

FINDING OF NO SIGNIFICANT IMPACT
FOR
Environmental Assessment

Construct New Mini-Storage Facility
Okeechobee Road
Eglin Air Force Base Florida

RCS 06-169

Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the *National Environmental Policy Act* (40 Code of Federal Regulations 1500 1508), 32 CFR Part 989, and *Department of Defense Directive 6050.1*, the Department of the Air Force has conducted an Environmental Assessment (EA) for the probable environmental consequences of constructing a 2,100 square foot Mini-Storage facility on previously disturbed soil located across the street from the base laundry on Okeechobee at Eglin Air Force Base (AFB), Florida.

Proposed Action: The scope of the original proposed action is found in EA RCS 06-169 at Appendix A. The proposed action is for the construction of a 2,100 square foot Mini-Storage facility on Okeechobee Road directly across the street from the base laundry. The Mini-Storage facility will also be equipped with a coed restroom. The proposed latrine would be located at the NW corner of the facility. The proposed action would not include any improvements to existing roads or parking areas at the proposed 2,100 square foot site. No additional paved employee parking is required at this time.

The area affected by the proposed action is located in an air quality attainment region, supports no threatened or endangered species, and contains no surface water, wetlands, or flood plains. No lead-based paints (LBP), asbestos containing materials (ACM), underground storage tanks, or Environmental Restoration Program remediation sites or areas of concern exist at the site.

Management Requirements: The new impervious surface that is created requires that either a general storm water construction permit (FAC 62-25) must be obtained or the project designed to meet the swale exemption (install adequately sized swale(s) to treat storm water runoff from the new impervious surface. Storm water runoff during construction would be controlled through the use of silt fencing and hay bales, if necessary. All construction waste would be disposed of in a proper landfill. The sighting would be regulated under *Planning and Programming of Facility Construction Projects*, AFI 32-1021; *The Standard Facility Requirements Handbook*, AFI 32-1084; *The Land Use Component of the Base Comprehensive Plan*, DOD 6055.9STD; *DOD Ammunition and Explosive Safety Standards*; and the *Americans with Disabilities Act*.

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FINDING OF NO SIGNIFICANT IMPACT

Based on my review of the facts and the Environmental Assessment, I conclude that the proposed construction of this 2,100 square foot facility proposed to be located on Okeechobee Road , adjacent to the base laundry, Eglin AFB, Florida, will not have a significant adverse impact of a long-term nature to the quality of the human or natural environment. This analysis fulfills the requirements of the *National Environmental Policy Act*, the *President's Council on Environmental Quality regulations*, and 32 CFR 989. Therefore, an environmental impact statement is not required and will not be prepared.



DENNIS D. YATES, Colonel, USAF
Commander, 96th Civil Engineer Group

19 SEP 06

DATE

Environmental Assessment
Construct New Mini-Storage Facility
Okeechobee Road
Eglin Air Force Base Florida

RCS 06-169

1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared for the proposed construction of a 2,100 square foot mini-storage facility with four separate lockable climate controlled storage units which will include one coed restroom. The facility will be used to store valuable Air Force assets that are currently being stored outside. This document was prepared in accordance with the *Council on Environmental Quality (CEQ) 40 CFR 1500; Environmental Quality, AFPD 32-70; The Air Force Environmental Impact Analysis Process, AFI 32-7061; and the National Environmental Policy Act (NEPA)*. Following the acceptance of this EA, a decision to conduct an Environmental Impact Statement (EIS) or issue a Finding of No Significant Impact (FONSI) will be made.

2.0 PURPOSE AND NEED FOR THE PROPOSED ACTION

2.1 Purpose and Need for Proposed Action (Mission Objectives)

The 46 MOS/MXOPT requires a mini-storage facility to store valuable Air Force weapons testing equipment such as generators, customer provided equipment, aircraft pods, and unique one of a kind research and development assets. Currently equipment is stored outside and has been subject to degradation from the elements since their previous storage building was demolished in 2000. This will be new construction, with 96 CEG project number EGL-03-1280 assigned for the design. The facility will be steel construction and will meet the appropriate security requirements.

Objective 1: To provide for an accessible, physically secure storage facility.

Objective 2: To satisfy additional space needs and reduce work-arounds for ensuring the security and maneuverability of special equipment required to support day-to-day operations of the 46 Test Wing.

2.2 Issues Eliminated from Further Study

Environmental Justice: After careful analysis of the situation, no minority group or low-income group would be unfairly treated or unduly burdened by implementing or not implementing the proposed action. Therefore, the issue of environmental justice was eliminated from further analysis and does not appear in later sections of this environmental assessment.

Cultural Resources: No historical or cultural issues/assets exist at or in close proximity to the proposed site of the planned action. Additionally, no effects will occur on any other structures or sites eligible for listing on the National Register. Therefore, the issue of Historic or Cultural

Resources was eliminated from further analysis and does not appear in later sections of this environmental assessment.

Biological Resources: No threatened or endangered species occur at or near the site of the proposed action. Since this site is in a previously developed location on Eglin main base, no wildlife or habitat would be affected by the proposed action.

Physical Resources: No unique geographical features or areas exist in the vicinity of the proposed action.

2.3 Applicable Regulatory Requirements

This facility would be constructed in accordance with the requirements set forth in the Military Handbook, MIL-HDBK-1190; *Planning and Programming of Facility Construction Projects*, AFI 32-1021; *The Standard Facility Requirements Handbook*, AFI 32-1084; *The Land Use Component of the Eglin General Plan*, DOD 6055.9STD; *DOD Ammunition and Explosive Safety Standards*; and *The Americans with Disabilities Act*.

3.0 Description of Proposed Action and Alternatives

3.1 Proposed Action

The 46 MOS/MXOPT proposes to build a 2,100 sq ft storage facility on Okeechobee Road across from building 876 (Figure 1). The proposal is for 4 separate lockable climate controlled storage units in one building similar to bldg 893.

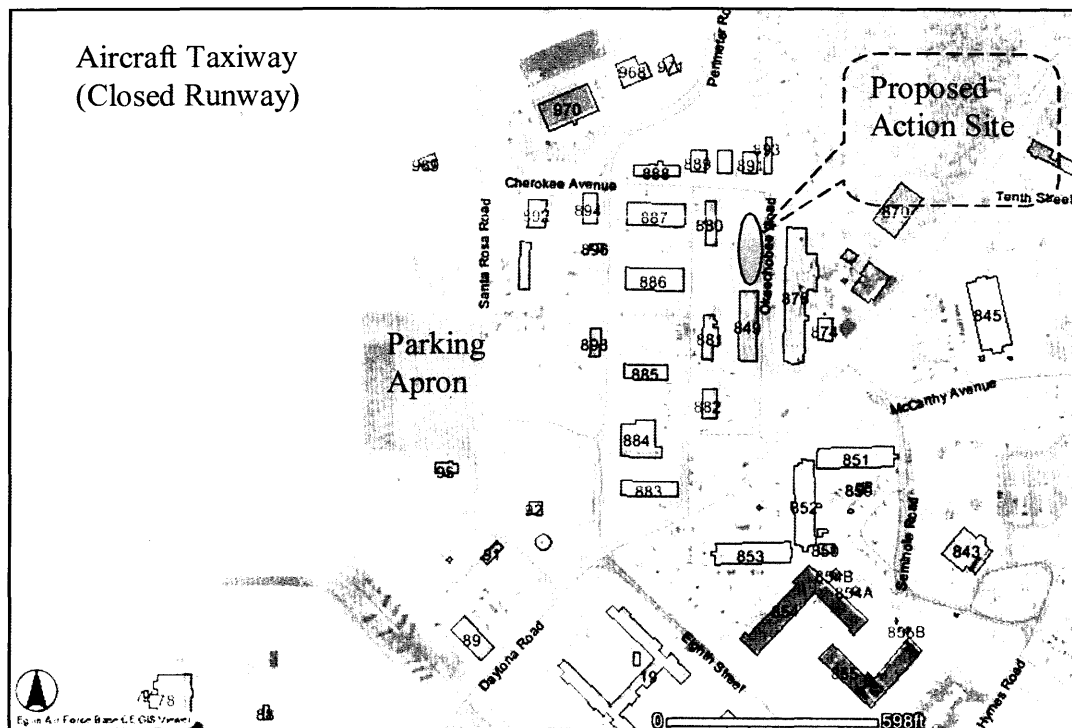


Figure 1: Site Location Map



Figure 2. Okeechobee Rd facing NW

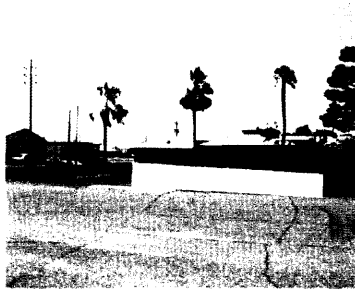


Figure 3. Proposed new facility site



Figure 4. Proposed new facility site

3.2 No Action Alternative

No action would result in valuable Test Wing equipment remaining subject to damage (degradation) due to being constantly exposed to the elements when stored outside for long periods of time.

3.3 Alternative Considered but not Carried Forward for Analysis

3.3.1 None

3.4 Related Environmental Assessments: An environmental assessment RCS 99-094, Construct Command and Control Operations Facility, was conducted and resulted in a Finding of No Significant Impact (FONSI) signed on 12 April 2000.

4.0 Affected Environment

4.1 Introduction

Located in Santa Rosa, Okaloosa and Walton counties of Florida, Eglin is eight miles northwest of Fort Walton Beach and 60 miles east of Pensacola. Eglin's mission includes the research, development, acquisition, test and evaluation of non-nuclear munitions and navigation/guidance systems. Eglin AFB is the home of the Air Armament Center (AAC), which conducts a full spectrum of planning, directing, conducting the test and evaluation of munitions, electronic combat and navigation systems. Eglin AFB is also the home of extensive support services including civil engineering, social actions, transportation, supply, and disaster preparedness. The base contains 724 square miles of land area and airspace over flying 3,226 square miles of land and 124,624 square miles of the Gulf of Mexico. Natural areas on the Eglin Reservation are classified into seven distinct areas: Sandhills, Wetlands/Riparian Sand Pine, Flatwoods, Pine/Mixed Hardwoods, the Barrier Island ecological associations, and the administrative areas. The proposed action would be sited within the Main Base Administrative area in the central southern portion of the Eglin Reservation.

4.2 Attainment of Project Objectives

Project Objectives	Proposed Action: Construct new 40' x 60' facility near flightline
To provide for a 2,100 square foot four bay storage facility to house valuable test equipment currently stored outside.	The Proposed Action will solve equipment degradation problems as well as contain any leaking of equipment fluids should the requirement warrant.
To satisfy additional space needs and reduce work-arounds for ensuring the security and maneuverability of special equipment required to support day to day operations of the 46 MOS/MXOPT	The Proposed Action will adequately support needed storage space for Routine and one of a kind weapons test equipment.

4.3 Predicted Effects on the Relevant Issues

Project Objectives	No Action Alternative: Continue storing equipment outside	Proposed Action: Construct new 2,100 storage facility across from base laundryne
Air Quality	No Impact	Potential for fugitive emissions during construction
Water Quality	No Impact	Potential for limited stormwater runoff during construction.
Weapon Safety	No Impact	The facility will not require the need to bring explosives into the building. The proponent understands the requirements for AAC/SEOW and/or DDESB approval, licensing and a site safety plan if the need to bring explosives into the facility arises at a future date.
Ground Safety	No Impact	Due to the facility being constructed outside an Explosive Clear Zone (ECZ), it is critical that no portion of the new construction breach the ECZ (including any parking areas.) A breach to the ECZ will require an explosives safety plan to be submitted to Air Staff.

4.3.1 Soil and Geologies

Soil in the vicinity of both the proposed action and alternative sites consist of Lakeland soils. Lakeland soil is deep, sandy soil with medium to very strong acidity and rapid permeability.

Impact Mitigation-Proposed Action: Construction of the building is not anticipated to involve breaching the soil/groundwater interface. Ground disturbance would be limited to shallow excavation during construction of a new foundation. Standard erosion control measures will be implemented during construction. Digging Permit, AF Form 103, Base Civil Engineering Work Clearance Request, would be obtained prior to the commencement of construction activities. This site is free of soil contamination or underground storage tanks (USTs).

4.3.2 Air Quality

Air quality during and following the implementation of the proposed action would not be affected as a result of excavation or construction activities. Eglin AFB is classified as an air quality attainment region; therefore, a conformity determination is not required. Water would be applied to reduce airborne particulate matter during construction, if necessary.

4.3.3 Water Quality and Hydrology

Topography in the area of the proposed action is generally flat. Storm water is collected by storm sewers. Use of this site will result in an increase in impervious cover of approximately 2,100 square feet. The discharge of untreated storm water in the State of Florida is considered a potential source of pollution and is therefore regulated under 62-25 F.A.C. As defined in 62-25, all new storm water discharge facilities require either a submittal of a Notice of Intent to use the General Permit for Stormwater Discharge Facility Construction, or be covered by an exemption. The general permit is applicable for facilities, which provide treatment through retention or detention with filtration of runoff. It also applies to modifications or reconstruction of an existing storm water management system, provided it is not intended to serve new development, will not increase the associated pollutant loading, and will not change the points of discharge.

It is appropriate for this project to incorporate criteria specified in section 62-25 F.A.C. into the design of a storm water management system for additional runoff generated by the new facility's increase in impervious cover.

4.3.4 Wetlands and Flood Plains

There are no wetlands or 100 or 500-year flood plains within the immediate excavation and construction area.

4.3.5 Socioeconomic, Aesthetics, Noise, Transportation, and Land Use

Socioeconomic impacts resulting from the implementation of the proposed action would be minimal to no change following construction. Assuming all material and labor required for construction were obtained in the Eglin/Fort Walton Beach /Niceville metropolitan area, revenues generated would be minimal.

Aesthetics in the area of the proposed action would not be affected.

Noise levels resulting from construction and operation activities would not exceed 80dBA for individuals residing outside the work area.

Transportation corridors and community services would not be impacted positively or negatively as a result of the proposed action.

Land use would be compatible with the existing land-use patterns associated with the Eglin Land Use Plan component of the Eglin General Plan.

4.3.6 Cultural Resources

There are no historic properties present within the project area. Neither the proposed site nor alternate site is adjacent to the Eglin Field Historic District.

4.3.7 Safety

The facility will not require the intermittent storage and use of pyrotechnics. Any facility that stores or uses explosives is required to obtain a license from the Eglin Weapon Safety Branch.

Public safety would be ensured through compliance with Eglin AFB's Land Use Plan component of the Eglin General Plan; AFI 32-7062; and DoD 6055-9.STD.

5.0 Environmental Consequences and Conclusions

Under the *Council of Environmental Quality* (CEQ) 40 CFR Part 1500; Environmental Quality, AFD 32-79; and The Air Force Environmental Impact Analysis Process, 32CFR 989, environmental consequences resulting from the implementation of the proposed action would be minimal. Areas affected by excavation have been previously disturbed. The site is in an air quality attainment region, supports no threatened or endangered species, and contains no surface water, wetlands, or flood plains. The site contains no asbestos or lead based paint. No cultural resources will be affected.

6.0 Management Requirements and Permits

6.1 Management Requirements

The ir retrievable commitment of resources would be limited to the approximately .75 acre parcel of real property. Lay-down areas and areas disturbed by construction equipment would be graded to original contours and reseeded, if necessary. Construction waste would be disposed of in a sanitary landfill, except for wastes that are recycled by Eglin AFB (lumber, scrap metal, cardboard, and asphalt). Storm water runoff during and following construction activities would comply with 62-25 F.A.C. The proposed action would be regulated under the *Planning and Programming of Facility Construction Projects; the Land Use Plan Component of the Base Comprehensive Plan; the Standard Facilities Requirements Handbook, AFH 32-1084; the Military Handbook, MIL-HDBK-1190 and the Americans with Disabilities Act.*

Storm water runoff during and following construction activities would comply with 62-25 F.A.C. Runoff would be controlled through placement of silt fencing, hay bales and other measures until a vegetative cover has been established.

6.2 Permits

- Approval of site plans for the proposed action must be obtained from the Base Community Planning Officer, Mr John Santee (96 CEG/CECPM) prior to any construction.
- A Base Civil Engineering Work Clearance Request (AF Form 103) must be obtained before digging to construct footings or other foundation work associated with construction or other ground-disturbing activity. If the project exceeds one acre of disturbed area, which includes a parking lot, road work, site work, etc., then the project will require a NPDES stormwater permit and a Pollution Prevention Plan.
- The facility must be constructed in accordance with Eglin AFB's AICUZ Plan to prevent C2 Personnel from excessive noise exposure.

7.0 List of Preparers

Judy C Ramsey, Project Manager and Co-Author

Years Experience: 22

Areas of Responsibility: Project Manager/Technical Advisor