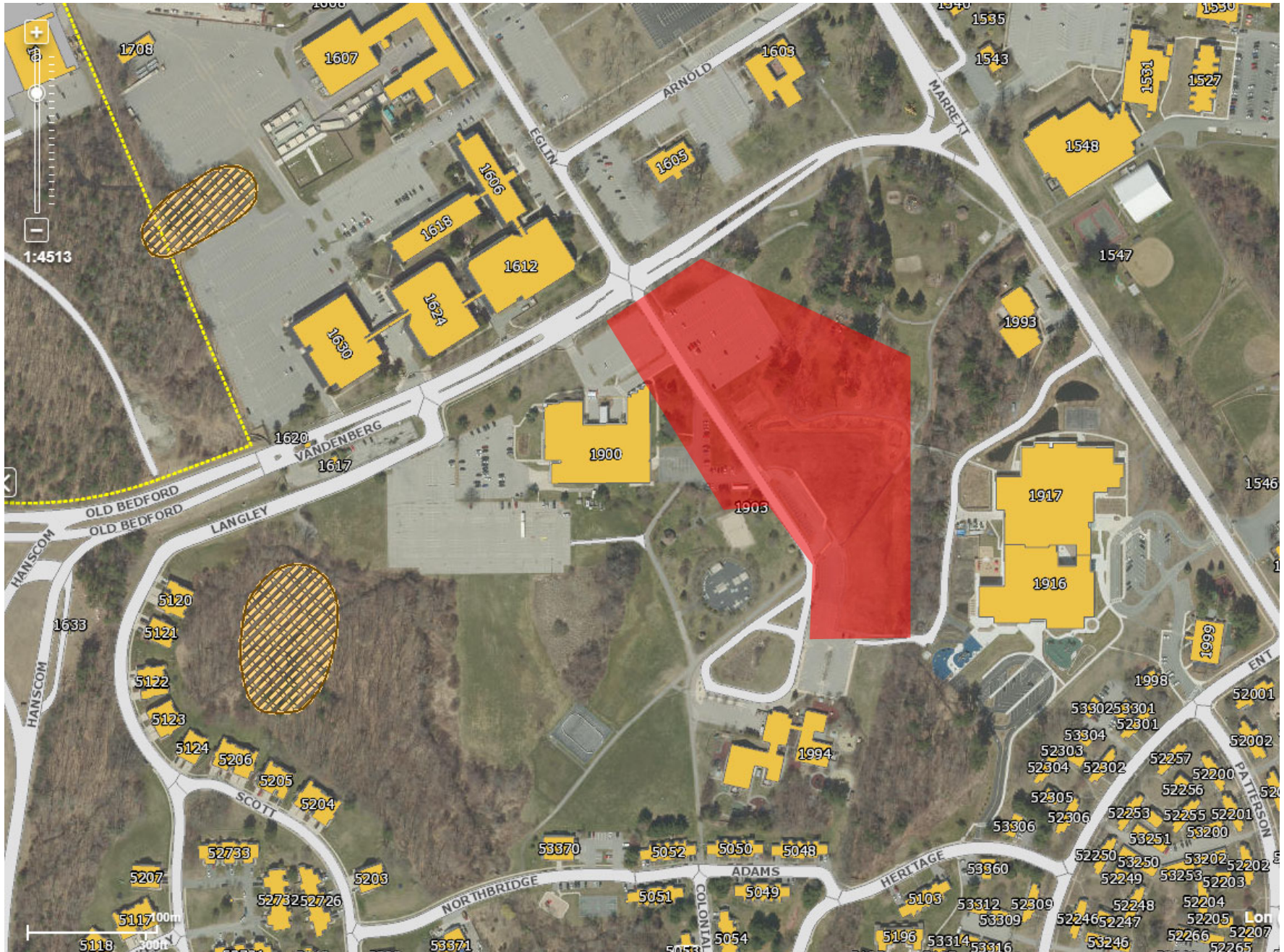


Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Epsilon
ASSOCIATES, INC.

Figure 3A
Preferred Alternative (Alternative 1) - Concept Plan

Alternative 1 Child Development Center – Area of Potential Effect



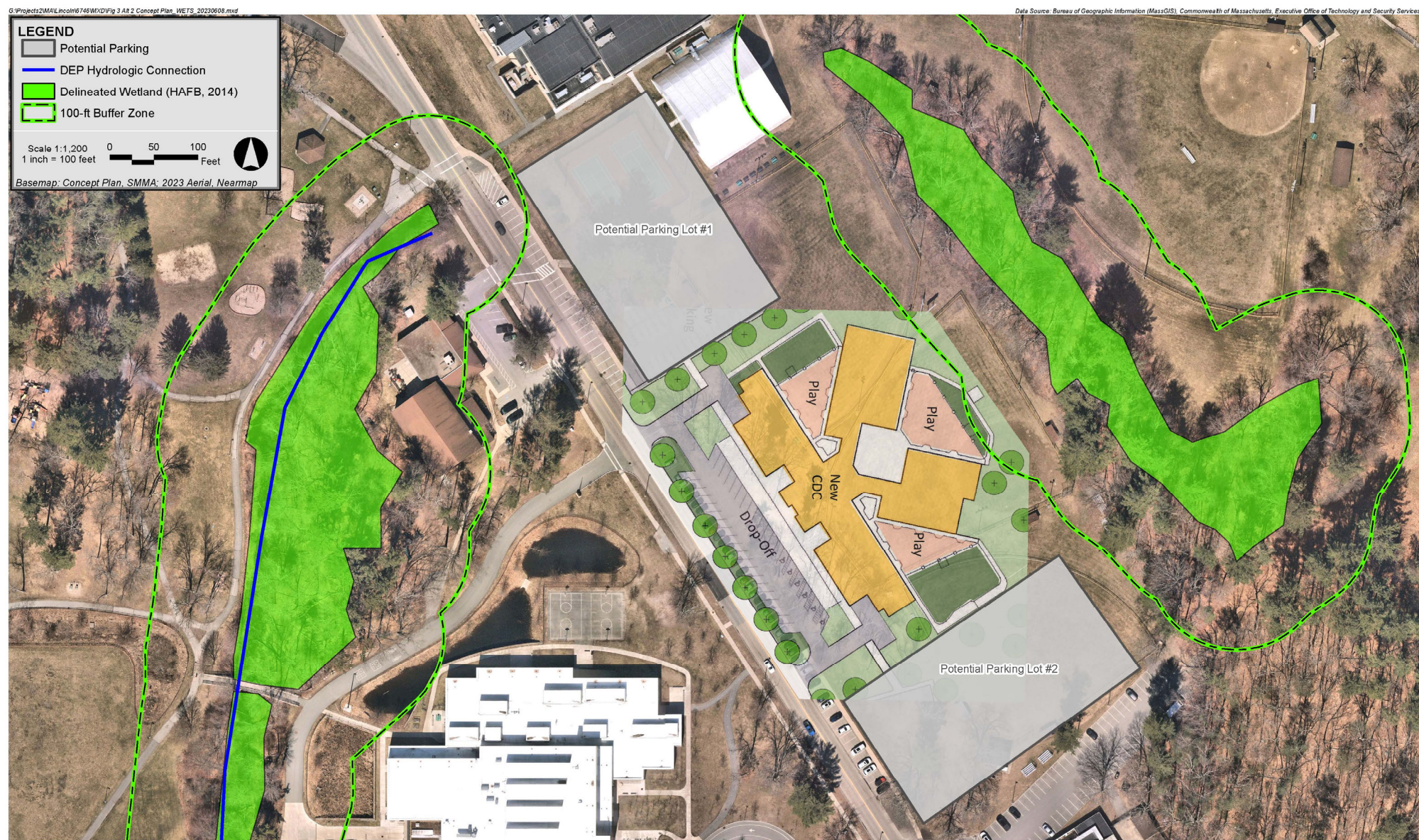
Area of Potential Effect



Archaeological Resource Potential Area

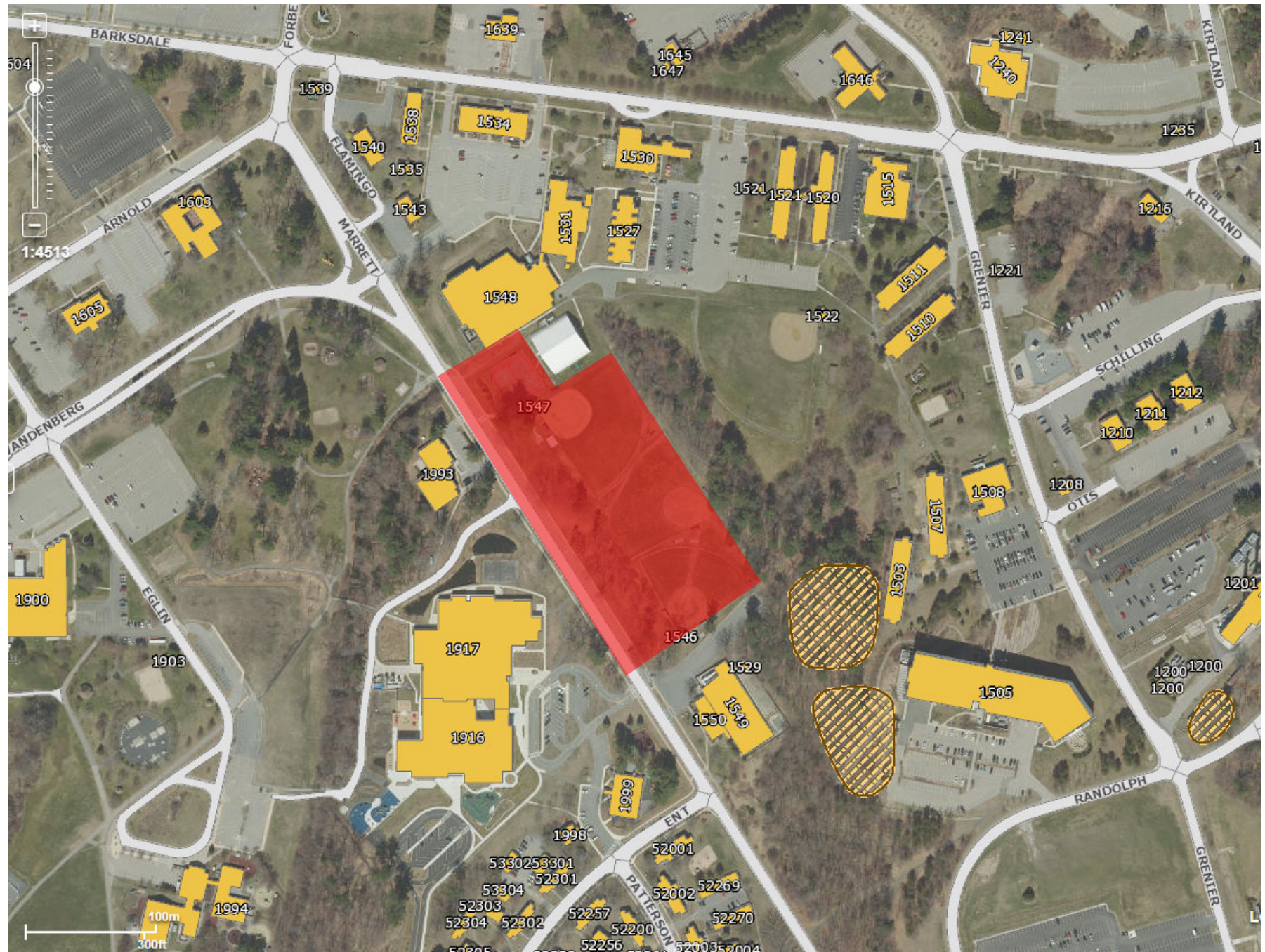
Current as of 28 Jun 2023

Alternative 2 Child Development Center – Concept Plan



Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Alternative 2 Child Development Center – Area of Potential Effect



Area of Potential Effect



Archaeological Resource Potential Area

Current as of 28 Jun 2023



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 10, 2023

Mr. Randy K. Robertson
Installation Tribal Liaison Officer
20 Schilling Circle, Bldg 1305
Hanscom AFB MA 01731-2800

Mr. David Weeden
Tribal Historic Preservation Officer
Mashpee Wampanoag Tribe
483 Great Neck Road
Mashpee, MA 02649-3707

Dear Mr. Weeden:

The Department of the Air Force (DAF) is proposing an undertaking at Hanscom AFB (HAFB) in Lincoln, MA. The proposed undertaking would construct a 36,721 square foot (SF) Child Development Center along with parking, supporting infrastructure, and playgrounds, to meet new Department of Defense guidelines for every military installation to provide childcare services to meet 100% of the total base requirement. Total impacted area would be approximately two acres. HAFB is considering two alternative locations for the facility, both on HAFB property, as identified in the attached area location map (alternatives 1 and 2). Alternatives 3 and 4 identified on the map are not being carried forward for evaluation due to site limitations. Site concept plans for each of the two alternatives are included in the attachment.

The Area of Potential Effect (APE) for the proposed undertaking is delineated separately for each alternative as shown in the attachments. Each APE includes the footprint of new facility, adjacent new parking lot, the areas where the relocation and extension of existing utilities will be located, as well as the areas that will be used for the staging of construction equipment. This analysis includes an assessment of both alternatives.

As it relates to alternative 1 (the preferred alternative), construction would occur on the site of a former temporary school. As it relates to alternative 2, construction would occur on the site of existing sports and recreation fields.

As it relates to both alternatives 1 and 2, the existing conditions and potential effects are identical. No existing facilities would be affected. Two archaeology surveys have been conducted within the APEs. In 1992, PAL conducted a reconnaissance survey as part of a Section 110 investigation, with extensive background research, a walkover survey, and limited subsurface testing. Based on this survey, 34 areas of moderate to high potential for archaeological sensitivity were identified within HAFB. We note that none of these 34 areas lie within or adjacent to either APE. In addition, 1998, Parsons Engineering Science, Inc. conducted additional Phase I archaeological testing in compliance with Section 110 of the NHPA at the

previously identified 34 areas. The survey concluded that no significant historical or archaeological resources were encountered in the survey. In its June 22, 1998 letter regarding this survey report, the Massachusetts Historical Commission concurred with the finding, saying that no further archaeological research was warranted for the surveyed areas. As we do in all ground disturbing projects, we will incorporate the provisions for inadvertent discovery of archaeological resources into the project requirements.

Federal agencies are required to consult with tribes when an agency action might affect historic properties of religious and cultural significance to the tribes. Hanscom AFB is unaware of any such properties on the installation, nevertheless, in order to help us fulfill that obligation, we ask for your assistance in identifying any such properties on Hanscom AFB, and particularly, within the project's APE that may be of significance to the Tribe. This would include, but not be limited to, archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural properties and landscapes, plant and animal communities, and buildings and structures with significant tribal association. Your input will not affect the handling or disposition of human remains, funerary objects, sacred objects, or objects of cultural patrimony under the Native American Graves Protection and Repatriation Act. In the event such items are discovered, we will contact you regarding their handling and disposition.

We respectfully seek your input within 30 days from receipt of this letter. If you have any questions or if you need additional information, please feel free to contact me at (781) 632-2352 or our installation cultural resources manager, Mr. Scott Sheehan, at scott.sheehan.l@us.af.mil or at (781) 367-7168. Thank you for your consideration and I look forward to hearing from you.

Sincerely

RANDY K. ROBERTSON, NH-04
Installation Tribal Liaison Officer

5 Attachments:

1. Area Location Map
2. Alternative 1 Concept Plan
3. Alternative 1 Area of Potential Effect
4. Alternative 2 Concept Plan
5. Alternative 2 Area of Potential Effect

Child Development Center – Area Location Map



Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts



Figure 2
Aerial Locus Map

Alternative 1 Child Development Center – Concept Plan

G:\Projects\2016\Lincoln\6746\W\CD\Fig 3 Alt 1 Concept Plan.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

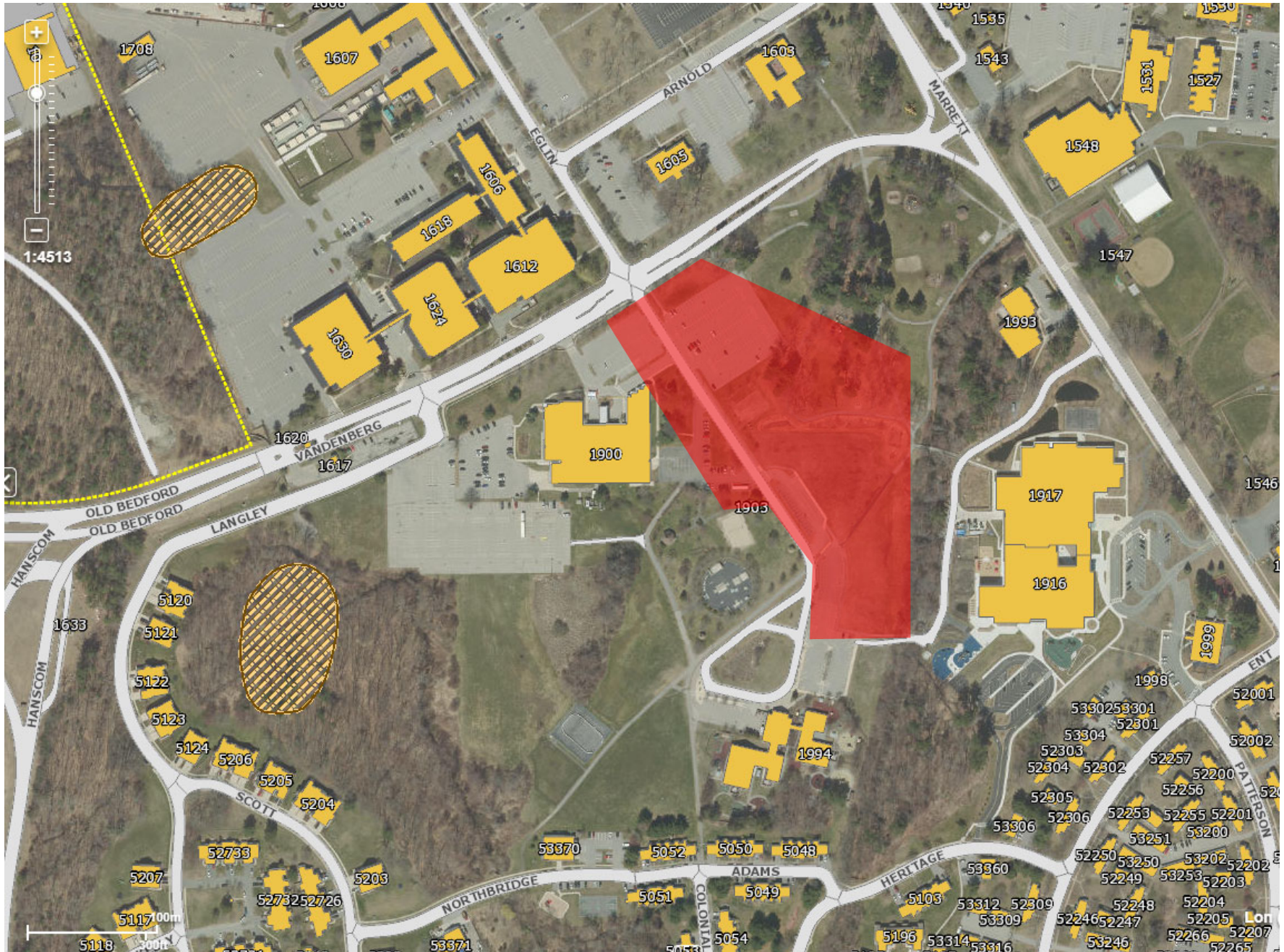


Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Epsilon
ASSOCIATES, INC.

Figure 3A
Preferred Alternative (Alternative 1) - Concept Plan

Alternative 1 Child Development Center – Area of Potential Effect



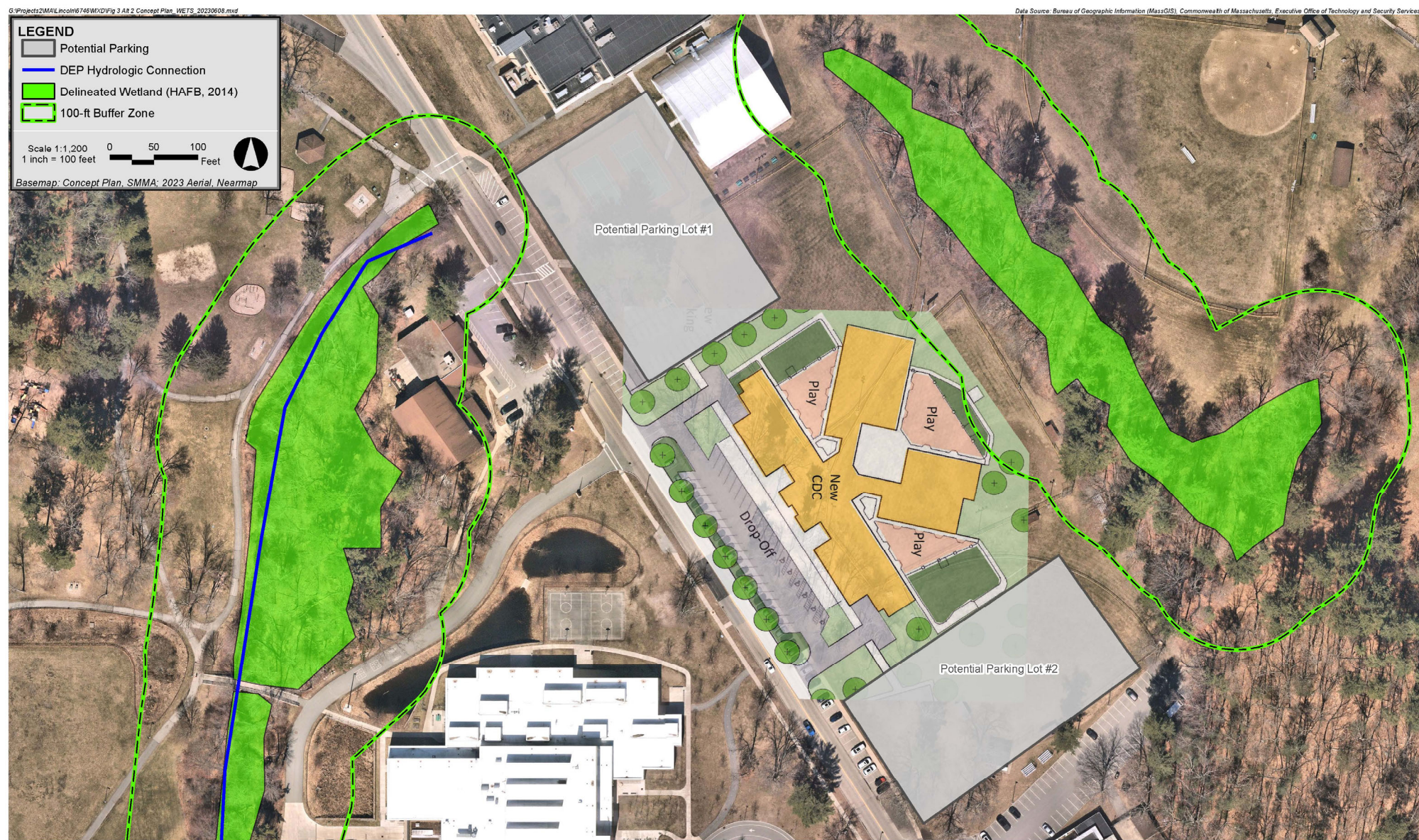
Area of Potential Effect



Archaeological Resource Potential Area

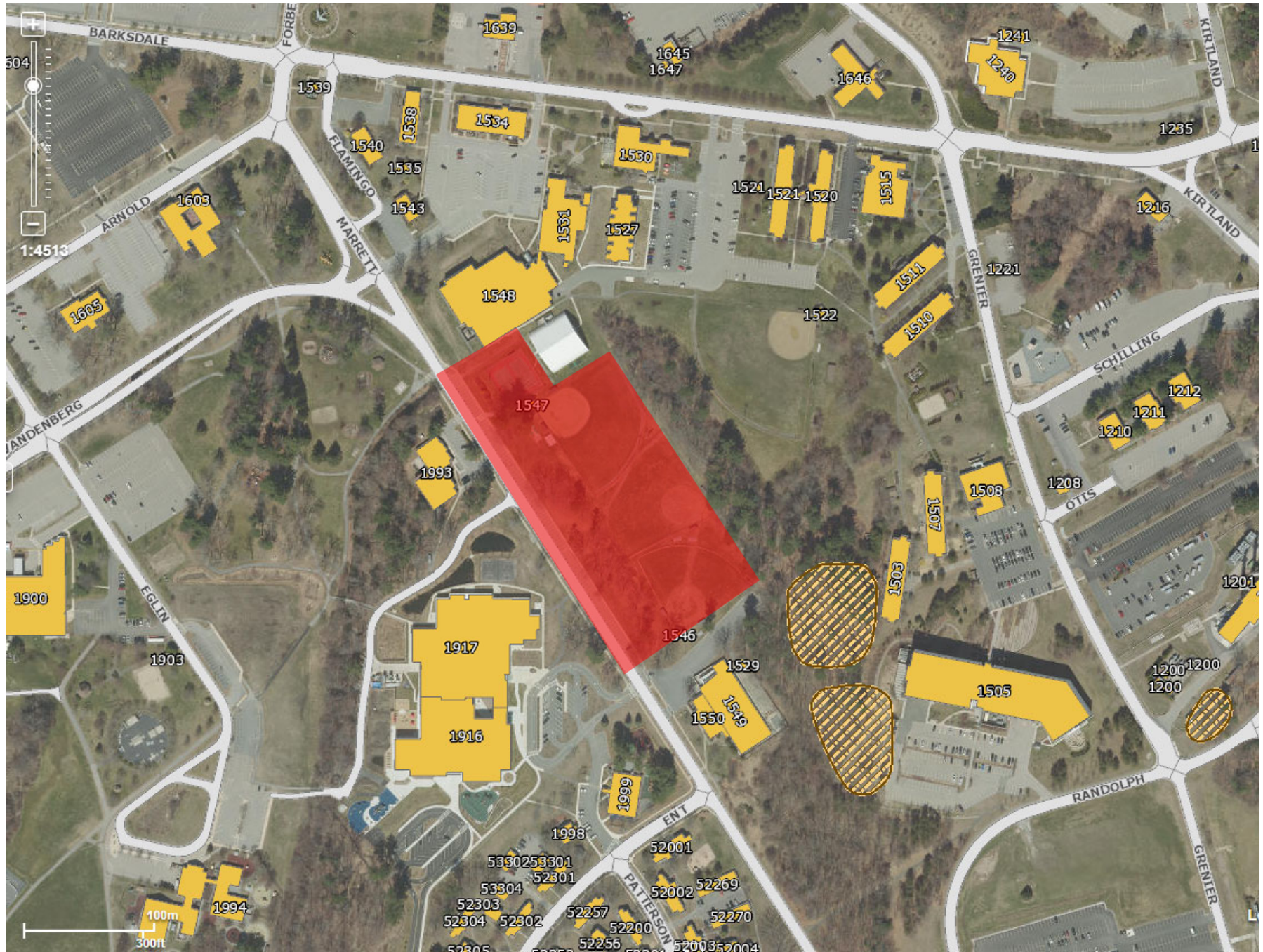
Current as of 28 Jun 2023


Alternative 2 Child Development Center – Concept Plan




Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Alternative 2 Child Development Center – Area of Potential Effect



 Area of Potential Effect

 Archaeological Resource Potential Area

Current as of 28 Jun 2023



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSKOM AIR FORCE BASE MASSACHUSETTS**

July 10, 2023

Mr. Randy K. Robertson
Installation Tribal Liaison Officer
20 Schilling Circle, Bldg 1305
Hanscom AFB MA 01731-2800

Ms. Bettina Washington, THPO
Wampanoag Tribe of Gay Head (Aquinnah)
20 Black Brook Rd.
Aquinnah, MA 02535-9701

Dear Ms. Washington:

The Department of the Air Force (DAF) is proposing an undertaking at Hanscom AFB (HAFB) in Lincoln, MA. The proposed undertaking would construct a 36,721 square foot (SF) Child Development Center along with parking, supporting infrastructure, and playgrounds, to meet new Department of Defense guidelines for every military installation to provide childcare services to meet 100% of the total base requirement. Total impacted area would be approximately two acres. HAFB is considering two alternative locations for the facility, both on HAFB property, as identified in the attached area location map (alternatives 1 and 2). Alternatives 3 and 4 identified on the map are not being carried forward for evaluation due to site limitations. Site concept plans for each of the two alternatives are included in the attachment.

The Area of Potential Effect (APE) for the proposed undertaking is delineated separately for each alternative as shown in the attachments. Each APE includes the footprint of new facility, adjacent new parking lot, the areas where the relocation and extension of existing utilities will be located, as well as the areas that will be used for the staging of construction equipment. This analysis includes an assessment of both alternatives.

As it relates to alternative 1 (the preferred alternative), construction would occur on the site of a former temporary school. As it relates to alternative 2, construction would occur on the site of existing sports and recreation fields.

As it relates to both alternatives 1 and 2, the existing conditions and potential effects are identical. No existing facilities would be affected. Two archaeology surveys have been conducted within the APEs. In 1992, PAL conducted a reconnaissance survey as part of a Section 110 investigation, with extensive background research, a walkover survey, and limited subsurface testing. Based on this survey, 34 areas of moderate to high potential for archaeological sensitivity were identified within HAFB. We note that none of these 34 areas lie within or adjacent to either APE. In addition, 1998, Parsons Engineering Science, Inc. conducted additional Phase I archaeological testing in compliance with Section 110 of the NHPA at the previously identified 34 areas. The survey concluded that no significant historical or

archaeological resources were encountered in the survey. In its June 22, 1998 letter regarding this survey report, the Massachusetts Historical Commission concurred with the finding, saying that no further archaeological research was warranted for the surveyed areas. As we do in all ground disturbing projects, we will incorporate the provisions for inadvertent discovery of archaeological resources into the project requirements.

Federal agencies are required to consult with tribes when an agency action might affect historic properties of religious and cultural significance to the tribes. Hanscom AFB is unaware of any such properties on the installation, nevertheless, in order to help us fulfill that obligation, we ask for your assistance in identifying any such properties on Hanscom AFB, and particularly, within the project's APE that may be of significance to the Tribe. This would include, but not be limited to, archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural properties and landscapes, plant and animal communities, and buildings and structures with significant tribal association. Your input will not affect the handling or disposition of human remains, funerary objects, sacred objects, or objects of cultural patrimony under the Native American Graves Protection and Repatriation Act. In the event such items are discovered, we will contact you regarding their handling and disposition.

We respectfully seek your input within 30 days from receipt of this letter. If you have any questions or if you need additional information, please feel free to contact me at (781) 632-2352 or our installation cultural resources manager, Mr. Scott Sheehan, at scott.sheehan.l@us.af.mil or at (781) 367-7168. Thank you for your consideration and I look forward to hearing from you.

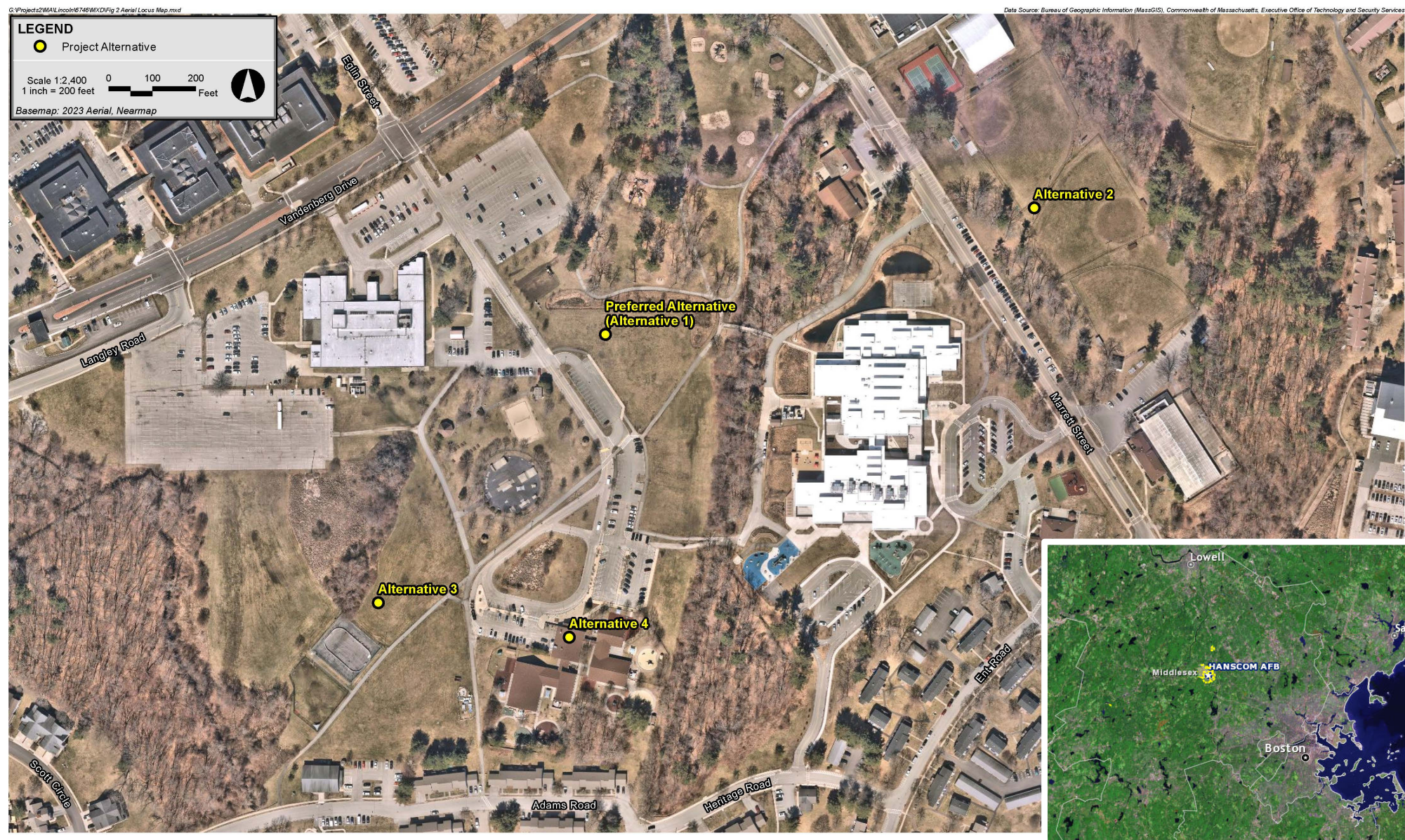
Sincerely

RANDY K. ROBERTSON, NH-04
Installation Tribal Liaison Officer

5 Attachments:

1. Area Location Map
2. Alternative 1 Concept Plan
3. Alternative 1 Area of Potential Effect
4. Alternative 2 Concept Plan
5. Alternative 2 Area of Potential Effect

Child Development Center – Area Location Map



Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts

Alternative 1 Child Development Center – Concept Plan

G:\Projects\2016\Lincoln\6746\W\CD\Fig 3 Alt 1 Concept Plan.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



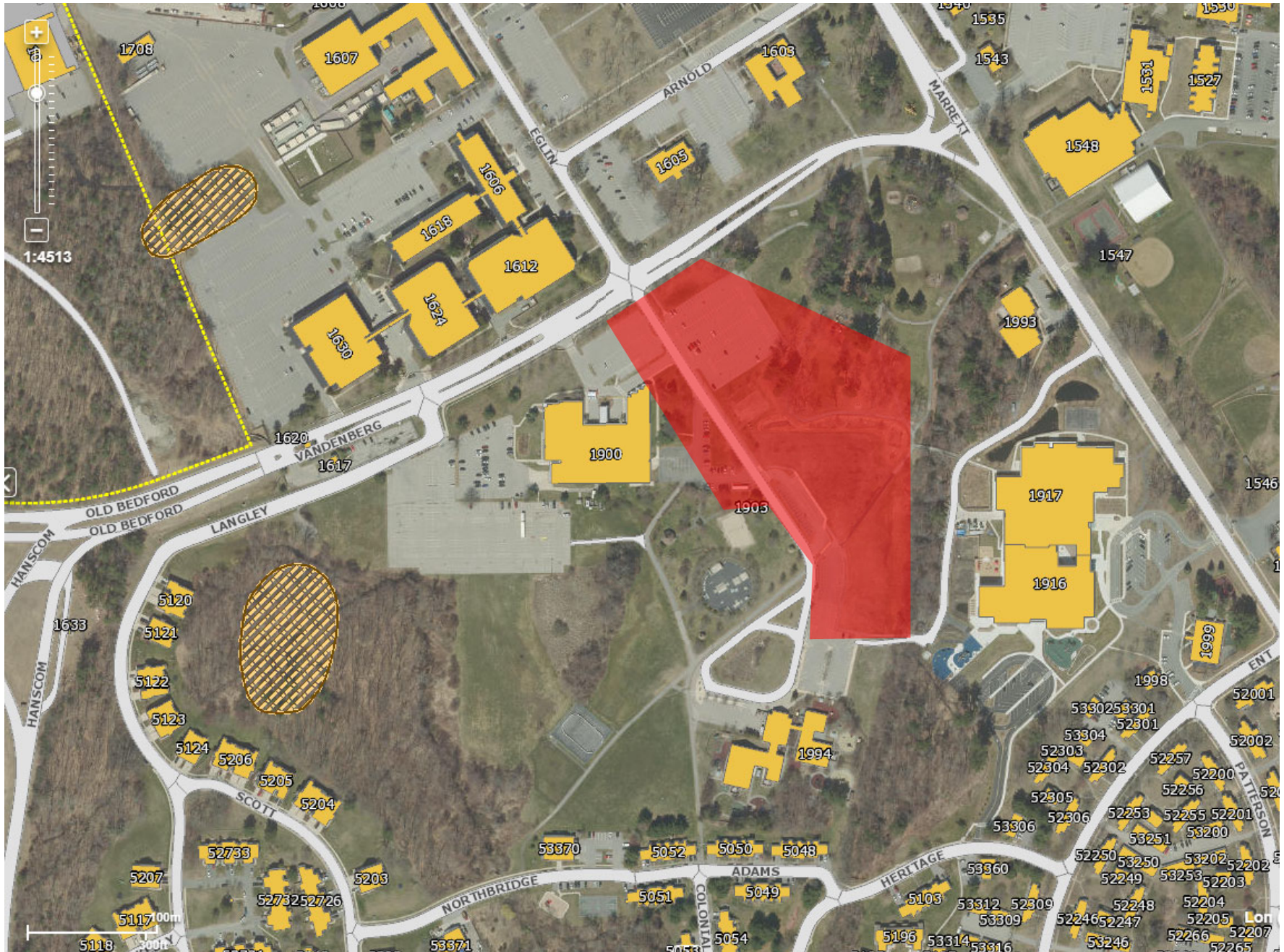
Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Epsilon
ASSOCIATES, INC.

Figure 3A

Preferred Alternative (Alternative 1) - Concept Plan

Alternative 1 Child Development Center – Area of Potential Effect



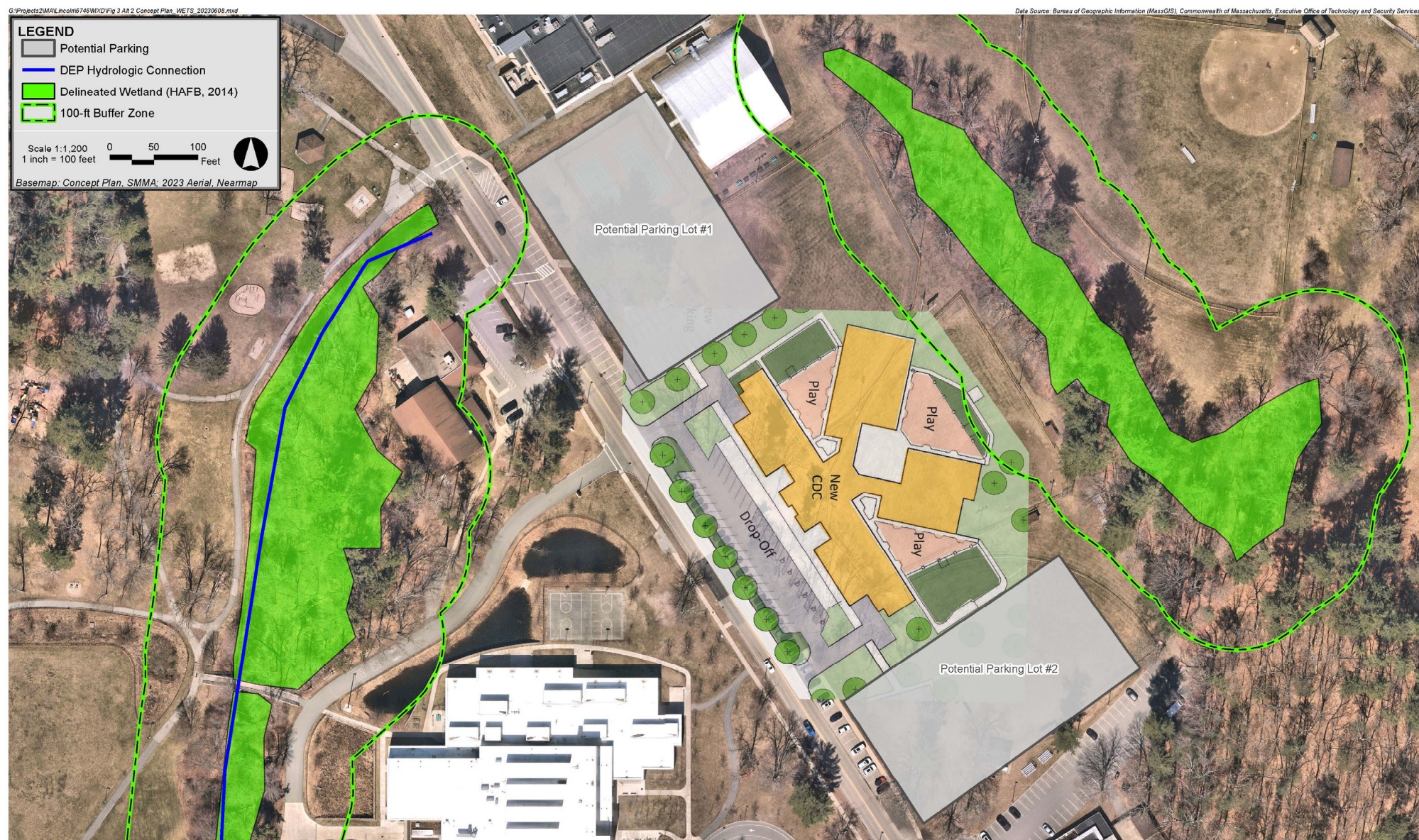
Area of Potential Effect



Archaeological Resource Potential Area

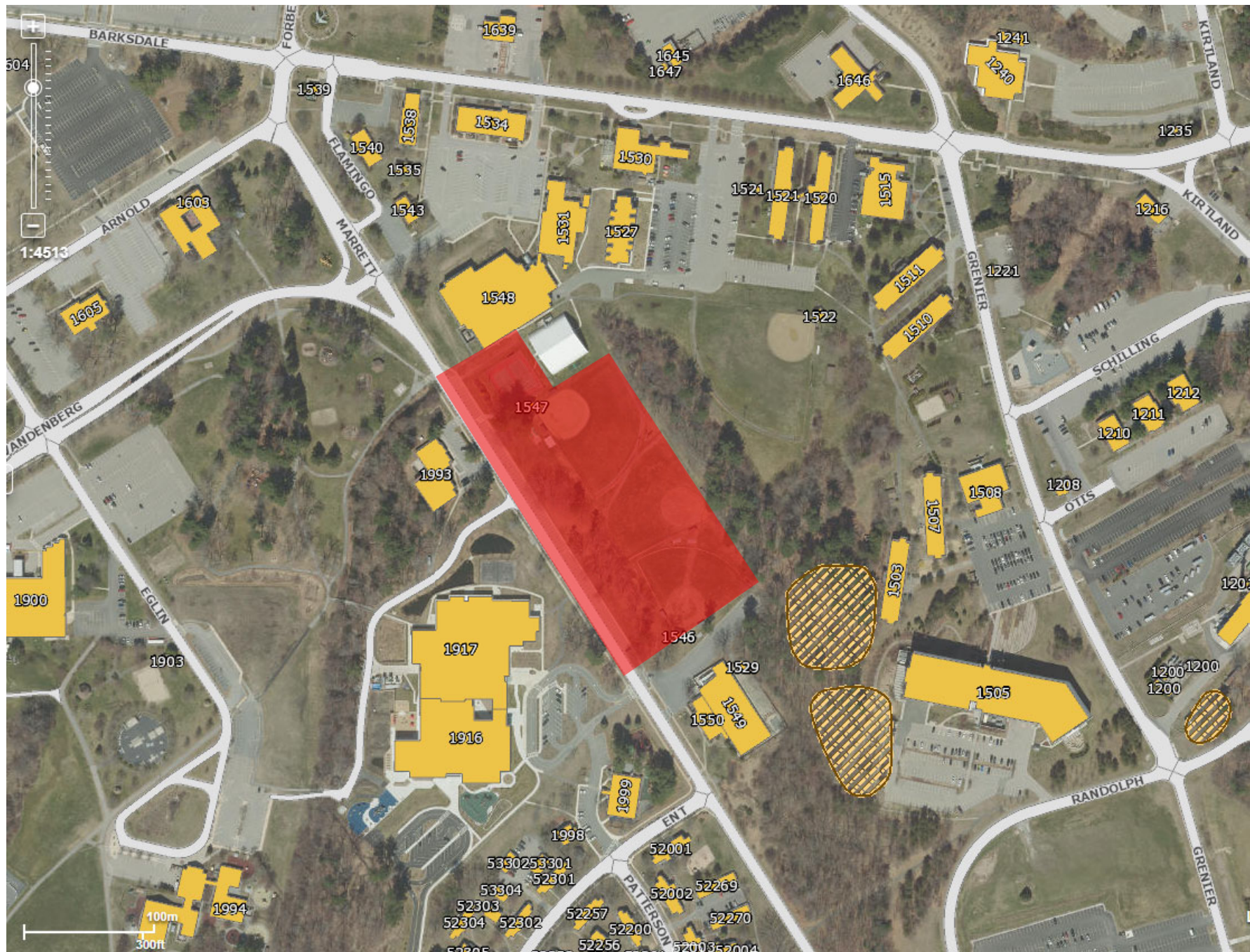
Current as of 28 Jun 2023


Alternative 2 Child Development Center – Concept Plan




Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Alternative 2 Child Development Center – Area of Potential Effect



 Area of Potential Effect

 Archaeological Resource Potential Area

Current as of 28 Jun 2023



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 10, 2023

Mr. Randy K. Robertson
Installation Tribal Liaison Officer
20 Schilling Circle, Bldg 1305
Hanscom AFB MA 01731-2800

Mr. John Brown
Tribal Historic Preservation Officer
Narragansett Indian Tribe
P.O. Box 268
Charleston, RI 02813-3428

Dear Mr. Brown:

The Department of the Air Force (DAF) is proposing an undertaking at Hanscom AFB (HAFB) in Lincoln, MA. The proposed undertaking would construct a 36,721 square foot (SF) Child Development Center along with parking, supporting infrastructure, and playgrounds, to meet new Department of Defense guidelines for every military installation to provide childcare services to meet 100% of the total base requirement. Total impacted area would be approximately two acres. HAFB is considering two alternative locations for the facility, both on HAFB property, as identified in the attached area location map (alternatives 1 and 2). Alternatives 3 and 4 identified on the map are not being carried forward for evaluation due to site limitations. Site concept plans for each of the two alternatives are included in the attachment.

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previously identified 34 areas. The survey concluded that no significant historical or archaeological resources were encountered in the survey. In its June 22, 1998 letter regarding this survey report, the Massachusetts Historical Commission concurred with the finding, saying that no further archaeological research was warranted for the surveyed areas. As we do in all ground disturbing projects, we will incorporate the provisions for inadvertent discovery of archaeological resources into the project requirements.

Federal agencies are required to consult with tribes when an agency action might affect historic properties of religious and cultural significance to the tribes. Hanscom AFB is unaware of any such properties on the installation, nevertheless, in order to help us fulfill that obligation, we ask for your assistance in identifying any such properties on Hanscom AFB, and particularly, within the project's APE that may be of significance to the Tribe. This would include, but not be limited to, archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural properties and landscapes, plant and animal communities, and buildings and structures with significant tribal association. Your input will not affect the handling or disposition of human remains, funerary objects, sacred objects, or objects of cultural patrimony under the Native American Graves Protection and Repatriation Act. In the event such items are discovered, we will contact you regarding their handling and disposition.

We respectfully seek your input within 30 days from receipt of this letter. If you have any questions or if you need additional information, please feel free to contact me at (781) 632-2352 or our installation cultural resources manager, Mr. Scott Sheehan, at scott.sheehan.l@us.af.mil or at (781) 367-7168. Thank you for your consideration and I look forward to hearing from you.

Sincerely

RANDY K. ROBERTSON, NH-04
Installation Tribal Liaison Officer

5 Attachments:

1. Area Location Map
2. Alternative 1 Concept Plan
3. Alternative 1 Area of Potential Effect
4. Alternative 2 Concept Plan
5. Alternative 2 Area of Potential Effect

Child Development Center – Area Location Map



Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts

Alternative 1 Child Development Center – Concept Plan

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Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



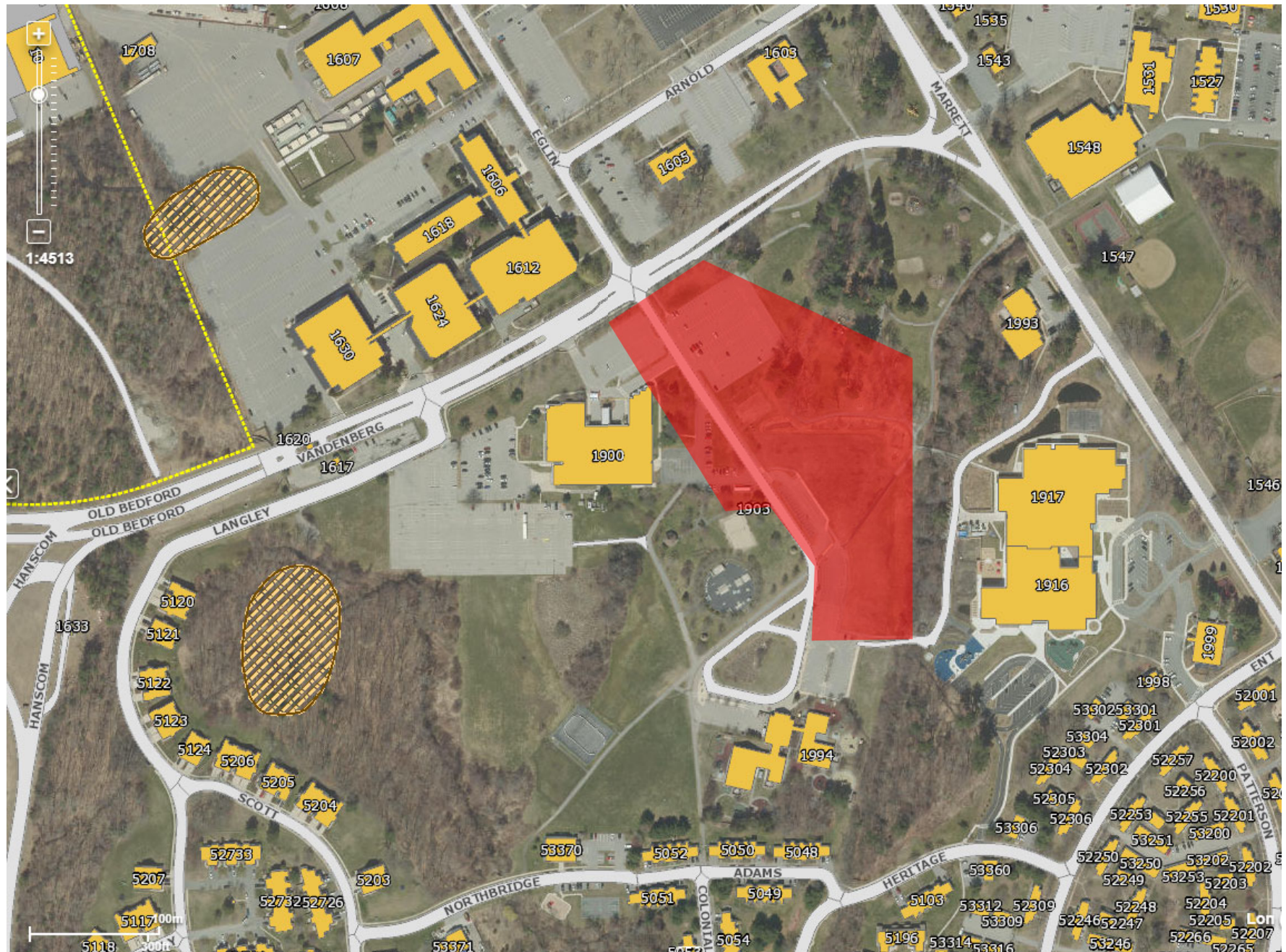
Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Epsilon
ASSOCIATES, INC.

Figure 3A

Preferred Alternative (Alternative 1) - Concept Plan

Alternative 1 Child Development Center – Area of Potential Effect



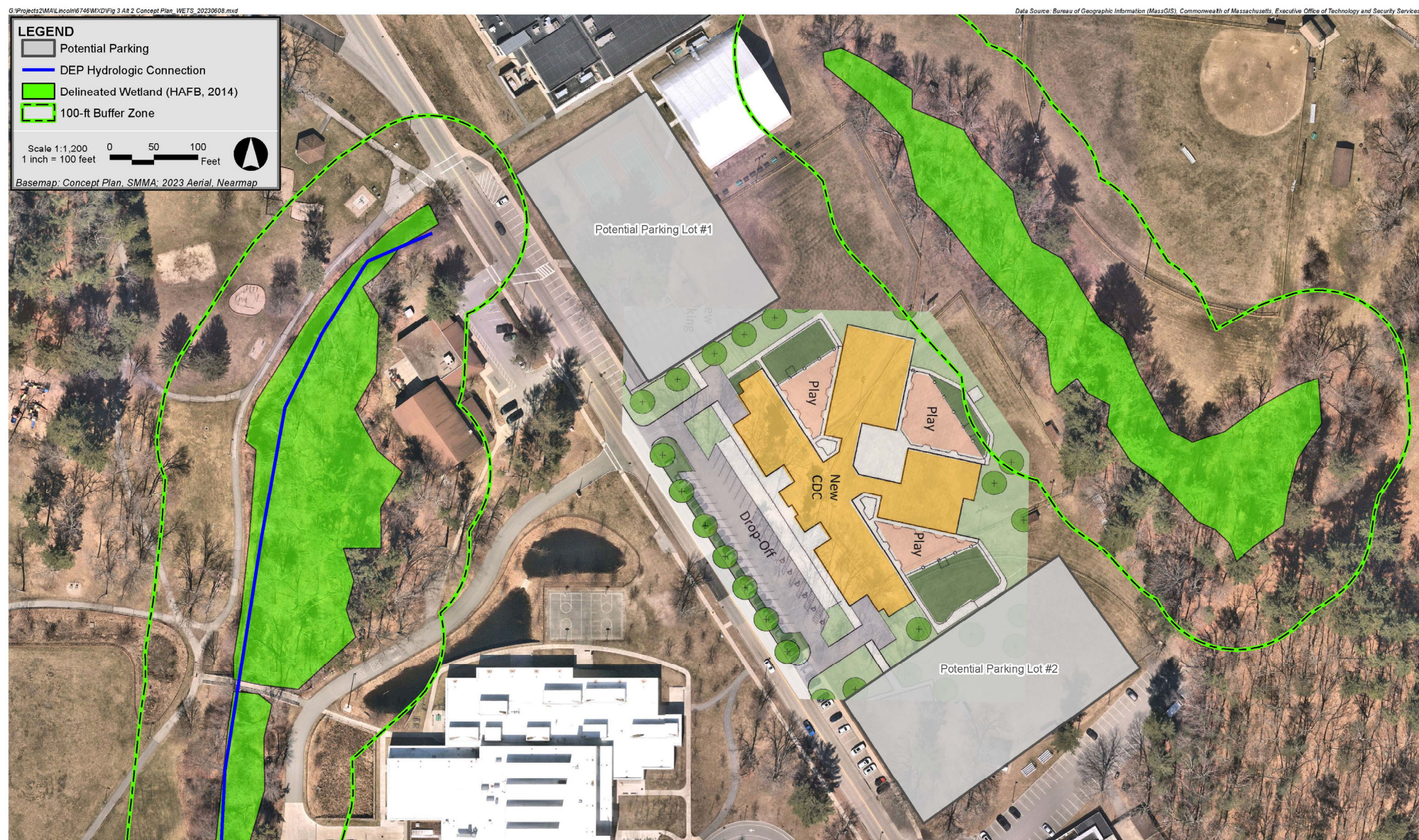
Area of Potential Effect



Archaeological Resource Potential Area

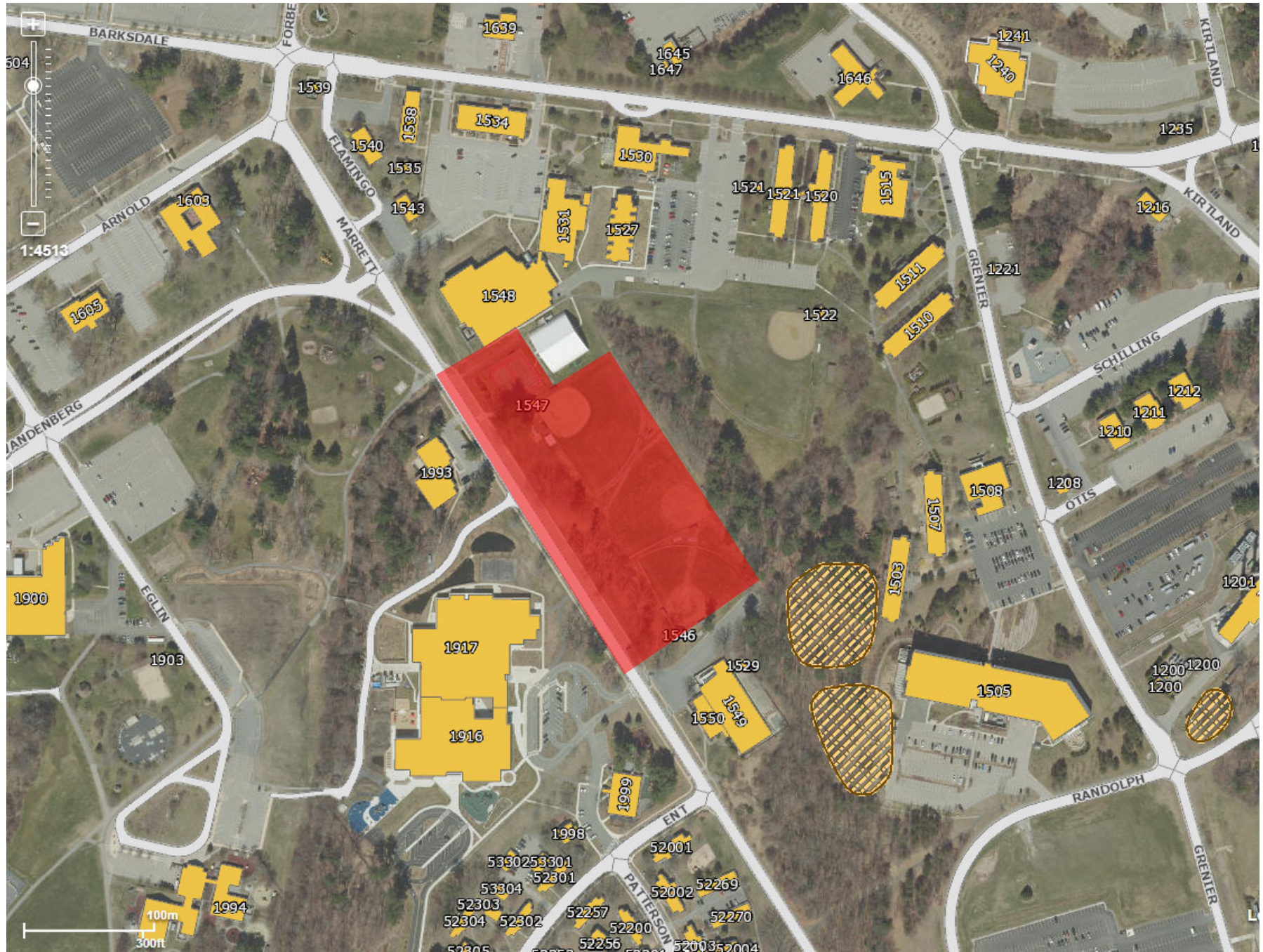
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
Alternative 2 Child Development Center – Concept Plan




Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

Alternative 2 Child Development Center – Area of Potential Effect



 Area of Potential Effect

 Archaeological Resource Potential Area

Current as of 28 Jun 2023

SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE

From: SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE
Sent: Tuesday, July 11, 2023 8:56 AM
To: 106Review@mwtribe-nsn.gov; David.Weeden@mwtribe-NSN.gov
Cc: ROBERTSON, RANDY K CIV USAF AFMC 66 ABG/XP; RENZONI, ANTHONY M NH-03 USAF AFMC 66 ABG/XP; MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE; KERNUSKY, GLEN CIV USAF AFMC 66 ABG/66 ABG/PA
Subject: Section 106 - Hanscom AFB - Construct Child Development Center
Attachments: 2022-0102-04 - HAFB - CDC Consultation.pdf
Signed By: scott.sheehan.1@us.af.mil

Dear Mr. Weeden,

The Department of the Air Force (DAF) is proposing to construct a new Child Development Center on Hanscom Air Force Base in Lincoln, MA. With this letter, we seek your input on the proposed action. If you choose to provide input, we ask that you respond within 30 days from the receipt of this letter. If you have any questions or need any additional information, please do not hesitate to contact me at the email or phone number below.

A hardcopy of the attached letter was mailed to your office today.

Kind regards,
Scott Sheehan

//signed//
SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Cultural Resources Manager
66 ABG/CEIE
120 Grenier Street, B1825
Hanscom AFB. MA 01731-1910
Phone - 781.367.7168

SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE

From: SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE
Sent: Tuesday, July 11, 2023 8:53 AM
To: thpo@wampanoagtribe-nsn.gov; bettina@wampanoagtribe-nsn.gov
Cc: ROBERTSON, RANDY K CIV USAF AFMC 66 ABG/XP; RENZONI, ANTHONY M NH-03 USAF AFMC 66 ABG/XP; MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE
Subject: Section 106 - Hanscom AFB - Construct Child Development Center
Attachments: 2022-0102-05 - HAFB - CDC Consultation.pdf
Signed By: scott.sheehan.1@us.af.mil

Dear Ms. Washington,

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A hardcopy of the attached letter was mailed to your office today.

Kind regards,
Scott Sheehan

//signed//
SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Cultural Resources Manager
66 ABG/CEIE
120 Grenier Street, B1825
Hanscom AFB. MA 01731-1910
Phone - 781.367.7168

SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE

From: SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE
Sent: Tuesday, July 11, 2023 8:56 AM
To: John Brown, THPO [Narragansett Indian Tribe]
Cc: Doug Harris, Deputy THPO [Narragansett Indian Tribe]; ROBERTSON, RANDY K CIV USAF AFMC 66 ABG/XP; RENZONI, ANTHONY M NH-03 USAF AFMC 66 ABG/XP; MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE; KERNUSKY, GLEN CIV USAF AFMC 66 ABG/66 ABG/PA
Subject: Section 106 - Hanscom AFB - Construct Child Development Center
Attachments: 2022-0102-06 - HAFB - CDC Consultation.pdf
Signed By: scott.sheehan.1@us.af.mil

Dear Mr. Brown,

The Department of the Air Force (DAF) is proposing to construct a new Child Development Center on Hanscom Air Force Base in Lincoln, MA. With this letter, we seek your input on the proposed action. If you choose to provide input, we ask that you respond within 30 days from the receipt of this letter. If you have any questions or need any additional information, please do not hesitate to contact me at the email or phone number below.

A hardcopy of the attached letter was mailed to your office today.

Kind regards,
Scott Sheehan

//signed//
SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Cultural Resources Manager
66 ABG/CEIE
120 Grenier Street, B1825
Hanscom AFB. MA 01731-1910
Phone - 781.367.7168



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:

July 17, 2023

Project Code: 2023-0105239

Project Name: Hanscom - New Child Development (CDC) Center (Preferred Alternative)

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2023-0105239

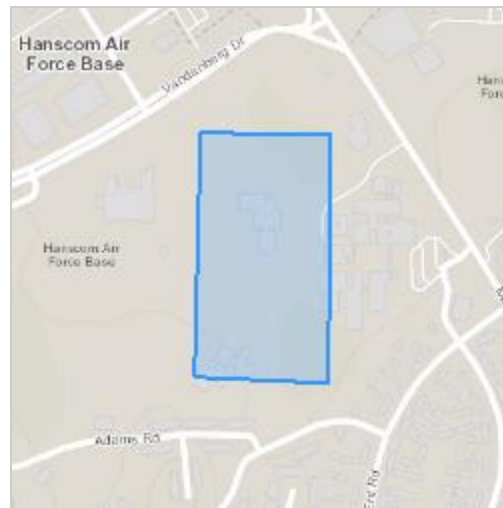
Project Name: Hanscom - New Child Development (CDC) Center (Preferred Alternative)

Project Type: Government / Municipal (Non-Military) Construction

Project Description: Construct a new CDC at the preferred alternative site.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.4571739,-71.28039916312622,14z>



Counties: Middlesex County, Massachusetts

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Air Force
Name: Scott Sheehan
Address: 120 Grenier Street, B1825
City: Hanscom AFB
State: MA
Zip: 01731
Email: scott.sheehan.1@us.af.mil
Phone: 7812256144



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:

July 17, 2023

Project code: 2023-0105239

Project Name: Hanscom - New Child Development (CDC) Center (Preferred Alternative)

Federal Nexus: yes

Federal Action Agency (if applicable): Air Force

Subject: Record of project representative's no effect determination for 'Hanscom - New Child Development (CDC) Center (Preferred Alternative)'

Dear Scott Sheehan:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 17, 2023, for 'Hanscom - New Child Development (CDC) Center (Preferred Alternative)' (here forward, Project). This project has been assigned Project Code 2023-0105239 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project has reached the determination of "No Effect" on the northern long-eared bat. To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed

action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

Based upon your IPaC submission, your project has reached the determination of “No Effect” on the northern long-eared bat. If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2023-0105239 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Hanscom - New Child Development (CDC) Center (Preferred Alternative)

2. Description

The following description was provided for the project 'Hanscom - New Child Development (CDC) Center (Preferred Alternative)':

Construct a new CDC at the preferred alternative site.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.4571739,-71.28039916312622,14z>



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the Endangered northern long-eared bat (*Myotis septentrionalis*). Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Do you have post-white nose syndrome occurrence data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed acoustic detections. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

No

3. Does any component of the action involve construction or operation of wind turbines?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

4. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

5. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

6. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

Yes

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

9. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the [effects of any activities](#) that would not occur but for the proposed action.

If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer “No” below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project’s action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a “no effect” determination for the northern long-eared bat.

Note: Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer “No” and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of [Effects of the Action](#) can be found here: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

Yes

PROJECT QUESTIONNAIRE

Will all project activities be completed by April 1, 2024?

No

IPAC USER CONTACT INFORMATION

Agency: Air Force

Name: Scott Sheehan

Address: 120 Grenier Street, B1825

City: Hanscom AFB

State: MA

Zip: 01731

Email: scott.sheehan.1@us.af.mil

Phone: 7812256144



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

June 30, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Margot R. Fleischman
10 Mudge Way
Bedford, MA 01730

Dear Ms. Fleischman

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66 ABG/CEIE
120 Grenier Street, B1825
Hanscom AFB, MA 01731-1910

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Sincerely

JIM MARAVELIAS, GS-11, DAF
NEPA/EIAP Manager

2 Attachments:

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Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts

Parties Contacted

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Bedford, MA 01730

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HANSCOM AIR FORCE BASE MASSACHUSETTS**

June 30, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Colleen Doyle
Bedford Town Manager
10 Mudge Way
Bedford, MA 01730

Dear Ms. Doyle

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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 6, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Linda Escobedo
Town House
22 Monument Square
Concord, MA 01742

Dear Ms. Linda Escobedo

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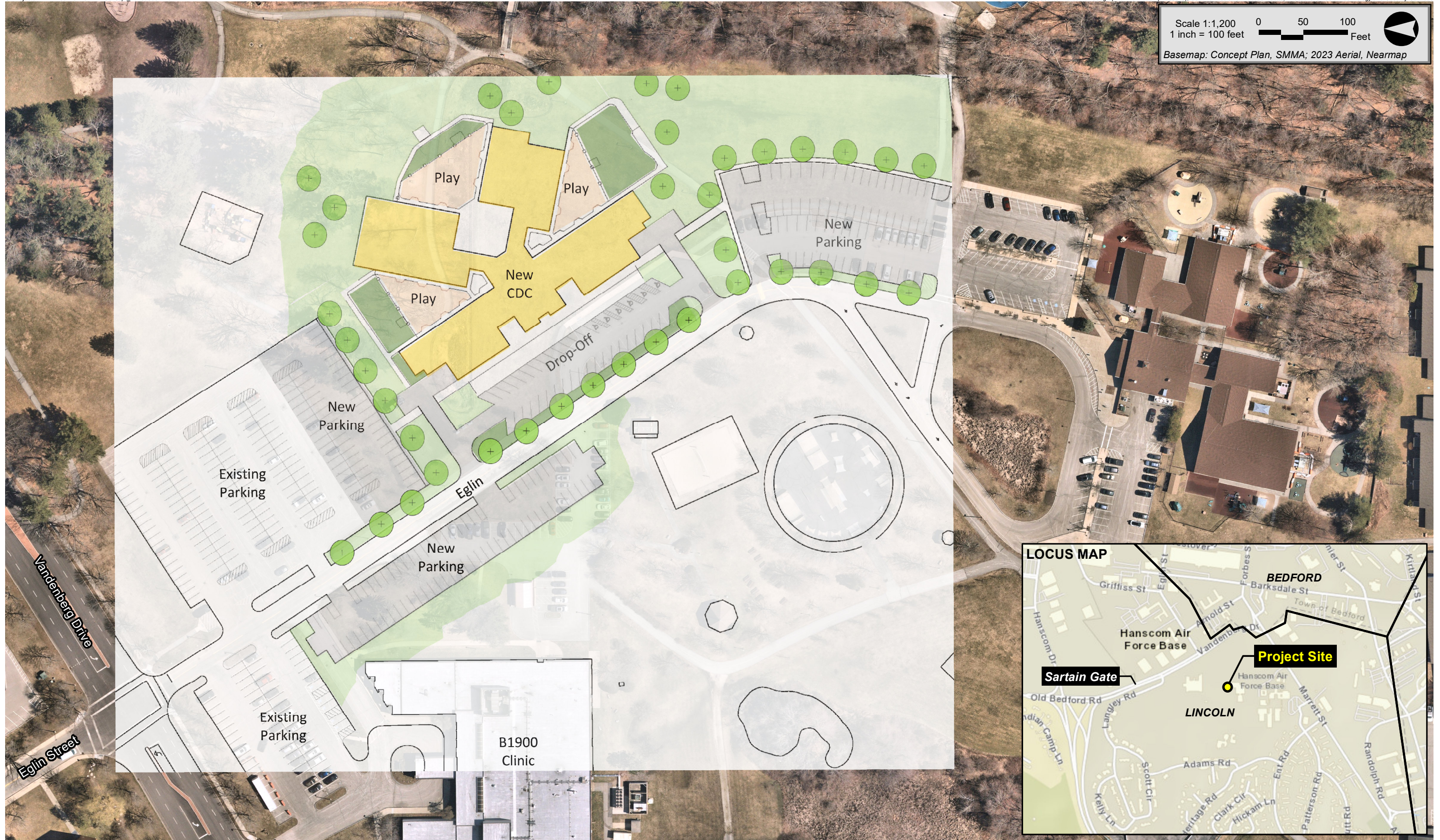
Sincerely

A handwritten signature in black ink, appearing to read "James P. Maravelias". The signature is fluid and cursive, with a long horizontal stroke at the end.

JIM MARAVELIAS, GS-11, DAF
NEPA/EIAP Manager

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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Mr. Matthew Johnson
Select Board Chair
P.O. Box 535
Concord, MA 01742

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JIM MARAVELIAS, GS-11, DAF
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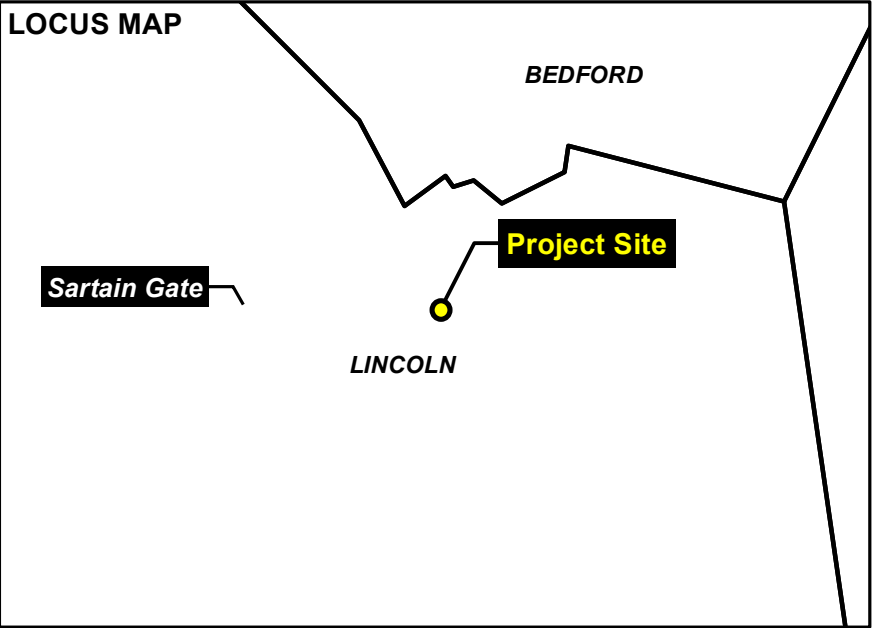
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Vandenberg Drive

Eglin Street



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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Kerry Lafluer
Town Manager
P.O. Box 535
Concord, MA 01742

Dear Ms. Lafluer

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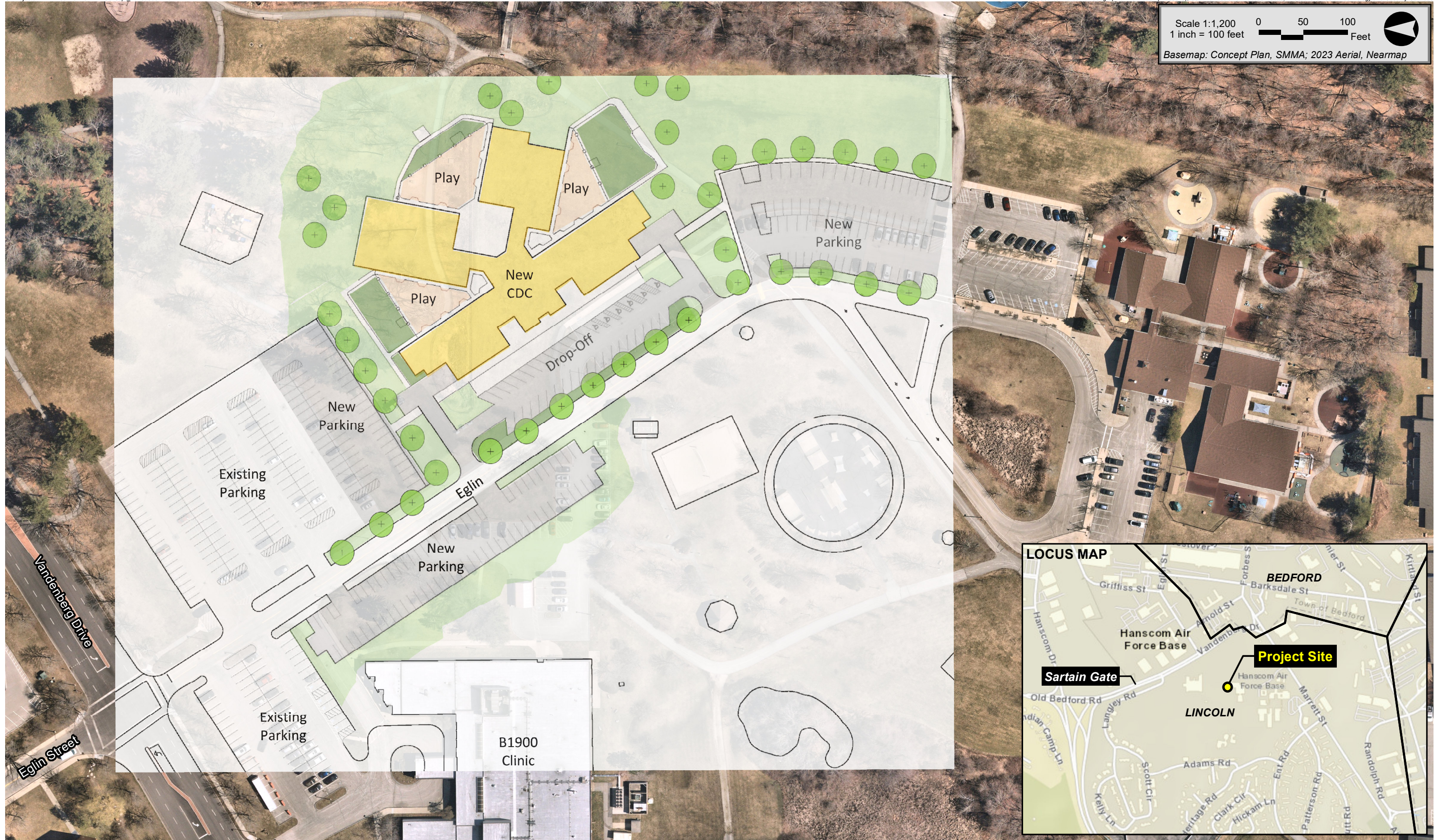
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NEPA/EIAP Manager

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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

June 30, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Emily Mitchell
10 Mudge Way
Bedford, MA 01730

Ms. Mitchell

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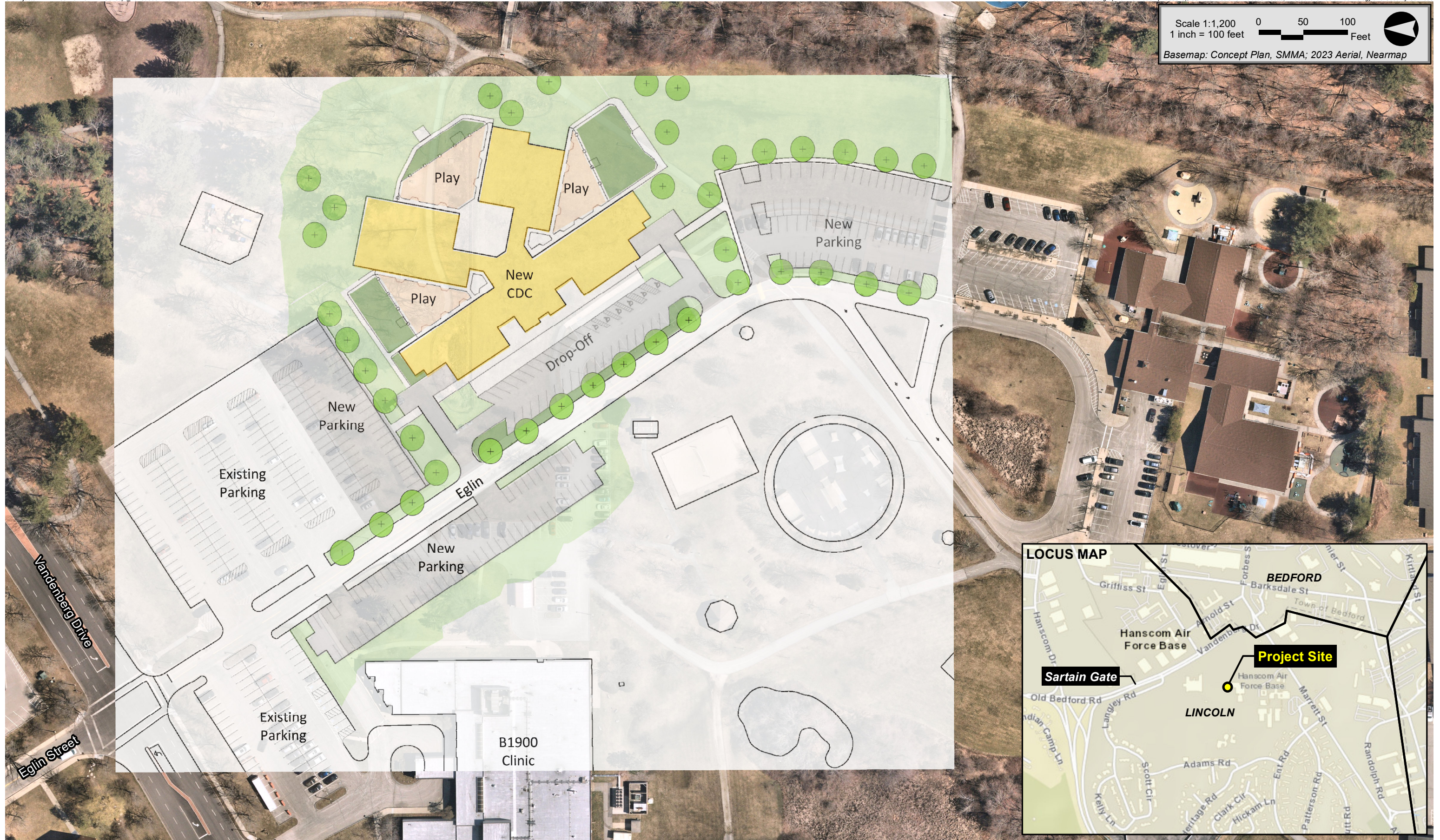
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JIM MARAVELIAS, GS-11, DAF
NEPA/EIAP Manager

2 Attachments:

1. Project Location Map
2. List of Parties Contacted



Hanscom Air Force Base - Child Development Center Lincoln, Masschusetts

Parties Contacted

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10 Mudge Way
Bedford, MA 01730

Ms. Colleen Doyle
Bedford Town Manager
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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Mr. Jonathan Dwyer
16 Lincoln Road
Lincoln, MA 01773

Dear Mr. Dwyer

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Hanscom AFB, MA 01731-1910

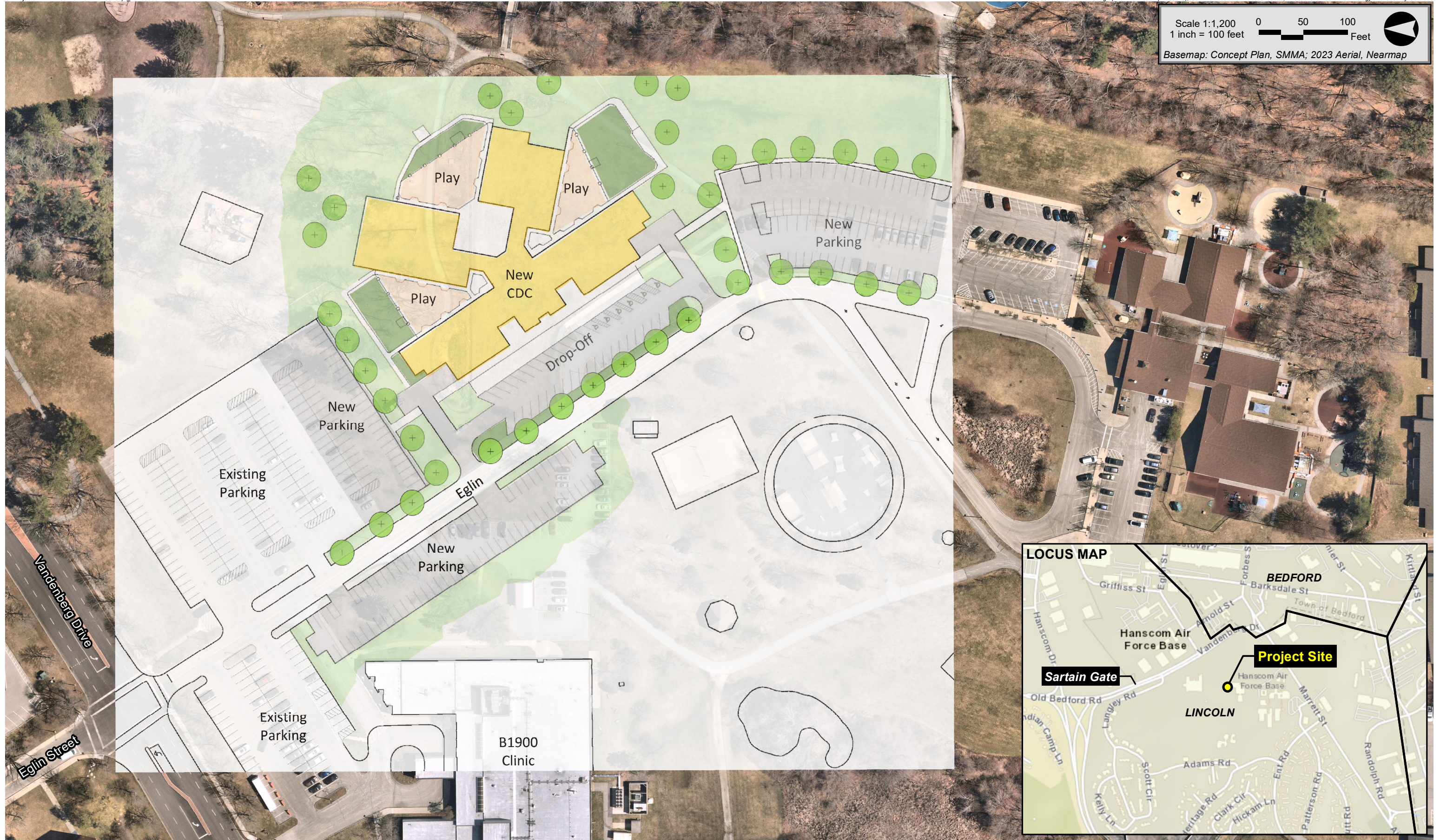
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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

June 30, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Suzanne Barry
Lexington Town Office Building
1625 Massachusetts Avenue
Lexington, MA 02420

Ms. Barry

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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Jill I. Hai
Select Board Chair
Town Office Building, 2nd Floor
1625 Massachusetts Avenue
Lexington, MA 02420

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Sincerely

A handwritten signature in black ink, appearing to read "James P. Maravelias". The signature is fluid and cursive, with a long horizontal stroke at the end.

JIM MARAVELIAS, GS-11, DAF
NEPA/EIAP Manager

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HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 5, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
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Mr. James Malloy
Lexington Town Manager
Town Office Building, 2nd Floor
1625 Massachusetts Avenue
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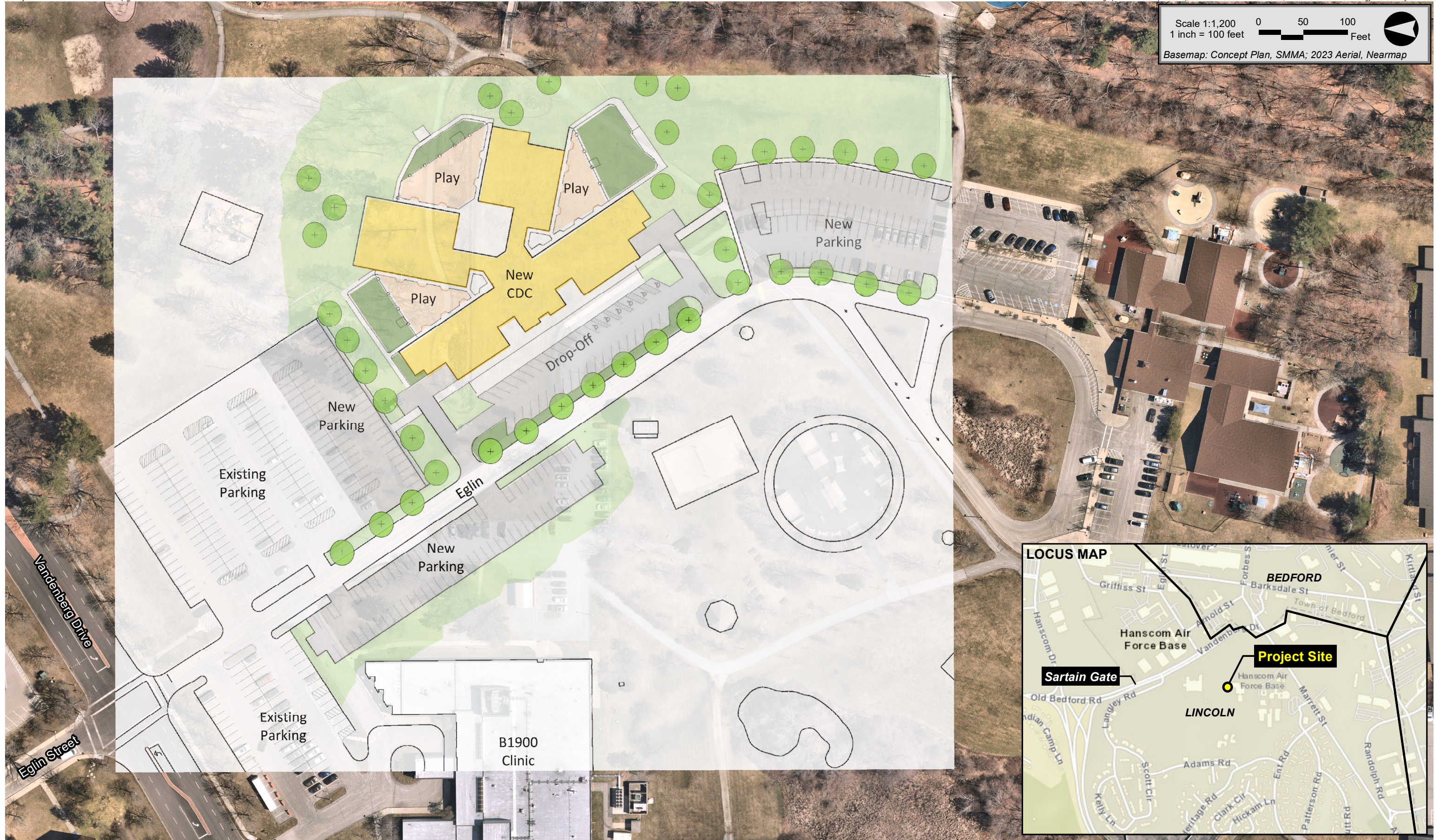
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**DEPARTMENT OF THE AIR FORCE
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HANSCOM AIR FORCE BASE MASSACHUSETTS**

June 30, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Ms. Jennifer Glass
Select Board Chair
Town Office
16 Lincoln Road
Lincoln, MA 01773

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**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS**

July 3, 2023

Mr. Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

Mr. Timothy Higgins
Lincoln Town Administrator
Town Office
16 Lincoln Road
Lincoln, MA 01773

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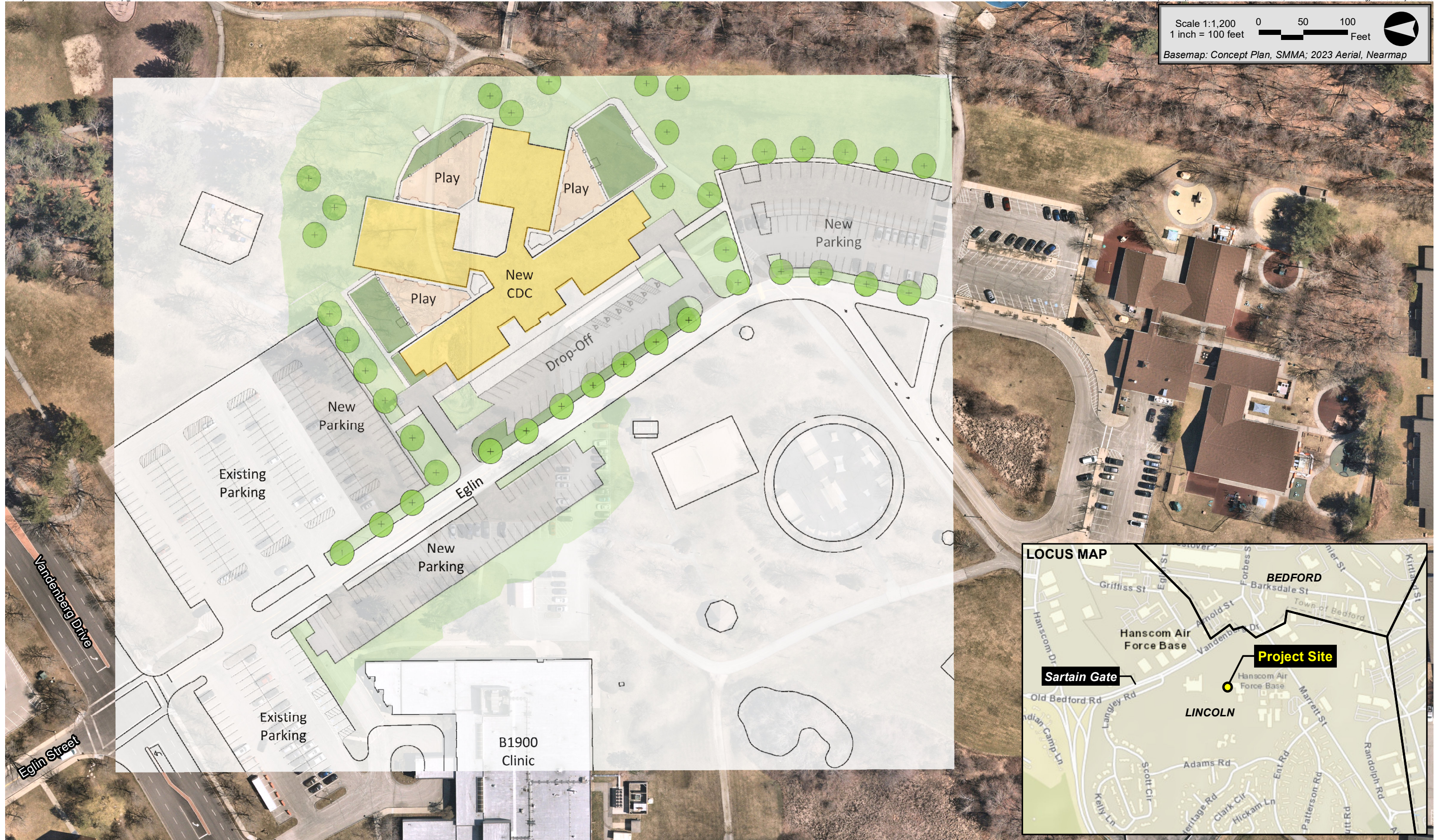
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Hanscom Air Force Base - Child Development Center Lincoln, Massachusetts

DRAFT ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Establishing a Child Development Center at HAFB

Appendices

Hanscom AFB, Massachusetts

APPENDIX B

Notice of Availability and Comment Letters

PUBLIC NOTICE
NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL ASSESSMENT AND
PROPOSED FINDING OF NO SIGNIFICANT IMPACT
FOR A NEW CHILD DEVELOPMENT CENTER
AT HANSCOM AIR FORCE BASE (AFB), MASSACHUSETTS (MA)

The Department of the Air Force (DAF) announces the availability of a draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for a New Child Development Center (CDC) at Hanscom AFB.

The EA, prepared in accordance with the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations, and Department of Air Force Instructions implementing NEPA, evaluates potential impacts of the Proposed Action and Alternatives on the environment including the No Action Alternative.

Based on this analysis, the DAF has prepared a proposed Finding of No Significant Impact. The DAF seeks public comments on the draft EA and draft FONSI and will consider all input received before reaching a final decision.

Copies of the draft EA and draft FONSI are available for review and can be downloaded at the following link:

<https://www.hanscom.af.mil/About-Us/Fact-Sheets/Display/Article/379486/civil-engineering>.

Civil engineering officials recommend individuals without internet access visit a local library or town hall for assistance in downloading the document. Requests for hard copies will be considered on a case-by-case basis.

For further information, contact the Hanscom AFB Environmental Office on 781-367-7168.

Written comments will be received through September 24, 2023 and may be either emailed to Jim Maravelias at james.maravelias.1@us.af.mil or mailed to 66 ABG/CEIE; 120 Grenier Street, Hanscom AFB, MA 01731-1910.

PRIVACY ADVISORY NOTICE

Public comments on this draft EA are requested pursuant to NEPA, 42 United States Code 4321, et seq. All comments received during the comment period will be made available to the public and considered during the final EA preparation. Providing private address information with your comment is voluntary and such personal information will be kept confidential unless release is required by law. However, address information will be used to compile the project mailing list and failure to provide it will result in your name not being included on the mailing list.



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 66TH AIR BASE GROUP
HANSCom AIR FORCE BASE MASSACHUSETTS**

RECEIVED

JUL 13 2023

MASS. HIST. COMM

RC 73499

July 5, 2023

Mr. Scott E. Sheehan
66 ABG/CEIE
120 Grenier Street, Bldg 1810
Hanscom AFB MA 01731-1910

CONCURRENCE.

8/2/23

Brona Simon

BRONA SIMON
STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS
HISTORICAL COMMISSION

Ms. Brona Simon
Commonwealth of Massachusetts
Executive Director, Massachusetts Historical Commission (MHC)
220 Morrissey Boulevard
Boston MA 02125-3314

Dear Ms. Simon:

The Department of the Air Force (DAF) is proposing an undertaking at Hanscom AFB (HAFB) in Lincoln, MA. The proposed undertaking would construct a 36,721 square foot (SF) Child Development Center along with parking, supporting infrastructure, and playgrounds, to meet new Department of Defense guidelines for every military installation to provide childcare services to meet 100% of the total base requirement. Total impacted area would be approximately two acres. HAFB is considering two alternative locations for the facility, both on HAFB property, as identified in the attached area location map (alternatives 1 and 2). Alternatives 3 and 4 identified on the map are not being carried forward for evaluation due to site limitations. Site concept plans for each of the two alternatives are included in the attachment.

The Area of Potential Effect (APE) for the proposed undertaking is delineated separately for each alternative as shown in the attachments. Each APE includes the footprint of new facility, adjacent new parking lot, the areas where the relocation and extension of existing utilities will be located, as well as the areas that will be used for the staging of construction equipment. This analysis includes an assessment of both alternatives.

As it relates to alternative 1 (the preferred alternative), construction would occur on the site of a former temporary school. As it relates to alternative 2, construction would occur on the site of existing sports and recreation fields.

As it relates to both alternatives 1 and 2, the existing conditions and potential effects are identical. No existing facilities would be affected. There are no National Register of Historic Places-listed or eligible historic properties within either APE. Each APE is approximately 800 feet from the closest historic property, the Air Force Cambridge Research Laboratory (AFCRL) Historic District. Since the undertaking will not be visible from the AFCRL Historic District for either alternative, it will not directly or indirectly alter the setting or feeling of the AFCRL Historic District. The Minute Man National Historic Park (MMNHP) is located approximately

2,000 feet from both APEs. Since the undertaking will not be visible from the MMNHP for either alternative, it will not directly or indirectly alter the setting or feeling of the MMNHP. Two archaeology surveys have been conducted within the APEs. In 1992, PAL conducted a reconnaissance survey as part of a Section 110 investigation, with extensive background research, a walkover survey, and limited subsurface testing. Based on this survey, 34 areas of moderate to high potential for archaeological sensitivity were identified within HAFB. We note that none of these 34 areas lie within or adjacent to either APE. In addition, 1998, Parsons Engineering Science, Inc. conducted additional Phase I archaeological testing in compliance with Section 110 of the NHPA at the previously identified 34 areas. The survey concluded that no significant historical or archaeological resources were encountered in the survey. In its June 22, 1998 letter regarding this survey report, the MHC concurred with the finding, saying that no further archaeological research was warranted for the surveyed areas.

Based on our analysis summarized above, and in accordance with Section 106 of the National Historic Preservation Act (54 United States Code 306018) and its implementing regulations at 36 CFR Part 800, the DAF has determined that there are ***No Historic Properties*** present in the APE and therefore there would be no adverse effect to historic properties. We seek your concurrence with our finding within 30 days from receipt of this letter. Please feel free to contact me via e-mail at scott.sheehan.1@us.af.mil or at (781) 367-7168 with any questions or if you need additional information. Thank you for your consideration and I look forward to hearing from you.

Sincerely



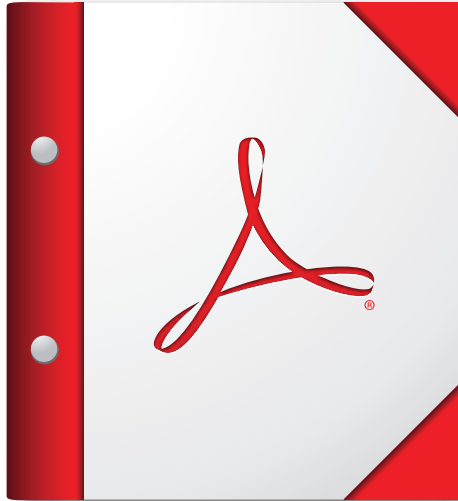
SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Cultural Resources Manager

5 Attachments:

1. Area Location Map
2. Alternative 1 Concept Plan
3. Alternative 1 Area of Potential Effect
4. Alternative 2 Concept Plan
5. Alternative 2 Area of Potential Effect

Cc:

Minute Man National Historic Park
Lincoln Historical Commission



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Town of Lexington
Town Manager's Office

James J. Malloy, Town Manager
Kelly E. Axtell, Deputy Town Manager

Tel: (781) 698-4540
Fax: (781) 861-2921

July 26, 2023

Jim Maravelias
66 ABG/CEIE
120 Grenier Street
Hanscom AFB, MA 01731-1910

RE: Child Development Center

Dear Mr. Maravelias:

Please accept the following questions and comments from the Town of Lexington.

Questions:

1. Will the facility be an all-electric facility, with zero-emissions on-site? Will the facility use heat pumps for HVAC?
2. Will the facility maximize the amount of on-site renewable energy produced both on the rooftops and the surrounding parking lots?
3. Will the facility be a net zero facility, producing an equal amount of on-site renewable energy than it consumes on an annual basis?
4. Will the facility be designed to achieve on-site building energy use intensity (kBtu/square foot) of 30% less energy use or better than the current version of ASHRAE 90.1?
5. Will the facility include the installation/maintenance of particulate matter air filters of MERV 13 or better?
6. Will the facility be designed to meet all of the LEED 4.0 indoor environmental quality standards? Will the facility be designed to meet the recent CDC guidance for ventilation standards?
7. Will the facility avoid the use of Living Building Challenge Red List substances and materials "known to pose serious risks to human health and the greater ecosystem"? <https://living-future.org/red-list/>
8. Will the facility provide Level 2 electric vehicle chargers in at least 4% of the parking spaces associated with the facility? Will the facility install electric vehicle charging infrastructure with appropriate conduits and space for transformers and switchgear to allow for future installation of

electric vehicle charging stations to a minimum of 50% of the total parking spaces associated with the facility?

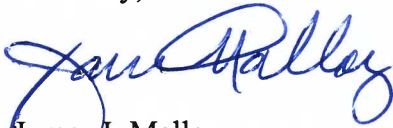
While this building is not in the Town of Lexington, these are all items the Town of Lexington considers in the construction of our new buildings.

Comments:

1. The plan proposes new parking and a drop off area that includes angled parking spaces. In front of the childcare area Hanscom AFB may want to consider a drop off area that doesn't include vehicles having to back up where small children will be walking and crossing the drive aisle for safety purposes.

Otherwise, the Town of Lexington does not envision any off-site impacts. Should you have any questions or require clarification please let me know. We would appreciate a response on the questions listed above. Thank you.

Sincerely,



James J. Malloy
Town Manager

Cc: Lexington Select Board

From: [MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE](#)
To: [Hiromi M. Hashimoto](#)
Cc: [SHEEHAN, SCOTT E CIV USAF AFMC 66 ABG/CEIE](#)
Subject: FW: HAFB Child Care Center
Date: Friday, August 4, 2023 9:47:41 AM
Attachments: [HAFB to Con Town Manager CDC EA JPM 07052023.pdf](#)

FYSA

From: Megan Zammuto <mzammuto@concordma.gov>
Sent: Wednesday, August 2, 2023 5:54 AM
To: MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE <james.maravelias.1@us.af.mil>
Cc: Kerry Lafleur <klafleur@concordma.gov>
Subject: [Non-DoD Source] HAFB Child Care Center

Hello Mr. Maravelias,

Thank you very much for providing the Town of Concord with the opportunity to comment on the proposed Childcare Development Center at the Hanscom Air Force Base. Our staff reviewed the materials you presented, and we do not have any comments at this time. Thank you very much.

Megan J. Zammuto (she/her)
Deputy Town Manager

Town of Concord

22 Monument Square
Concord, MA 01742
978-318-3006
mzammuto@concordma.gov

From: [MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE](#)
To: [Hiromi M. Hashimoto](#)
Subject: FW: Environmental Assessment - Child Development Center
Date: Thursday, July 20, 2023 4:50:31 PM

For your reference

From: Elizabeth Hughes <ehughes@concordma.gov>
Sent: Thursday, July 20, 2023 1:04 PM
To: MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE <james.maravelias.1@us.af.mil>
Subject: [Non-DoD Source] RE: Environmental Assessment - Child Development Center

Thank you so much Jim.

I hope you have a great day.

Sincerely,
Elizabeth

Elizabeth Hughes, Town Planner
Town of Concord
141 Keyes Road
Concord, MA 01742
978-318-3290

From: MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE <james.maravelias.1@us.af.mil>
Sent: Thursday, July 20, 2023 12:18 PM
To: Elizabeth Hughes <ehughes@concordma.gov>
Subject: RE: Environmental Assessment - Child Development Center

Good morning Elizabeth,

The current CDC accommodates 242 children and infants. The future use of the current CDC will remain the same. It may also be renovated to accommodate more children in an additional project. The general goal of building a new CDC is to roughly double the capacity to accommodate current and projected childcare needs (approx. 304 additional children and infants) at Hanscom AFB.

I hope that this adequately answers your questions. Let me know if you need additional information.

Best,

Jim

MR. JIM MARAVELIAS, DAF, CSSBB, ALM, MS
66 ABG/CEIE, HANSCOM AFB

NEPA/EIAP MANAGER
POL/TANKS COMPLIANCE PROGRAM MANAGER
COMM (781) 225-6209
DSN 845-6209
CELL (781) 983-7075

From: Elizabeth Hughes <ehughes@concordma.gov>
Sent: Wednesday, July 19, 2023 8:12 AM
To: MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE <james.maravelias.1@us.af.mil>
Subject: [Non-DoD Source] FW: Environmental Assessment - Child Development Center

Good morning Jim,

Would you be able to tell me the number of children the current CDC handles and what the future use of the current CDC will be?

Sincerely,
Elizabeth

Elizabeth Hughes, Town Planner
Town of Concord
141 Keyes Road
Concord, MA 01742
978-318-3290

From: MARAVELIAS, JAMES P CIV USAF AFMC 66 ABG/CEIE <james.maravelias.1@us.af.mil>
Sent: Friday, July 7, 2023 9:46 AM
To: Kerry Lafleur <klafleur@concordma.gov>
Cc: Hiromi M. Hashimoto <hhashimoto@epsilonassociates.com>
Subject: Environmental Assessment - Child Development Center

Greetings,

The Department of the Air Force (DAF) is preparing an Environmental Assessment for the proposed construction of a new Child Development Center. The attached letter will also be mailed to you. If you have any questions please contact me by email or call me at 781-983-7075.

Best,

Jim Maravelias

MR. JIM MARAVELIAS, DAF, CSSBB, ALM, MS
66 ABG/CEIE, HANSCOM AFB

*NEPA/EIAP MANAGER
POL/TANKS COMPLIANCE PROGRAM MANAGER
COMM (781) 225-6209
DSN 845-6209
CELL (781) 983-7075*

DRAFT ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Establishing a Child Development Center at HAFB

Appendices

Hanscom AFB, Massachusetts

APPENDIX C

ESA "No Effect" Determination



DEPARTMENT OF THE AIR FORCE

HEADQUARTERS 66TH AIR BASE GROUP
HANSCOM AIR FORCE BASE MASSACHUSETTS

2 Oct 2018

MEMORANDUM FOR RECORD

SUBJECT: ESA "No Effect" Determination for the NLEB at Hanscom AFB

1. Upon review of the best available science, Hanscom AFB has determined that proposed undertakings within the boundaries of Hanscom AFB main base and within the boundaries of Fourth Cliff in Scituate, Massachusetts will have "no effect" on the federally listed Northern Long-eared Bat (*Myotis septentrionalis*) (NLEB). This determination is effective for a period of 5 years and is valid for undertakings which commence on or after 2 Oct 2018 and are completed on or prior to 1 Oct 2023 unless subsequently rescinded based on newly acquired science or information. A "No Effect" determination is appropriate because:

a. Recent acoustical surveys conducted in 2018 have failed to indicate presence of the NLEB within the areas of Hanscom AFB main base and Fourth Cliff. Results of this study, "*Natural Resource Program, Multiple Installations, U.S. Air Force Bat Acoustic Survey Project AFCE50979317*" are on file at Hanscom AFB, 66 ABG/CEIE Administrative Record File number 14-1-2018-0901-01.

b. Undertakings in these areas do not have the potential to remove any trees within an area known to provide habitat for the NLEB nor within the vicinity of any known maternity roost trees or hibernaculum for the species (reference: <https://www.mass.gov/service-details/the-northern-long-eared-bat>).

2. This determination is not applicable to geographically separated areas of Hanscom AFB that include FAMCAMP (which has not been surveyed) or Sagamore Hill (which has documented the presence of the NLEB).

3. If further information is needed, please contact me at (781) 225-6144, scott.sheehan.1@us.af.mil.

SCOTT E. SHEEHAN, GS-12, DAF
Hanscom AFB Natural Resources Manager

DRAFT ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Establishing a Child Development Center at HAFB

Appendices

Hanscom AFB, Massachusetts

APPENDIX D

ACAM Model Report

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF CONFORMITY ANALYSIS (ROCA)

1. General Information: The Air Force's Air Conformity Applicability Model (ACAM) was used to perform an analysis to assess the potential air quality impact/s associated with the action in accordance with the Air Force Manual 32-7002, Environmental Compliance and Pollution Prevention; the Environmental Impact Analysis Process (EIAP, 32 CFR 989); and the General Conformity Rule (GCR, 40 CFR 93 Subpart B). This report provides a summary of the ACAM analysis.

a. Action Location:

Base: HANSCOM AFB

State: Massachusetts

County(s): Middlesex

Regulatory Area(s): Boston-Lawrence-Worcester (E. MA), MA

b. Action Title: Child Development Center at Hanscom AFB (Town of Lincoln)

c. Project Number/s (if applicable):

d. Projected Action Start Date: 4 / 2024

e. Action Description:

The preferred alternative is the construction of a new Child Development Center (CDC) at the former temporary school location (see Figure 3A) with amenities including child-learning space, play space, sleeping space, administrative support area, kitchen area, active shooter/safe rooms, exterior storage facility, playground and supporting infrastructure. The Preferred Alternative site is mostly grassy with a few trees and a bioswale to the northeast and paved paths running through its center and northern edge. Alternative 2 considers constructing a new CDC facility on an area of the base currently used as athletic/ballfields off Airport Road (see Figure 3B). Alternative 2 would construct a new CDC off Airport Road, south of the Hanscom Fitness and Sports Center, and adjacent to the Hanscom Primary/Middle School.

f. Point of Contact:

Name: Nick DeFilippo

Title: Senior Engineer

Organization: Epsilon Associates, Inc.

Email:

Phone Number:

2. Analysis: Total combined direct and indirect emissions associated with the action were estimated through ACAM on a calendar-year basis for the "worst-case" and "steady state" (net gain/loss upon action fully implemented) emissions. General Conformity under the Clean Air Act, Section 1.76 has been evaluated for the action described above according to the requirements of 40 CFR 93, Subpart B.

Based on the analysis, the requirements of this rule are: ☐ applicable
☒ not applicable

Conformity Analysis Summary:

2024

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.253	50	No
NOx	1.463	100	No
CO	1.924		

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF CONFORMITY ANALYSIS (ROCA)

SO_x	0.004		
PM 10	6.125		
PM 2.5	0.058		
Pb	0.000		
NH₃	0.001		
CO_{2e}	414.3		

2025

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.143	50	No
NOx	0.839	100	No
CO	1.174		
SOx	0.003		
PM 10	0.031		
PM 2.5	0.031		
Pb	0.000		
NH3	0.001		
CO2e	247.4		

2026 - (Steady State)

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.000	50	No
NOx	0.000	100	No
CO	0.000		
SOx	0.000		
PM 10	0.000		
PM 2.5	0.000		
Pb	0.000		
NH3	0.000		
CO2e	0.0		

None of estimated emissions associated with this action are above the conformity threshold values established at 40 CFR 93.153 (b); Therefore, the requirements of the General Conformity Rule are not applicable.

Nick DeFilippo, Senior Engineer

DATE

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF CONFORMITY ANALYSIS (ROCA)

1. General Information: The Air Force's Air Conformity Applicability Model (ACAM) was used to perform an analysis to assess the potential air quality impact/s associated with the action in accordance with the Air Force Manual 32-7002, Environmental Compliance and Pollution Prevention; the Environmental Impact Analysis Process (EIAP, 32 CFR 989); and the General Conformity Rule (GCR, 40 CFR 93 Subpart B). This report provides a summary of the ACAM analysis.

a. Action Location:

Base: HANSCOM AFB
State: Massachusetts
County(s): Middlesex
Regulatory Area(s): Boston-Lawrence-Worcester (E. MA), MA

b. Action Title: Child Development Center at Hanscom AFB (Town of Lincoln)

c. Project Number/s (if applicable):

d. Projected Action Start Date: 4 / 2024

e. Action Description:

The preferred alternative is the construction of a new Child Development Center (CDC) at the former temporary school location (see Figure 3A) with amenities including child-learning space, play space, sleeping space, administrative support area, kitchen area, active shooter/safe rooms, exterior storage facility, playground and supporting infrastructure. The Preferred Alternative site is mostly grassy with a few trees and a bioswale to the northeast and paved paths running through its center and northern edge. Alternative 2 considers constructing a new CDC facility on an area of the base currently used as athletic/ballfields off Airport Road (see Figure 3B). Alternative 2 would construct a new CDC off Airport Road, south of the Hanscom Fitness and Sports Center, and adjacent to the Hanscom Primary/Middle School.

f. Point of Contact:

Name: Nick DeFilippo
Title: Senior Engineer
Organization: Epsilon Associates, Inc.
Email:
Phone Number:

2. Analysis: Total combined direct and indirect emissions associated with the action were estimated through ACAM on a calendar-year basis for the "worst-case" and "steady state" (net gain/loss upon action fully implemented) emissions. General Conformity under the Clean Air Act, Section 1.76 has been evaluated for the action described above according to the requirements of 40 CFR 93, Subpart B.

Based on the analysis, the requirements of this rule are: ☐ applicable
☒ not applicable

Conformity Analysis Summary:

2024

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.254	50	No
NOx	1.463	100	No
CO	1.924		

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF CONFORMITY ANALYSIS (ROCA)

SOx	0.004		
PM 10	6.125		
PM 2.5	0.058		
Pb	0.000		
NH3	0.001		
CO2e	414.5		

2025

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.143	50	No
NOx	0.839	100	No
CO	1.174		
SOx	0.003		
PM 10	0.031		
PM 2.5	0.031		
Pb	0.000		
NH3	0.001		
CO2e	247.4		

2026 - (Steady State)

Pollutant	Action Emissions (ton/yr)	GENERAL CONFORMITY	
		Threshold (ton/yr)	Exceedance (Yes or No)
Boston-Lawrence-Worcester (E. MA), MA			
VOC	0.000	50	No
NOx	0.000	100	No
CO	0.000		
SOx	0.000		
PM 10	0.000		
PM 2.5	0.000		
Pb	0.000		
NH3	0.000		
CO2e	0.0		

None of estimated emissions associated with this action are above the conformity threshold values established at 40 CFR 93.153 (b); Therefore, the requirements of the General Conformity Rule are not applicable.

Nick DeFilippo, Senior Engineer

DATE