

Armed Forces Retirement Home Categorical Exclusion Checklist

Project Name: AFRH Golf Clubhouse Project
Project Location: Golf Course - Building 67

Project Description: *(Describe what you are going to do and relate it to the documented categorical exclusion you are selecting below.)*

This project will result in the replacement of the Golf Clubhouse with a new structure on site as the existing structure. This project, providing a replacement structure of approximately 3000sf, was included as part of the approved AFRH Master Plan of August 2008. It was also considered as part of the signed Programmatic Agreement related to the Master Plan, as well as considered as part of the EIS that was completed during the development of the AFRH Master Plan. No increase in traffic is expected for the new clubhouse, and potential impacts to the historic campus elements were considered as part of the Master Plan and Section 106 efforts. In addition, in accordance with its process per the 2008 Programmatic Agreement, AFRH has completed an Undertaking Review Request (URR), which has been concurred on by the DC SHPO, who agrees with AFRH's finding of no adverse impact. The scale of construction will be similar to the scale of the existing golf clubhouse.

Section A.4 of the AFRH NEPA Regulations states that "the following are categorical exclusions that require preparation of a checklist to ensure that no extraordinary circumstances exist that would require preparation of an EA or EIS. The action above qualifies as a documented categorical exclusion (**check applicable CATEX letter and description**).

- (a) Expansion or improvement of an existing facility where all of the following conditions are met:
- The structure and proposed use are substantially in compliance with local planning and zoning and any applicable state or Federal requirements;
 - The proposed use will only slightly increase the number of motor vehicles at the facility;
 - The site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and
 - There is no evidence of environmental controversy.
- (b) Transfer or disposal of real property to state or local agencies for preservation or protection of wildlife conservation and historic monument purposes.

- (c) Disposal of fixtures, related personal property, demountable structures, transmission lines, utility poles, railroad ties, and track in accordance with management requirements.
- (d) Disposal of properties where the size, area, topography, and zoning are similar to existing surrounding properties and/or where current and reasonable anticipated uses are or would be similar to current surrounding uses (e.g., commercial store in a commercial strip, warehouse in an urban complex, office building in downtown area, row house or vacant lot in an urban area).
- (e) Demolition, removal and disposal of debris from the demolition or improvement of buildings and other structures neither on nor eligible for listing on the National Register of Historic Places and when under applicable regulations (i.e., removal of asbestos, polychlorinated biphenyls (PCBs), and other hazardous material) when other environmental laws and regulations will be satisfied prior to the demolition, removal and disposal.
- (f) Relocations and realignments of employees and/or residents from one geographic area to another that: Fall below the thresholds for reportable actions and do not involve related activities such as construction, renovation, or demolition activities that would otherwise require an EA or an EIS to impellent. This includes reorganization and reassignments with no changes in employee and/or resident status, and routine administrative reorganizations and consolidations.

To ensure that no extraordinary circumstances exist that would require preparation of an EA or EIS, answer the following questions in their entirety. If you answer yes to one or more questions, there may be other environmental laws and regulations with which you need to comply and/or an EA or EIS may need to be prepared.

- 1. Is there reasonable likelihood of significant effects on public health, safety, or the environment? Yes No
- 2. Is there reasonable likelihood of significant environmental effects (direct, indirect, and cumulative)? Yes No
- 3. Would the action cause an imposition of uncertain or unique environmental risks? Yes No
- 4. Would this action result in a greater scope or size than is normal for this category of action? Yes No
- 5. Have there been any reportable releases of hazardous or toxic substances as specified in 40 CFR part 302, Designation, Reportable Quantities, and Notification? Yes No

- 6. Have there been or will there be any releases of petroleum, oils, and lubricants, application of pesticides and herbicides, or would the proposed action result in the requirement to develop or amend a Spill Prevention, Control, or Countermeasures Plan? Yes No
- 7. Would the action exceed de minimis levels for air emissions such that a formal Clean Air Act conformity determination would be required? Yes No
- 8. Is there a reasonable likelihood that the action would violate any Federal, state, or local law or requirements imposed for the protection of the environment? Why or why not? Yes No
- 9. Would there be any unresolved effect on environmentally sensitive resources, as defined in the AFRH NEPA Regulations 4.b.(1)(c)¹? Yes No
- 10. Would the action cause an effect on the quality of the environment that is likely to be highly controversial? Yes No
- 11. Would the action involve an effect on the environment that is highly uncertain, involve unique or unknown risks, or is scientifically controversial? Yes No
- 12. Does the action establish a precedent (or make decisions in principle) for future or subsequent actions that are reasonably likely to have a future significant effect? Yes No
- 13. Does the action have the potential for degradation of existing poor environmental conditions; or initiation of a degrading influence, activity, or effect in areas not already significantly modified from their natural condition? Yes No
- 14. Would the action introduce/employ unproven technology? Yes No
- 15. Does the location involve environmentally sensitive resources as defined in the AFRH NEPA Regulations 4.b.(1)(c)¹? Yes No
- 16. Would the proposed action affect Federally listed, threatened, or endangered species or their designated critical habitat? Yes No
- 17. Would the proposed action affect properties listed or eligible for listing on the National Register of Historic Places? Yes No

18. Would the proposed action impact areas having special designation or recognition such as prime or unique agricultural lands; coastal zones; designated wilderness or wilderness study areas; wild and scenic rivers; National Historic Landmarks (designated by the Secretary of the Interior); 100-year floodplains; wetlands; sole source aquifers (potential sources of drinking water); National Wildlife Refuges; National Parks; areas of critical environmental concern; or other areas of high environmental sensitivity?

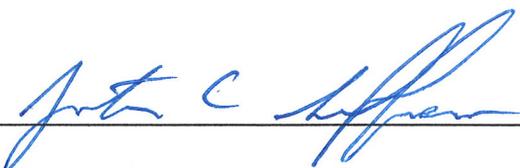
Yes No

¹ Environmentally sensitive resources include:

- 4.b.(1)(c)(i) Proposed Federally listed, threatened, or endangered species or their designated critical habitats.
- 4.b.(1)(c)(ii) Properties listed or eligible for listing on the National Register of Historic Places.
- 4.b.(1)(c)(iii) Areas having special designation or recognition such as prime or unique agricultural lands; coastal zones; designated wilderness or wilderness study areas; wild and scenic rivers; National Historic Landmarks (designated by the Secretary of the Interior); 100-year floodplains; wetlands; sole source aquifers (potential sources of drinking water); National Wildlife Refuges; National Parks; areas of critical environmental concern; or other areas of high environmental sensitivity.

Conclusion

Based upon the information provided above, I conclude that this action qualifies for a documented categorical exclusion (CATEX) from the requirement to prepare an EA or an EIS, pursuant to the AFRH NEPA Regulations.



AFRH Master Planner or Project Manager



Date