

**DEPARTMENT OF DEFENSE
DEPARTMENT OF THE ARMY
JOINT BASE LEWIS-McCHORD**

**DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR THE ENVIRONMENTAL
ASSESSMENT FOR THE REAL PROPERTY MASTER PLAN AT JOINT BASE LEWIS-
McCHORD, WASHINGTON**

Pursuant to the Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) implementing the National Environmental Policy Act and Army regulations (32 CFR Part 651, the Department of the Army (Army) gives notice that an Environmental Assessment (EA) was prepared, and an Environmental Impact Statement (EIS) is not required for the Real Property Master Plan (RPMP) at Joint Base Lewis-McChord (JBLM), Washington.

Proposed Action: The Proposed Action is to adopt the RPMP and its associated components for implementation at JBLM. The purpose of the Proposed Action is to adopt the RPMP, which provides a framework for future development within the Cantonment areas of the installation, incorporating today's needs and mission requirements and allowing installation planners to sustainably accommodate future change.

The need for the Proposed Action is to address the complexities of the installation, JBLM's current mission, and future development requirements over the next 50 years. The RPMP will provide decision makers with the information to know where and how much development within the Cantonment areas can occur in the future, whether it is to accommodate existing mission expansion or new and future mission capability. For JBLM, the RPMP will also enable the installation to capture future efficiencies and possibilities in land, facilities, and functions.

The RPMP was produced in accordance with Unified Facilities Criteria (UFC) 2-100-01, *Installation Master Planning*, which provides guidance for RPMP development at installations. This guidance supports the Department of Defense (DoD)-wide overarching installation planning philosophy to develop a sustainable platform to support the effective execution of assigned military missions as efficiently as possible.

As a result of the UFC 2-100-01, *Installation Master Planning*, objective "to develop a sustainable platform to support the effective execution of assigned military missions as efficiently as possible," the RPMP establishes five planning goals/principles to help guide future development:

- Mission Capable Environments—Recognize the primacy of the installation's mission by providing environments that promote mission sustainability
- Sustainable Communities—Create a JBLM community that meets the needs of today's mission and support without depleting the resources to provide for future generations
- Walkable Neighborhoods—Provide safe, comfortable, and convenient walks within neighborhoods and neighborhood centers
- Identifiable Neighborhood Centers—Include distinct areas within the community that meet the needs for many public activities, such as retail, dining services, and gathering

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- Complete Streets—Design streets that provide safe, efficient passage for all forms of transportation, including through and local traffic, bicyclists, and pedestrians

The adoption and implementation of the RPMP comprises multiple components including the Installation Development Plan (IDP), Installation Planning Standards (IPS), the Capital Investment Strategy, 2015 Air Installation Compatible Use Zone (AICUZ) Study Update, and the Installation Operation Noise Management Plan (IONMP).

The purpose of the JBLM IDP is to present a vision for future development that incorporates today's needs and mission requirements, while allowing installation planners to sustainably accommodate future change. JBLM's IDP consists of a series of framework and network plans that respond to site constraints, opportunities, functional relationships, and planning efforts at the installation scale.

The IPS is a working document that establishes directions on standardizing and improving facility planning and design to guide the installation as a visually coherent, functionally effective, and Soldier- and Family-friendly community in support of the installation's mission readiness and quality of life. The Capital Investment Strategy is based on Area Development Plans (ADPs) located in the IDP. These ADPs include short-, mid-, and long-range phasing plans that provide a map for development. The Capital Investment Strategy uses these plans to provide a list of projects for the installation to adopt and realize the plans. The AICUZ Study consists of plans to provide projections of potential future conditions that work in providing non-DoD jurisdictions information to promote compatible land development in areas subject to aircraft noise and accident potential. The IONMP provides a strategy for noise management at JBLM. Elements of the IONMP include education, complaint management, noise mitigation, and abatement procedures.

Existing Conditions: The extent of the Proposed Action is limited to the Main Cantonment areas of both JBLM and the Yakima Training Center (YTC) because the RPMP provides a framework for future development within the Cantonment areas. As the geographic extent of the Proposed Action is sizeable, multiples areas and resources could be affected by the implementation of the Proposed Action. After consideration of the anticipated impacts associated with the Proposed Action and alternatives, the following resource topics were carried forward and analyzed in the EA:

- Air Quality
- Airspace
- Biological Resources (including wildlife, vegetation, and sensitive species)
- Cultural Resources
- Energy
- Geology and Soils
- Land Use
- Noise
- Recreation Resources

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- Public Health and Safety
- Socioeconomics and Environmental Justice
- Solid and Hazardous Waste and Pollution
- Transportation and Traffic
- Utilities
- Visual Resources
- Water Resources
- Transportation and Traffic

Alternatives Analyzed: The EA analyzed two alternatives, a No Action Alternative and one Action Alternative. Under the No Action Alternative, management of JBLM would continue based on existing planning principles and development goals. The implementation of projects to address facility deficits and excesses would occur on an as-needed basis without a formalized framework that enables suitable locations of projects that address the large-scale functional relationships at JBLM. Implementation of the No Action Alternative would conflict with the National Defense Authorization Act of 2013 requiring military installations to develop a master plan. The No Action Alternative would be inconsistent with DoD and Army regulations and instructions, as well as 10 U.S. Code §2864 (*Master Plans for Major Military Installations*) that require the formal adoption of a master plan.

Under the Action Alternative, JBLM would adopt the RPMP and the associated components, including the IDP, IPS, and Capital Investment Strategy. In addition, the 2015 AICUZ Study Update and IONMP would be considered finalized as part of the Action Alternative.

Environmental Effects: The EA evaluated potential direct, indirect, and cumulative effects of implementing the Proposed Action. The following summarizes the environmental consequences of the Proposed Action.

The EA determined that the Proposed Action would have negligible or less than significant impacts on air quality, biological resources, cultural resources, energy, geology and soils, noise, socioeconomics and environmental justice, solid and hazardous waste and pollution, utilities, visual resources, and water resources. The EA further determined that the Proposed Action would provide beneficial impacts to air quality, airspace, cultural resources, energy, geology and soils, land use, public health and safety, socioeconomics and environmental justice, solid and hazardous waste and pollution, traffic and transportation, and utilities at JBLM. Beneficial impacts would result from the adoption and implementation of the RPMP and the subsequent reduced emissions and vehicle trips, generation of additional vegetated and riparian areas, elimination and/or reduction of incompatible land uses, emphasis on historic buildings in future development, increased renewable energy generation and energy security, hazard and safety risk reductions, and economic growth from the procurement of goods and services.

The EA determined that the Proposed Action (adoption of the RPMP) when viewed in combination with other past, present, and reasonably foreseeable future actions at JBLM is not expected to contribute to any potentially significant cumulative impacts.

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Public Involvement: A Notice of Availability (NOA) of the Draft EA and FNSI was published on [PLACEHOLDER: Insert dates as finalized] in the *Tacoma News Tribune*, *The Olympian*, the *Northwest Guardian*, and the *Yakima Herald*. The Draft EA and FNSI were made available for public review on the Public Works Directorate at Joint Base Lewis-McChord website at <http://www.lewis-mcchord.army.mil/publicworks/sites/envir/eia.aspx>. The public comment period on the Draft EA and FNSI were from [PLACEHOLDER: Insert dates as finalized], and [PLACEHOLDER: Insert public comment information as finalized] public comments were received. The Final EA and FNSI will be available on the Public Works Directorate at Joint Base Lewis-McChord website at <http://www.lewis-mcchord.army.mil/publicworks/sites/envir/eia.aspx>

Finding: I have considered the results of the analysis referenced above, comments received, and Army mission requirements. In review of the resource areas potentially impacted by the Proposed Action, I find that implementing the Proposed Action will have no significant environmental impacts on the natural or human environment. Based on this documentation, which has incorporated or referenced the best information available, I have taken a hard look at known impacts and determined that the implementation of the Proposed Action will not significantly affect the environment, and, therefore, an EIS is not warranted.

Date

DANIEL S. MORGAN
Colonel, US Army
Commanding