FINAL

Environmental Assessment of Building Demolition at Test Area A-15

(RCS 98-571, 98-572, 98-573, 00-522, 00-523, and 00-731)

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Finding of No Significant Impact
for
Demolition of Buildings at Test Area A-15
on
Santa Rosa Island
Eglin AFB, Florida

RCS 98-571, 98-572, 98-573, 00-522, 00-523, and 00-731

Introduction

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), Department of Defense Directive 6050.1, and 32 CFR 989, the Department of the Air Force has conducted an Environmental Assessment (EA) of the probable environmental consequences from demolition of six buildings at Test Area A-15 on Eglin Air Force Base (AFB) at Santa Rosa Island, Florida.

Purpose of the Proposed Action

The purpose of the proposed action is to establish authority to demolish buildings in order to aid Eglin AFB in achieving goals of the Right-Sizing Initiative, that is, to reduce unit costs and to properly configure the Eglin infrastructure for efficient operation and align the current and projected workforce with infrastructure capabilities (AFMC, 2000). The structures under consideration were associated with the Boeing and Michigan Aeronautical Research Center (BOMARC) missile test program conducted at Site A-15 between 1959 and 1985 (Carroll, 1999).The buildings have been inactive and have deteriorated from lack of maintenance and from the effect of hurricanes. The facilities under the proposed action meet criteria for disposal as outlined in AFI 32-9004.

Description of Proposed Action and Alternatives

Proposed Action

The action proposed is to demolish six buildings at Site A-15 including Buildings 12521, 12528, 12533, 12534, 12535, and 12588. Buildings 12521 and 12528 have been identified as possessing historic value. For this reason, historic recordation of Buildings 12521 and 12528 and their relationship to the former BOMARC mission would be conducted. Documentation would include identifying and maintaining current historical records and establishing a comprehensive record of the structures in their current condition. Recordation procedures would be established by Eglin AFB cultural resource management and the State Historic Preservation Office.

Prior to demolition, engineering drawings would be reviewed to determine the presence of existing underground facilities. Specific resources of concern would be identified and required permits obtained. Sensitive resources such as wetlands would be delineated and posted so that they could be avoided. Life histories of protected species have been reviewed to identify ecological resources that would need protection from possible impacts. The timing of demolition

activities would be coordinated with natural wildlife cycles so as to avoid impacts to sensitive species. Sea turtle and shorebird nesting occurs during the periods from April 1 to October 31. Actions would not be conducted during this period at locations where effects to these species could occur.

Alternatives to the Proposed Action

Eight alternatives to the proposed action were formulated during the planning process and were considered to provide options that could be used, if needed, to protect potentially effected resources, specifically cultural resources of the BOMARC program.

Alternative 1 - Restoration

Restoration of the historic structures is an alternative that would restore the facility to a functional level similar to the condition that existed when the BOMARC mission was current. Under this option, extensive research would be required to determine former conditions including materials and equipment formerly present, and acquisition of the same. Restoration would not aid in aligning infrastructure with workforce levels and would not achieve the desired goal.

Alternative 2 - Adaptive Reuse through Renovation and Repair

Adaptive reuse through renovation and repair would provide space for a mission of similar requirements to the BOMARC mission. From a cultural resource perspective, this option would require that the facilities maintain their current category codes. The effect of this requirement limits future use to be similar to former uses, so as to maintain similar properties. In order for the intended objective to be met, other buildings would be required to replace the subject buildings on the demolition list.

Alternative 3 - Simple Preservation

Simple preservation would include maintenance of the structures in their current condition. This alternative would maintain structural quality of the buildings, repair hurricane damage and address normal degradation of the structures. No attempt would be made to restore resources to a functional level. No recordation of historic resources would be conducted. As in Alternative 2, alternate buildings would have to be designated to replace the subject buildings on the demolition list in order for the desired effect to be realized.

Alternative 4 - Low-cost Mothballing

Low-cost mothballing is an alternative generally considered when all means of finding a productive use for historic buildings has been exhausted, or when funding is not available to undertake the repairs and/or restoration to put a deteriorating building in condition suitable for reuse. Two levels of mothballing could be employed. One level is short-term, in which vacant buildings in relatively good condition are secured and checked periodically to ensure against deterioration. The second level is long-term and requires stabilization, maintenance and monitoring. Other buildings would have to replace the subject buildings to meet the goals of the Right-Sizing Initiative.

Alternative 5 - Treatment as an Archaeological Site

Test Area A-15 contains archaeological remains of BOMARC structures in addition to the buildings still standing. Carroll (1999) recommended that A-15 be treated as a site with contributing resources. The two buildings of historic significance would be transformed into an archaeological site by removing the building numbers and assigning a site number from the Florida Division of Historical Resources. This alternative would eliminate the structures from listing in the real property records and thereby accomplish the desired effect. This alternative,

however, would place restrictions on future land use and could severely limit the use of A-15 for mission related actions.

Alternative 6 - Abandonment In Place

Abandonment would be accomplished by removing the buildings from the real estate record. This is essentially an administrative action and involves no demolition or maintenance. Because no maintenance would be provided, this alternative would violate the National Historic Preservation Act by allowing demolition by neglect.

Alternative 7 - Demolition of Non-historic Facilities

Carroll (1999) has identified features and structures that contribute most to the historical significance of the A-15 site. Buildings 12521 and 12528 are among those listed, both of which are proposed for demolition. The remaining four buildings addressed in this EA do not reflect the level of significance as Buildings 12521 and 12528. Alternative 7 considers retaining Buildings 12521 and 12528 as described in the No-Action Alternative and demolishing Buildings 12533, 12534, 12535, and 12588 as described in the Proposed Action. By retaining the two culturally significant buildings, the goal of the proposed action would not be fulfilled.

Alternative 8 - No-action Alternative

No mission currently resides within the facilities proposed for demolition. Under the no-action alternative, routine maintenance would not be provided, and recordation of historic resources would not be conducted. Conducting no action would not achieve the goal of the proposed action.

Summary of Potential or Anticipated Environmental Effects

Air Resources

Conducting the proposed action would involve disturbance of the ground surface and building materials. This effect would have potential to impact air resources by suspending particulates in the air. By using best management practices such as wetting soils and working under calm wind conditions, conducting the proposed action would not significantly affect air resources.

Surface Water Resources

Potential for impacts to surface water resources would exist by conducting the proposed action. Best management practices would be used to control stormwater runoff. For this reason, conducting the proposed action would not cause significant impacts to surface water resources.

Structural and Activity Systems Resources

Under the proposed action, six buildings would be demolished and lost for future use. Selection of buildings considered for demolition was based on Right-Sizing Initiative criteria that included the buildings' relative useful values. The value of buildings considered under the proposed action for future use is estimated to be low as compared to other buildings at Eglin AFB. For this reason, loss of the structures is judged not to represent a significant impact to structural and activity systems resources.

Biological Resources

Potential impacts to biological resources would range from no impact to no-significant impact when best management practices are followed. Potential for impacts could occur from the movement of heavy machinery, noise, and reduced surface water quality. The use of machinery could disturb bird and sea turtle nesting, and potentially disturb the Santa Rosa beach mouse. By

avoiding areas inhabited by wildlife, properly managing surface water runoff, and conducting actions outside of nesting periods (sea turtle nesting from 1 May through October and shorebird nesting from 1 April through July), impacts to biological resources would be avoided or reduced to a non-significant level. A natural resource biologist would survey worksites immediately prior to demolition actions, and best management practices would be implemented. No significant impacts to biological resources are anticipated from conducting the action as proposed.

Socioeconomic Resources

Conducting the proposed action would have little or no adverse effect on socioeconomic resources. Recordation and demolition procedures under the proposed action would involve non-recurring costs that would be offset by complying with the right-sizing initiative.

Safety Issues

Under the proposed action, no potential adverse effects to safety are anticipated. However, adverse impacts to safety are anticipated under the no action alternative. Under this alternative, current safety hazards would not be addressed. Potential exists for unsecured debris to be carried by storm force winds. The proposed action addresses this issue by removing such materials.

Cultural Resources

The proposed action has potential to impact cultural resources related to the BOMARC missile program, the predecessor to current missile technologies. Although the facilities considered for demolition are less than 50 years old (a criterion normally used to initiate historic resource evaluation) they exhibit historic value in that they were a prominent feature of the Cold War Era. Demolition of Buildings 12521 and 12528 would cause a loss of these historic resources. In order to reduce the loss of historic resource values to an acceptable level, recordation procedures would be conducted in consultation with the State Historic Preservation Officer.

Finding of No Significant Impact

Based upon review of the facts and analyses contained in the attached EA, which is hereby incorporated by reference, the Air Armament Center, Environmental Impact Analysis Process Subcommittee concludes that conducting the Proposed Action will have no significant adverse impact to the quality of the human or natural environment. Therefore, no Environmental Impact Statement will be prepared. This analysis fulfills the requirements of the National Environmental Policy Act, the President's Council on Environmental Quality, and 32 CFR 989.

Approved:

James D. Sirmans, GM-15
Director, Environmental Management

24 MAR 04
Date

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Abbreviations and Acronyms

AAC	Air Armament Center
AFB	Air Force Base
AFI	Air Force Instruction
AFMC	Air Force Materiel Command
AOC	Area of Concern
AST	Aboveground Storage Tank
BEF	Bioenvironmental Engineering Flight
BETX	Benzene, Ethylbenzene, Toluene, Xylenes
BMP	Best Management Practices
BOMARC	Boeing and Michigan Aeronautical Research Center
CA	Contamination Assessment
CE	Civil Engineering
CEG/CERR	Civil Engineering Group/Real Estate
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
dB	Decibels
DoD	Department of Defense
EA	Environmental Assessment
EGTR	Eglin Gulf Test Range
EIAP	Environmental Impact Analysis Process
EIS	Environmental Impact Statement
EMC	Environmental Management Compliance
EMR	Environmental Management Restoration
EOD	Explosive Ordnance Disposal
EPA	United States Environmental Protection Agency
ESA	Endangered Species Act
ESI	Extended Site Investigation
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FFWCC	Florida Fish and Wildlife Conservation Commission
FONSI	Finding of No Significant Impact
ft	feet
FTA	Fire Training Area
FWS	United States Fish and Wildlife Service
HVAC	Heating, Ventilation, and Air Conditioning
ICM	Interim Corrective Measures
IRA	Interim Removal Action
IRP	Installation Restoration Program
LTM	Long-Term Monitoring
LUC	Land Use Controls
LUCIP	Land Use Controls Implementation Plan
m	meter
MCL	Maximum Contamination Level
mm	millimeter
NAS	Naval Air Station
NEPA	National Environmental Policy Act
NFA	No Further Action
NHPA	National Historic Preservation Act

NMFS	National Marine Fisheries Service
NPS	National Park Service
NRC	Nuclear Regulatory Commission
NRHP	National Register of Historic Places
OWS	Oil/Water Separator
PA	Preliminary Assessment
PAH	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PCE	Tetrachlorethylene
POI	Point of Interest
POL	Petroleum, Oils, and Lubricants
PRV	Plant replacement value
RCRA	Resource Conservation and Recovery Act
RDT&E	Research Developmental Testing and Evaluation
RFA	RCRA Facility Assessment
RFI	RCRA Facility Investigation
SAR	SWMU Assessment Report
SDR	Surface Debris Removal
SHPO	State Historic Preservation Office
SI	Site Investigation
SOP	Standard Operating Procedure
SVOCs	Semi-Volatile Organic Compounds
SWMU	Solid Waste Management Unit
TCE	Trichloroethylene
USAF	United States Air Force
USC	United States Code
UST	Underground Storage Tank
UXO	Unexploded Ordnance
VOCs	Volatile Organic Compounds

1.0 Introduction

1.1 Purpose and Need for the Proposed Action

Eglin Air Force Base (AFB) is operated and maintained by the Air Armament Center (AAC) for the Department of Defense (DoD) components responsible for developing, testing, and operating weapons systems. Eglin AFB has been the Research Developmental Testing and Evaluation (RDT&E) source for most of the modern air armaments used by our combat forces.

For more than 50 years, lands on Santa Rosa Island controlled by the United States Air Force (USAF) have been integral to sustaining Eglin AFB's mission to develop and test air armaments, sensors, and guidance systems. Several of the test facilities on Santa Rosa Island have deteriorated over the years due to age and natural disasters. Numerous hurricanes have caused severe damage to USAF facilities on Santa Rosa Island, damaging or destroying many of the sites necessary to Eglin AFB's mission. Eglin AFB seeks to establish the authority to demolish six structures (Buildings 12521, 12528, 12533, 12534, 12535, and 12588), all located at Site A-15 on Santa Rosa Island. These structures were associated with the Boeing and Michigan Aeronautical Research Center (BOMARC) missile test program conducted at Site A-15 between 1959 and 1985 (Carroll, 1999).

The purpose of the proposed action is to aid Eglin AFB in achieving goals of the Right-Sizing Initiative. The aforementioned buildings have been inactive and have deteriorated from lack of maintenance and from the effect of hurricanes. Significant repair and maintenance are required in order to meet building standards and health and safety concerns. Because the structures have been vacated they do not receive maintenance funding. The buildings under consideration for demolition are at a remote location so as to incur significant transportation costs if they are renovated and reused.

The proposed action would assist Eglin AFB in accomplishing the primary goals of the Right-Sizing Initiative; that is, to reduce unit costs and to properly configure the Eglin infrastructure for efficient operation and align the current and projected workforce with infrastructure capabilities (AFMC, 2000). Funding of facilities at Eglin are estimated at 0.7% of Plant Replacement Value (PRV) of the real property compared with 2-3% PRV for private industry (Eglin AFB, 2000). The aforementioned structures were identified in the first phase of the Right-Sizing Initiative during review of the existing housing, tenant, and AFMC plant inventory.

Because of the site's association with the BOMARC test program, the complex of facilities at Site A-15 has been evaluated under a previous project by Stephanie Carroll, a contractor employed by Eglin AFB's Cultural Resources Branch. Ms. Carroll's report evaluated the A-15 complex as historically significant and eligible for National Register of Historic Places (NRHP).

The State Historic Preservation Office (SHPO) of Florida has concurred with this evaluation and has recommended that A-15 be documented as a historic district. Of the six buildings investigated in this environmental assessment, Building 12521 and Building 12528, have been evaluated by the SHPO as historically significant and would, therefore, be contributing resources to the A-15 historic district. The SHPO determined that three other buildings (12533, 12534, and 12588) are not historically significant and would, therefore, be non-contributing resources. The SHPO rendered no determination on the sixth structure, Building 12535, which is a troop shelter identical to Building 12533. Since the latter was determined not to be historically significant, the same can be assumed for the former.

1.2 Location of the Proposed Action

Eglin AFB is located in the Florida panhandle approximately midway between the cities of Pensacola and Panama City (Figure 1-1). The location of the proposed action is on the USAF-controlled lands of Santa Rosa Island between Destin and Navarre Beach, Florida (Figure 1-2). Site A-15 is located on the south side of Eglin Range Road 242 on the western end of the USAF-controlled land between Sites A-14 and A-17. Santa Rosa Island is separated from the mainland by Santa Rosa Sound and Choctawhatchee Bay and is approximately 50 miles long and 0.5 mile wide. The distance across Santa Rosa Sound varies from 400 feet (ft) to nearly two miles. The distance across the Sound at Site A-15 is approximately one mile.

1.3 Decision That Must Be Made

The decision that must be made is whether or not to:

- Conduct the proposed action (demolish the six structures),
- Restore the buildings to a level that reflects historic conditions,
- Repair and reuse the buildings,
- Preserve the facilities in their current condition,
- Conduct low-cost mothballing,
- Treat the buildings as an archaeological site,
- Abandon the buildings in place,
- Demolish non-historic facilities in place of the buildings proposed for demolition, or
- Take no action.

If the proposed action does not have significant environmental impacts, a Finding of No Significant Impact (FONSI) will be issued, and the proposed action may proceed. If significant environmental impacts are identified, an Environmental Impact Statement (EIS) presenting a detailed analysis of the proposed action will be required before the proposed action may proceed. Revisions to the proposed action may be developed and assessed for environmental impacts, and, if appropriate, a FONSI issued and the proposed action undertaken.

1.4 Scope of the Environmental Analysis

This Environmental Assessment (EA) has been prepared as part of the Environmental Impact Analysis Process (EIAP) in accordance with Code of Federal Regulations (CFR) 32 Part 989 and Air Force Instruction (AFI) 32-7061. AFI 32-7061 implements the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500 to 1508), and Department of Defense Directive 6050.1, July 1979.

Environmental issues addressed in this EA associated with the proposed action include potential impacts to the physical environment (air and water quality, solid waste concerns, terrestrial and submerged land resources), biology (protected species and wetlands), socioeconomics (safety, aesthetics, noise), cultural resources, and environmental justice.

1.5 Applicable Regulatory Requirements and Coordination

The proposed action involves the activities associated with the demolition of six buildings located at Site A-15 on USAF-controlled lands of Santa Rosa Island. Potentially significant issues and concerns associated with the proposed action include:

- Effects on threatened and endangered species and species of concern and their habitats,
- Noise and safety effects on residential and commercial land uses surrounding the project site,
- Effects on the aesthetics of the project area,
- Release of hazardous materials,
- Recycling and disposal of solid waste,
- Effects to cultural resources, and
- Environmental justice.

The following is a list of rules, regulations, and guidelines that potentially apply to the proposed action.

1.5.1 Federal

32 CFR Part 989 – Environmental Impact Analysis Processs: Provides a process for making decisions based on an understanding of possible environmental consequences of the proposed action. The regulation specifically details the procedural requirements that must be followed by the USAF to comply with National Environmental Policy Act (NEPA).

Noise Control Act of 1972 (42 United States Code [USC] 4901-4918): Regulates noises that jeopardize health and welfare. Specifically this act established noise standards and regulated noise emissions from products in commerce.

Clean Air Act Amendments of 1990 – The Clean Air Act Amendments of 1990 are intended to protect and enhance the quality of the nation's air resources. The act established primary National Ambient Air Quality Standards (NAAQS) to protect human health by reducing or eliminating negative health effects of airborne chemicals on sensitive groups or individuals.

Clean Water Act, Section 404: Regulates the deposit of dredged or fill materials into waters of the United States. The Secretary of the Army issues permits acting through the Corps of Engineers.

National Environmental Policy Act (NEPA) of 1969, As Amended (42 USC 4321-4370a): Requires that any federal agency that proposes to engage in an activity must first consider the environmental impacts of that action. Such an initial review places the proposed action into one of three categories: (a) the categorical exclusion is reserved for a class of actions that do not require an EIS, (b) the category of actions that clearly will require an EIS, or (c) the category of actions that require further assessment to determine the need for an EIS.

If the agency concludes that further study is required, the agency prepares an EA. An EA is a concise public document, for which the agency is responsible, that serves to briefly provide sufficient evidence and analysis for determining whether to prepare an EIS, a FONSI, to modify the project, or to take no action on the proposal.

Executive Order 12898 – Guidance under NEPA – Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations: Each Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations.

Council on Environmental Quality (40 CFR Parts 1500-1508): Implements Section 102(2) of NEPA. The purpose is to tell federal agencies what they must do to comply with the procedures and achieve the goals of NEPA. Provides regulations applicable and binding on all federal agencies for implementing the

procedural provisions of NEPA except where compliance would be inconsistent with other statutory requirements.

Endangered Species Act (ESA) (16 USC 1531): Intended to protect threatened or endangered species and to preserve ecosystems upon which they depend. The act prohibits the taking of any fish, wildlife, or plant that has been designated as threatened or endangered. Section 7 of the ESA requires all Federal agencies to use their authorities to conduct conservation programs and to consult with the National Marine Fisheries Service (NMFS) and/or the United States Fish and Wildlife Service (FWS). Because sea turtles nest on land, jurisdiction over them is shared between NMFS and FWS.

Fish and Wildlife Conservation Act: This act encourages federal agencies to conserve and promote conservation of non-game fish and wildlife and their habitats to the maximum extent possible within each agency's statutory responsibility.

Migratory Bird Treaty Act (16 USC 701-711): Prohibits pursuing, hunting, shooting, wounding, killing, trapping, capturing or collecting, or attempting any such activity, selling or offering to sell, possessing, buying, shipping or transporting any migratory bird (list designated in 50 CFR 10) or any part, nest or eggs thereof, except as specifically permitted by the Secretary of the Interior or as allowed by special regulation.

Coastal Zone Management Act (16 USC 1451- 1464): The Act (as amended) establishes a policy: (1) to preserve, protect, develop and where possible, restore and enhance the resources of the Nation's coastal zone for current and future generations; and (2) to encourage and assist states in their responsibilities in the coastal zone through development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone, giving full consideration to ecological, cultural, historic, and esthetic values, as well as needs for compatible economic development. Section 307 directs Federal agencies proposing activities or development projects including Civil Work's activities, whether within or outside of the coastal zone, that are reasonably likely to affect any land or water use or natural resource of the coastal zone, to ensure that those activities or projects are consistent, to the maximum extent practicable, with the approved state programs.

National Historic Preservation Act (NHPA) (16 USC 470): The NHPA, as amended, directs federal agencies to integrate historic preservation into all activities that either directly or indirectly involve land use decisions.

Archaeological and Historic Preservation Act (16 USC 469-469c): This Act provides for the preservation of cultural resources that may be damaged by federal or federally authorized construction activities. Section 4(a) requires that the Secretary of the Interior be notified when unanticipated archaeological materials are discovered during construction of a federal undertaking.

Executive Order 11990 Protection of Wetlands (May 24, 1977, 42 FR 26962): The purpose of the order is to minimize the destruction, loss, or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands. The order requires federal agencies, in planning their actions, to consider alternatives to wetland sites and limit potential damage if an activity affecting a wetland cannot be avoided.

Conservation Programs on Government Lands (16 USC 670a-670f): The Act authorizes the Secretary of Defense to carry out a program of planning, development, maintenance and coordination of wildlife, fish, and game conservation and rehabilitation on military lands, in coordination with the Secretary of the Interior and appropriate state agencies. Cooperative plans shall provide for: (1) fish and wildlife habitat improvements or modifications, (2) range rehabilitation where necessary for support of wildlife, (3)

control of off-road vehicle traffic, and (4) specific habitat improvement projects and related activities and adequate protection for species of fish, wildlife, and plants considered threatened or endangered.

1.5.2 State of Florida

Asbestos Program (Chapter 62-257, Florida Administrative Code [FAC]): The purpose of the asbestos removal program is to prevent the release of significant amounts of asbestos fibers to the outside air during demolition or renovation activities. Notification to the State of Florida is required prior to demolition of any facility. Notification is required regardless of whether or not asbestos is present and can be accomplished by submitting *Notification of Asbestos Renovation or Demolition* [form 62-257.900(2)]

Florida Solid Waste Management Act of 1988 (Sections 403.702-403.7193, 403.75, and 403.75-403.769, Florida Statutes): Implements the provisions of the Florida Solid Waste Management Act.

Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes): Establishes conservation and wise management of endangered and threatened species to be the policy of the State of Florida. This act provides for research and management to conserve and protect threatened and endangered species as a natural resource. Confers the responsibility for research and management of upland, freshwater, and marine species to the Florida Fish and Wildlife Conservation Commission (FFWCC).

Marine Animals (Section 370.12, Florida Statutes): This statute protects marine turtles, manatees, mammalian dolphins, and manta rays.

The Florida Water Resources Act of 1972 (Chapter 373, Florida Statutes): This act provides authority for the water management districts to protect the water resources of the state, including natural resources, fish, and wildlife. The water management districts have interpreted this statute as providing them with authority to regulate for the benefit of only wetland-dependent wildlife.

Warren S. Henderson Wetlands Protection Act of 1984 (Sections 403.91-403.929, Florida Statutes): The Henderson Act regulates activities involving the dredging and filling of wetlands, which includes most construction activities in or adjacent to wetlands.

Wildlife Code of the State of Florida (Chapter 39, FAC): Prohibits taking, attempting to take, pursuing, hunting, molesting, capturing or killing, transporting, storing, serving, buying, selling, possessing, or wantonly or willfully wasting any wildlife or freshwater fish or their nests, eggs, young, homes, or dens except as specifically provided for in other rules of Chapter 39, F.A.C.

Marine Turtles Protection Act (Section 327.25, Florida Statutes): Prohibits taking, possessing, disturbing, mutilating, destroying, causing to be destroyed, selling, offering for sale, transferring, molesting, or harassing any marine turtle or its nests or eggs.

1.5.3 U.S. Air Force

Air Force Instruction 32-9004 – Disposal of Real Property: Chapter 2. Charges the Base Civil Engineer with the responsibility to develop building disposal programs as part of their long-range plans in the installation Base Comprehensive Plans. Criteria are presented outlining conditions that require demolition of excess buildings on non-excess land.

Air Force Instruction 32-7065 – Cultural Resource Management: This instruction sets guidelines for protecting and managing cultural resources in the United States and U.S. territories and possessions.

Air Force Instruction 32-1023 – Design and Construction Standards and Execution of Facility Construction Projects: This AFI provides general design criteria and standards; procedures for developing engineering technical letters (ETL) and technical data publications; guidance on selecting architect-engineering firms; and information on design and construction management.

Air Force Instruction 32-7040 – Air Quality Compliance: This instruction provides guidance for effectively implementing and managing an air quality compliance program. Guidance is standardized across the Air Force to assist major command (MAJCOM) and base-level personnel in managing an air quality program for compliance with applicable DoD directives and Federal, state, and local environmental regulations.

Air Force Instruction 32-1067 – Water Systems: This instruction defines responsibilities and provides guidelines to help Base Civil Engineering operate and maintain water and wastewater systems

Air Force Instruction 32-7041 – Water Quality Compliance: This AFI provides details of the Air Force Water Compliance Program. It applies to generating, collecting, treating, reusing, and disposing of: domestic and industrial wastewater, storm water, non-point-source runoff, sewage sludge, and water treatment residuals.

1.6 Introduction of the Logic, Scope, and Organization of the Environmental Assessment

This EA addresses potential environmental issues and concerns associated with the proposed action-demolition of six buildings located at Site A-15 on Santa Rosa Island, seven alternative actions, and the effects of taking no action.

Section 2.0 describes the proposed action and alternative actions including the no-action alternative. A comparison of potential environmental effects from these alternatives is also presented. Section 3.0 describes the existing environment at the proposed project area. These descriptions provide a framework for assessing potential environmental impacts of the proposed action and alternatives presented in Section 4.0. Section 5.0 presents a summary of the results of this EA. Sections 6.0, 7.0, and 8.0 provide agency and non-agency contacts, a list of preparers, and references, respectively. In addition, Appendix A contains photographs of the buildings proposed for demolition, and Appendix B contains estimated costs to perform the proposed action and alternatives.

2.0 Description of the Proposed Action and Alternatives

2.1 Introduction

The following section describes the process used in formulating the alternatives to the proposed action and details the proposed action and alternative actions so that the effects of actions to the affected environment can be assessed.

2.2 History of the Formulation of the Alternatives

The 96 Civil Engineering Group/Real Estate (CEG/CERR) proposes to demolish six buildings or structures numbered 12521, 12528, 12533, 12534, 12535, and 12588, all located within Site A-15. The facilities meet criteria for disposal as outlined in AFI 32-9004, Paragraph 2.2 that states; "Installation commanders must dispose of any unneeded or deteriorated building on non-excess land if such buildings meet one or more of the following conditions:

- Deterioration beyond the point of economical repair.
- Building interferes with a site approved for construction.
- Dangerous to people, likely to damage adjoining structures, or creates a nuisance.
- Requires more than normal maintenance, and its disposal will not create a deficiency.
- Design is obsolete and it cannot be reasonably altered or economically used."

Each of the subject buildings meets at least one of the above criteria. The selection of these buildings has been made during a succession of actions.

Environmental review addressing demolition of Buildings 12528, 12533, and 12534 was initiated in October 1998 with the filing of Air Force Form 813 (Request For Environmental Impact Analysis). Building 12528 was used as a guided missile launch control facility. Building 12533 was used as a troop shelter and is located adjacent to and northwest of Building 12528. Building 12534 housed an air conditioning facility.

These three buildings received extensive damage from Hurricane Georges and were identified as exhibiting conditions beyond economical repair. To minimize expenditures for repair and maintenance and to avoid health and safety issues stemming from vacant and potentially unsafe structures the buildings were proposed for demolition.

Two additional buildings numbered 12521 and 12588 were identified for disposal to achieve a directed 25% reduction of infrastructure as outlined in Eglin AFB's Right-Sizing Initiative. Environmental review was initiated in July 2000. Building 12521, listed as a missile/space research test facility, was used for missile assembly and maintenance. Building 12588 was a storage igloo. Buildings 12528, 12533, and 12534 were also considered for demolition under the Right-Sizing Initiative.

Building 12535, a troop shelter similar to Building 12533, is also being considered for demolition because it is no longer used or needed. Environmental review for demolition of this troop shelter was initiated in December 2000.

Two of the six structures identified for demolition, Building 12521 and Building 12528, have been determined to exhibit historical value in that they supported testing and training in the BOMARC program. The BOMARC program was an active mission of the Cold War era. Facilities at A-15 were the subject of a comprehensive study detailing the history of the BOMARC mission, site facilities, and

related activities at other DoD installations. Results presented in a report of 30 July 99 describe historical significance of the site and nominates A-15 to the National Register of Historic Places. It has been determined that Buildings 12521 and 12528 are eligible for listing as part of an A-15 historic district because of their historical significance. For this reason, the proposed action was determined to require significant historical consideration as part of NEPA review. Because the buildings share a common historical value the environmental review of the proposed actions are consolidated and presented in a single NEPA document.

In consideration of the historical significance of the resources at A-15, alternatives to the proposed action that would eliminate or reduce potential impacts are considered in this EA and include:

- Alternative 1: Restoration;
- Alternative 2: Adaptive reuse through renovation and repair;
- Alternative 3: Simple preservation;
- Alternative 4: Low-cost mothballing;
- Alternative 5: Treatment as an archaeological site;
- Alternative 6: Abandonment in place;
- Alternative 7: Demolition of non-historic facilities; and
- Alternative 8: No Action

Alternatives 4, 5, 6, and 7 were added for consideration following submittal and review of the Draft version of this document.

No alternatives were proposed that were excluded from further consideration.

2.3 Detailed Description of the Proposed Action and Alternatives

2.3.1 Proposed Action

The action proposed is to establish authority to demolish six buildings at Site A-15. The decision to demolish the buildings would be coordinated with the Range Configuration Control Committee. The buildings include:

- Building 12521, built in 1961, is a 4,830 square foot steel frame and concrete block structure formerly used as a missile/space test facility;
- Building 12528, built in 1958, is a 1,351 square foot building formerly used as a guided missile launch control facility. The structure is comprised of a foundation of reinforced concrete, concrete and asphalt tile floor, concrete block walls and a five-ply built-up asphalt roof;
- Building 12533, built in 1961, was used as a troop shelter (111 SF) constructed entirely of concrete;
- Building 12534, built in 1959, served as an air conditioning plant (1700 SF), and is constructed of a concrete foundation and floor, concrete block walls, and a 5-ply built-up gravel roof:
- Building 12535, built in 1961, was a troop shelter similar in construction and dimension to troop shelter 12533.
- Building 12588, built in 1960 as a warhead storage igloo (400 SF), is built of concrete with a 5-ply built-up gravel roof.

In conducting the proposed action, demolition of the subject facilities, historic recordation of the resources as they relate to the former BOMARC mission would be conducted for Buildings 12521 and 12528 because they have been determined by the SHPO to be of historical significance and would be

contributing resources in an A-15 historic district. The recordation process would include identifying and maintaining current historical records, and establishing a comprehensive record of the structures in their current condition. The additional four buildings (12533, 12534, 12535, and 12588) are not historically significant and would be non-contributing resources to the district. They do not require recordation and can be demolished without further consideration by the government.

Prior to demolition, engineering drawings would be reviewed to determine the presence of existing underground facilities. Specific resources of concern would be identified and required permits would be obtained. Sensitive resources such as wetlands would be delineated and marked so that they can be avoided. The life histories of protected species would be reviewed so that the species and their related resources can be protected from potential impacts.

The facilities proposed for demolition are constructed of materials that include concrete, steel, and asphalt/gravel. The structures would be demolished and removed in their entirety, including ancillary facilities such as underground piping and electrical lines. Septic systems would be caved in and filled with an approved granular material (clay containing materials are not approved for use as fill material on Santa Rosa Island). The locations of any abandoned underground facilities would be marked, described and recorded in the Base Comprehensive Plan.

Structures would be demolished using heavy equipment (such as front-end loader and backhoe) by breaking the structure into manageable pieces. The material would be loaded into trucks and hauled to appropriate recycling/disposal locations. With the exception of Facilities 12535 and 12588, hard surfaced roadways would be used for building access. Facilities 12535 and 12588 would be accessed using routes that would not impact or would minimally impact adjacent resources as reviewed and recommended by Eglin AFB resource managers.

Materials that can be reused or recycled would be salvaged to the extent practical. The remaining materials would be transported to landfill facilities off Eglin AFB that are approved for the specific types of material encountered. The majority of material removed would be concrete. This material could potentially be reused as fill material. The demand for fill within and near Eglin AFB, however, is low, and Eglin does not have facilities to store large volumes of construction debris. Storage for use at a later date may not be practical. Stored recycled materials that are not reused within one year would be in violation of environmental regulations (FAC 62-701). For these reasons, concrete material will likely not be reused or recycled. Metals would be reused or recycled as appropriate. Metal material would include sheet roofing, structural steel (roof trusses and framing), and electrical distribution materials (conduit and conductors). Clean wood material would be recycled by chipping and spread over a closed landfill. Painted wood would be transported to, and disposed in an approved landfill.

No hazardous or Resource Conservation and Recovery Act (RCRA) regulated materials in significant quantity or concentration are anticipated to be encountered in the demolition process. No asbestos containing materials are present in the subject buildings (Morgan, 2001). Lead based paint is present, but in quantities not exceeding 40 CFR 261.24 Toxicity Characteristic after TCLP analysis (Morgan, 2001). Demolition would be conducted primarily in the immediate vicinity of each building. Additional work may be performed more distant from the structures in removing underground infrastructure.

Site related demolition activities would require several days to accomplish and are projected to be completed within a period of approximately two months. Site workers would be notified of sensitive resources that have potential to be discovered such as archaeological and biological resources. In the event that any sensitive resources were discovered, all demolition activities would be suspended until the Eglin Historic Preservation Office and/or Eglin natural resource personnel could be advised and a determination of how to proceed was reached.

2.3.2 Alternative 1 – Restoration

Restoration is an alternative that would restore the facility to a functional level similar to the condition that existed when the BOMARC mission was current. Under this option, additional research would be required to determine former conditions including materials and equipment formerly present, and acquisition of the same. Eglin AFB has not thoroughly developed plans for restoration.

2.3.3 Alternative 2 – Adaptive Reuse Through Renovation and Repair

Adaptive reuse through renovation and repair would provide space for a mission of similar requirements to the BOMARC mission. From a cultural resource perspective, this option would require that the historically significant facilities (Buildings 12521 and 12528) maintain their current category codes. The effect of this requirement limits future use to be similar to former uses, so as to maintain similar properties. The buildings' facility status would remain intact. Consequently, in order for the intended objective to be met (right-sizing), other buildings would be required to replace the subject buildings on the demolition list. Currently, the area is planned to accommodate a mission that would exclude use for other missions in the six buildings considered for demolition. The buildings are located within the safety footprint or exclusion zone of the planned mission.

2.3.4 Alternative 3 – Simple Preservation

Simple preservation would include maintenance of the historically significant structures (Buildings 12521 and 12528) in their current condition. This would include maintaining the structural quality of the buildings such as repairing hurricane damage and normal degradation of the structures. No attempt would be made to restore resources to a functional level, and since demolition would not occur, no recordation of historic resources would be required or conducted. As in Alternative 2, the buildings' facility status would remain intact, and other buildings would have to replace the subject buildings on the demolition list.

2.3.5 Alternative 4 – Low-Cost Mothballing

Low-cost mothballing is an alternative generally considered when all means of finding a productive use for historic buildings has been exhausted for the present or when funding is not available to undertake the repairs and/or restoration to put a deteriorating building in condition suitable for reuse. There are two situations for mothballing. One is short-term, in which vacant buildings in relatively good condition are secured and checked periodically to ensure against deterioration. The second is long-term and requires stabilization, maintenance and monitoring.

Nine steps can be conducted in the mothballing process, two of which relate to documentation, three pertain to stabilization, and four relate to securing and maintaining the structures. These steps include:

1. documenting the architectural and historical significance of the buildings,
2. preparing a condition assessment of each building,
3. performing structural stabilization (based on results of the condition assessment),
4. conducting pest and rodent extermination/control,
5. protecting the exterior from moisture penetration,
6. securing the buildings from vandalism/break-ins,
7. providing adequate interior ventilation,
8. securing and/or modifying utility and mechanical systems as needed, and
9. developing and implementing a maintenance/monitoring plan.

There are many variables that affect the requirements of mothballing of individual resources, and multiple professional services may be required in implementation in addition to follow-up security surveillance and custodial maintenance. This procedure is essentially a "stop-gap" measure to preserve historic buildings until funds are available and/or conditions are appropriate for their ultimate preservation, restoration or perhaps adaptive reuse.

Given the concrete or poured construction of the historically significant buildings (12521 and 12528) under consideration at A-15 and their overall low maintenance needs, simple preservation offers a similar, but preferable alternative to mothballing as formulated by the National Park Service (cf. Parks, 1993).

As in Alternatives 2 and 3, the buildings' facility status would remain intact. Alternate buildings would have to be designated to replace the subject buildings (12521 and 12528) on the demolition list in order for the desired effect to be realized.

2.3.6 Alternative 5 – Treatment as an Archaeological Site

Treatment as an archaeological site represents another alternative to demolition. According to Carroll (1999), portions of foundations and pipe stub-ups of the various launch shelters are still extant at A-15, either partially visible or buried beneath the sand. Thus, A-15 contains archaeological remains of BOMARC structures in addition to the buildings still standing.

According to the National Park Service (NPS), a cultural resource site is defined as the location of a significant event. A site represents the prehistoric or historic occupation or episode of use of an area. It can also include a building or structure whether standing, in ruins or no longer present. Any of these can meet the definition of a site provided that the location exhibits historic, cultural or archaeological value. This condition is not dependent upon the value of any existing structure. To paraphrase, NPS also defines a district as a historic property that has a significant concentration, association or continuity of sites, buildings, structures or objects that have a historic or aesthetic commonality in terms of its plan or physical development.

Carroll (1999) recommended that A-15 be treated as a site with contributing resources. The two historically significant structures (Buildings 12521 and 12528) could potentially be transformed into an archaeological site by removing the building numbers and assigning a site number from the Florida Division of Historical Resources. This alternative would eliminate the six structures from listing in the real property records and thereby accomplish the desired effect.

As an archaeological site, simple preservation would be recommended to mitigate impacts to A-15. This alternative represents an unusual approach, but is feasible as long as any ongoing operations at the buildings can be discontinued and there are no plans for future reuse. The cost involved would be minimal from a cultural resources perspective, requiring only completion of an archaeological site form and NRHP nomination form, and consulting with the SHPO and other interested parties. There would also be administrative costs, undetermined at this point, in removing the numbers and deleting the buildings from the real property records.

2.3.7 Alternative 6 – Abandonment In Place

Abandonment would be accomplished by removing Buildings 12521 and 12528 from the real estate record. This would essentially be an administrative action and would involve no demolition or maintenance.

Air Force Instruction 32-9004 (Disposal of Real Property) does not specifically address abandonment of buildings or above ground structures. Normally, aboveground structures are not abandoned "in place." However, facilities such as underground utility lines, fuel tanks, roads, sidewalks and vehicle parking areas can be abandoned in place under the following conditions:

- The facility will be rendered unusable by new construction.
- Cost of removal would exceed the salvage value.
- The facility has deteriorated and cannot be repaired or rehabilitated.
- It does not pose or create a hazard to health or safety and cannot be removed at reasonable expense.
- It is located under or in such close proximity to existing structures that damage to the structure could occur.

In compliance with existing state and local environmental laws, the Air Force surveys facilities abandoned in place to make sure no health or safety hazards exist. Underground tanks would be flushed, cleaned and sealed to prevent accidental use. Underground tanks to be abandoned in place would be filled with a solid inert granular material. Water wells abandoned in place would be capped to prevent contamination or accident. The location and description of all of facilities abandoned in place would be marked on the Base Comprehensive Plan.

2.3.8 Alternative 7 – Demolition of Non-Historic Facilities

Carroll (1999) has identified features and structures that contribute most to the historical significance of the A-15 site. These include several buildings and features such as topographic alterations to the site, pier, water tower, roadways, bunkers, and revetments. Buildings 12521 and 12528 are among those listed, both of which are included in the proposed action. Conversely, the remaining four buildings addressed in this EA do not reflect the level of significance as Buildings 12521 and 12528. Alternative 7 considers retaining Buildings 12521 and 12528 as described in the No-Action Alternative and demolishing Buildings 12533, 12534, 12535, and 12588 as described in the Proposed Action.

2.3.9 Alternative 8 – No-Action Alternative

No mission currently resides within the facilities proposed for demolition. Under the no-action alternative, routine maintenance would not be provided, and recordation of the two historically significant buildings (12521 and 12528) would not be conducted.

2.4 Comparison of Potential Environmental Effects

The six facilities under consideration for demolition are situated across Site A-15. Because of their individual locations and proximal resource features, many of the concerns associated with each building are the same or similar. Most areas of concern, however, are considered equal. In addressing potential areas of concern, the facilities are addressed generally as a group. Where specific concerns are related to an individual structure, discussion will address that facility separately. Table 2-1 presents a matrix of potential effects of the proposed action and alternatives.

Table 2-1. Comparison of Potential Effects of Proposed Action and Alternatives

Environmental Resource Area	Proposed Action Alternative	Alternative 1 Restoration	Alternative 2 Adaptive Reuse	Alternative 3 Simple Preservation	Alternative 4 Low Cost Mothballing	Alternative 5 Treatment as an Archaeological Site	Alternative 6 Abandon in Place	Alternative 7 Demolition of Non-Historic Resources	Alternative 8 No Action
Air Resources	Minimal short term impact to air resources	No significant effect using BMPs	No significant effect using BMPs	No effect	No effect	No significant effect using BMPs	No effect	Minimal short term impact to air resources	No effect
Surface Water Resources	No significant effect using BMPs	No significant effect using BMPs	No significant effect using BMPs	No effect	No effect	No significant effect using BMPs	No effect	No significant effect using BMPs	No effect
Groundwater Resources	No effect	No effect	No effect	No effect	No effect	No effect	No effect	No effect	No effect
Terrestrial and Submerged Land Resources	No significant effect using BMPs	No significant effect using BMPs	No significant effect using BMPs	No effect	No effect	No significant effect using BMPs	No effect	No significant effect using BMPs	No effect
Structural Resources	Loss of resources	Conserves structural resources	Conserves structural resources	Conserves structural resources	Conserves structural resources	Conserves structural resources	Conserves structural resources	Loss of resources	Conserves structural resources
Vegetation Resources	No significant effect using BMPs	No significant effect using BMPs	No significant effect using BMPs	No significant effect	No significant effect	No significant effect using BMPs	No effect	No significant effect using BMPs	No effect
Wildlife Resources	No significant effect using BMPs	No significant effect using BMPs	No significant effect using BMPs	No effect	No effect	No significant effect using BMPs	No effect	No significant effect using BMPs	No effect
Wetland Resources	No significant effect using BMPs	No significant effect using BMPs	No significant effect using BMPs	No effect	No effect	No significant effect using BMPs	No effect	No significant effect using BMPs	No effect
Activity Systems Resources	Loss of potential future use	Negative effect – does not achieve intended results of action	Possible conflict with planned mission	No significant effect	No significant effect	Potential loss of future use	Potential loss of future use	Loss of potential future use	No effect

Environmental Resource Area	Proposed Action Alternative	Alternative 1 Restoration	Alternative 2 Adaptive Reuse	Alternative 3 Simple Preservation	Alternative 4 Low Cost Mothballing	Alternative 5 Treatment as an Archaeological Site	Alternative 6 Abandon in Place	Alternative 7 Demolition of Non-Historic Resources	Alternative 8 No Action
Socioeconomic Resources	No effect	Negative effect – potentially high cost to taxpayers	Potential positive effect	No significant effect	No significant effect	No significant effect	No effect	No effect	No effect
Safety Issues	Positive effect by reducing storm damage potential	Positive effect by reducing storm damage potential	Positive effect by reducing storm damage potential	Positive effect by reducing storm damage potential	Positive effect by reducing storm damage potential	Positive effect by reducing storm damage potential	Does not address effects of storm related debris	Positive effect by reducing storm damage potential	Does not address effects of storm related debris
Noise Issues	No significant effect	No significant effect	Likely no effects – dependent on future use	No effect	No effect	No effect	No effect	No significant effect	No effect
Cultural Resources	Potential negative effect can be offset using recordation process	Positive effect on resources	Positive effect conserves and protects buildings	Positive effect conserves and protects buildings	Positive effect conserves and protects buildings	Positive effect conserves and protects buildings and provides for future research	Negative effect may violate NHPA by allowing deterioration	Potential negative effect can be offset using recordation process	Positive/Negative effects conserves but does not preserve buildings
Environmental Justice	No effect	No effect	No effect	No effect	No effect	No effect	No effect	No effect	No effect

3.0 Affected Environment

3.1 Introduction

This section provides a description of the location, history, and current mission of Eglin AFB. The resources available on Santa Rosa Island including Site A-15 are described. The description of resources (physical, biological, activity systems, socioeconomic, and cultural) provides a framework for discussing the potential consequences of the Proposed Action, Alternative Actions, and the No-Action Alternative (Section 4.0).

3.2 Description of the Project Area

The proposed project under consideration entails demolition of six buildings located at Site A-15 (Figure 3-1). The buildings proposed for demolition are identified as 12521, 12528, 12533, 12534, 12535, and 12588. Photos 1 through 8 (Appendix A) depict the subject buildings. Site A-15 covers an area of roughly 200 acres. As seen in Figure 3-1, the buildings are situated across much of Site A-15. Although the buildings are located somewhat distant from each other, the surrounding areas reflect uniform or similar physical and biological resources.

3.2.1 Physical Resources

3.2.1.1 Air Resources

Moderate sea breezes from the Gulf of Mexico usually provide for a humid, subtropical climate on Santa Rosa Island during the summer months. Winds from the north to northwest prevail during the winter months as cold fronts typically cycle through from the mainland. Santa Rosa Island, being situated between Santa Rosa Sound and the Gulf of Mexico, is frequented by air currents caused by horizontal land-sea-air temperature contrasts and a breeze across the island is typically constant.

The quality of air resources at Eglin AFB benefits from regional air currents off the Gulf of Mexico, which provide good ventilation of the base area. Areas surrounding Eglin AFB are not heavily industrialized and the Florida Department of Environmental Protection (FDEP) has identified few specific air pollution problems in the area. Eglin AFB is in compliance with National Ambient Air Quality Standards (NAAQS) regarding emissions of ozone, particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, and lead.

Isolated incidences of poor air quality are typically associated with large metropolitan areas (Eglin AFB, 1996a). During the years 1999-2001, Pensacola has exhibited non-attainment status of the new 8-hour air quality standard for ozone (O_3). Panama City and Navarre have not attained the new ozone standard for the last two years. If the new ozone standard becomes effective, the city of Pensacola and Escambia and Santa Rosa Counties may be designated as non-attainment areas for ozone. The non-attainment status could include western portions of Eglin AFB (Robeen, 2003). Under this classification, Eglin AFB would be subject to additional control strategies to reduce the production of ozone.

3.2.1.2 Surface Water

Although Eglin AFB has an abundance of seeps and springs on the mainland, freshwater resources on Santa Rosa Island are limited and occur as isolated freshwater wetlands. Surface water resources for Santa Rosa Island include the marine waters of Santa Rosa Sound and Choctawhatchee Bay to the north and the Gulf of Mexico to the south. Water quality for Santa Rosa Sound is considered good since there are no

industrial discharges. The water quality for the northern region of the Gulf near the project area is also considered to be good. No surface water resources are available at the six project sites; however, a seasonal wetland is located southeast of Building 12535 (discussed in land and biological resources).

3.2.1.3 Groundwater

The upper limestone layer of the Floridan Aquifer provides potable water for the majority of the Eglin AFB reservation and for some test areas located on Santa Rosa Island. Increased water consumption has impacted groundwater resources along coastal areas. Potable water for some Eglin AFB facilities on Santa Rosa Island is supplied by bottled water and reverse osmosis purified well water (Eglin AFB, 1995).

3.2.1.4 Terrestrial and Submerged Land Resources

Terrain on Santa Rosa Island is typical of barrier islands along the Florida Gulf Coast with sandy soils and sparse vegetation. Most of the soils on Santa Rosa Island are classified as St. Lucie-Paola associations and are composed of fine- to medium-grained white sand typically 0.1 to 0.2 millimeter (mm) [Soil Conservation Service (SCS), 1980]. Small depressional areas may accumulate a very thin layer of organic matter, but many areas are barren. Depressional areas may support small, isolated wetland communities that do not support a rich species diversity.

Elevation of the majority of the island is between 0 and 4 meters (m) (0 and 13 ft); sand dunes may reach an elevation of 12.8 m (42 ft) (Eglin AFB, n.d.). Because the sand substrate on barrier islands such as Santa Rosa Island can be easily disturbed, land resources have been moderately to severely impacted by storm and hurricane events. Restoration of selected areas has been undertaken to mitigate impacts including dredging of sand and sediments from offshore areas to provide for beach nourishment and to replenish soils lost due to erosion and hurricane damage (Eglin AFB, 1995).

Terrestrial resources surrounding the buildings proposed for demolition include sparsely vegetated uplands, vegetated dunes, swales, and depressional wetlands (isolated) which are located more or less central to the group of subject buildings (Photo 10). A beach area is located seaward of the fore dune line which lies south of Building 12588. A considerable amount of sand substrate and sparse vegetation has spread over approximately two-thirds of the access road to Building 12588 (Photo 8). Topography at Site A-15 reflects a slight degree of relief with low sand dunes supporting areas of herbaceous vegetation. Land resources that are unprotected from the effects of hurricanes generally support a low diversity of vegetation.

3.2.1.5 Structural Resources

Structural resources at Site A-15 are depicted in Figure 3-1 and distinguish between buildings and structures that have previously been demolished or removed, those that are planned for demolition under this evaluation, and those that would remain. Construction of the subject buildings reflect methods and materials commonly used during the era when built (1959 to 1961). Physical description of the structures were obtained from *BOMARC: The Missile Test and Training Facilities,* (Carroll, 1999), from information presented in environmental review process documents (Air Force Form-813), and from real-estate records. These documents provide a brief detail of building size, construction materials, historical usage, and current condition.

Building 12521: Building 12521 was the Assembly and Maintenance Shop, constructed south of "A" Street just west of 1st Avenue. It has a concrete foundation and floor with concrete block and steel frame walls enclosing a 4,830 square foot area with a built-up steel deck roof.

Building 12528: Building 12528 was the Squadron Operations Center, located north of the Heat and Power Building and south of the Fuel Storage Tank on 3rd Avenue. It encompasses 1,341 square feet with a foundation of reinforced concrete, a concrete and asphalt tile floor, concrete block walls and a 5-ply built-up asphalt roof.

Building 12533: Building 12533 is a Troop Shelter constructed of concrete next to Building 12528. It has 111 square feet within a 7'9" by 14' area.

Building 12534: Building 12534 is the Refrigeration Building, situated just north of the Compressor Building on 2nd Avenue. It is separated from the Compressor Building by an earth revetment. The structure covers a 1,700 square foot area. It sits on a concrete foundation, has a concrete floor and block walls with a 5-ply built-up asphalt roof.

Building 12535: Building 12535 is a troop shelter with identical construction to Building 12533 described above. This building was constructed after 12533 and is referred to formally as a "Protective Shelter," although the function of the two was the same. It is situated directly behind (south) Building 12522.

Building 12588: Building 12588 is the Warhead Storage facility, located north of "C" street and encompassing 400 square feet. It has a concrete foundation, concrete and block walls and a 5-ply built-up asphalt with gravel roof.

The above buildings have not been maintained for several years and are in a state of general disrepair.

3.2.2 Biological Resources

Eglin AFB has a 3-party agreement with the USFWS and FFWCC that transfers responsibility of stewardship of natural resources located on the reservation to the Natural Resources Branch of Eglin AFB at Jackson Guard. USFWS and FFWCC maintain oversight roles and provide technical assistance as necessary (Breault, 1992). Identification and management of on-base resources by the Natural Resources Branch of Eglin AFB are ongoing with frequent and regular site inspections and species monitoring programs being performed on the Eglin reservation including Santa Rosa Island.

Santa Rosa Island, a Florida coastal barrier island, includes coastal beach and primary dune systems, and provides for a variety of wildlife and vegetation communities. Several federally listed, endangered and threatened species, and species of concern frequent Santa Rosa Island and the nearby Gulf of Mexico waters (Table 3-1). Although candidates for federal listing are not protected under the Endangered Species Act, the USFWS encourages their consideration in environmental planning (Eglin NRB, 1994).

Table 3-1. Endangered, Threatened, or Species of Concern Occurring or Potentially Occurring at Site A-15 on Santa Rosa Island

Listed Species	Scientific Name	Federal Status	State Status
Plants			
Cruise's golden aster	*Chrysopsis gossypina ssp.*	--	Endangered
Gulf Coast lupine	*Lupinus westianus*	--	Threatened
Florida perforate cladonia	*Cladonia perforata*	Endangered	Endangered
Spoon-leafed sundew	*Drosera intermedia*	--	Threatened
Birds			
Bald eagle	*Haliaeetus leucocephalus*	Threatened	Threatened
Arctic peregrine falcon	*Falco peregrinus tundrius*	SC	Endangered
Least tern	*Sterna antillarum*	--	Threatened
Piping plover	*Charadrius melodus*	Threatened	Threatened
Southeastern snowy plover	*C. alaxandrinus tenuirostius*	SC	Threatened
Terrestrial Mammals			
Santa Rosa beach mouse	*Peromyscus polionotus leucocephalus*	SC	--
Turtles			
Green sea turtle	*Chelonia mydas*	Endangered*	Endangered
Hawksbill sea turtle	*Eretmochelys imbricata*	Endangered	Endangered
Kemp's ridley sea turtle (Atlantic)	*Lepidochelys kempi*	Endangered	Endangered
Leatherback sea turtle	*Dermochelys coriacea*	Endangered	Endangered
Loggerhead sea turtle	*Caretta caretta*	Threatened	Threatened

Notes:

SC = Classified as species of concern but for which adequate data does not exist to warrant proposal for listing as threatened or endangered.

-- = Not listed.

*Green turtles are listed as threatened, except for breeding populations of green turtles in Florida and on the Pacific Coast of Mexico, which are listed as endangered.

Sources: FFWCC, 2001; Eglin EBS, 1997.

3.2.2.1 Vegetation

Vegetation is sparse in most areas of Santa Rosa Island. Sea oats (*Uniola paniculata*), a protected species in Florida, is a dominant vegetation species on sand dunes located at Site A-15 (Eglin NRB, 1994). Some portions of the island support typical scrub type vegetation such as sand pine (*Pinus clausa*), sand live oak (*Quercus geminata*), and magnolia (*Magnolia grandiflora*); however no tree or scrub species are present in the proposed project areas. Central portions of the island consist typically of low, sparsely vegetated older dunes and grassy swales supporting rosemary (*Ceratiola ericoides*), British soldier lichen (*Cladonia leporina*), slash pine (*Pinus elliottii*), gallberry (*Ilex glabra*), and yaupon (*Ilex vomitoria*). Vegetation along the dune and upland areas include haw (*Opuntia pusilla*), saltbush (*Baccharis*

halimifolia), dune sandspur (*Cenchrus tribuloides*), and various grass species. The composition of wetland resources is described in Section 3.2.2.3.

Two rare species of golden aster are present on Santa Rosa Island; Cruises's golden aster (*Chrysopsis gossypina*) and Godfrey's golden aster (*Chrysopsis godfreyi*) are found on the foredunes and the crests of taller dunes. The majority of golden asters on Santa Rosa Island appear to be Godfrey's golden aster, which are considered to be locally abundant (Eglin NRB, 1994).

The only federally endangered plant species known to inhabit Santa Rosa Island is the Florida perforate cladonia (*Cladonia perforata*) (Atencio, 1996). A community of this lichen is present at the eastern end of the island. A few scattered occurrences of the lichen are found throughout the remainder of the island. Occurrence of the Florida perforate lichen has not been documented to occur on TA A-15 (Miller, 2001).

The spoon-leafed sundew (*Drosera intermedia*) is listed as threatened by the State of Florida. The sundew occurs within wetlands and wetland transition areas including depressional wetlands within TA A-15.

3.2.2.2 Terrestrial and Marine Wildlife Species

A variety of wildlife species inhabit Santa Rosa Island including common upland mammals such as rabbits (*Sylvilagus sp.*) and raccoons (*Procyon lotor*). Predatory mammals such as coyote (*Canis latrans*) and gray fox (*Urocyon cinereoargenteus*) occur on Santa Rosa Island, and their populations have been increasing on the island (Helmstetter, 1997). The Santa Rosa beach mouse (*Peromyscus polionotus leucocephalus*) also occurs on Santa Rosa Island and is designated as a Category 2 candidate species for federal listing (Eglin EBS, 1997). Detailed biological information is lacking to support the listing, however existing information indicates the species may warrant listing in the future (Eglin EBS, 1997). The beach mouse is considered a distinct subspecies, inhabiting only Santa Rosa Island. Beach mouse habitat includes any established dune system. Studies have shown that beach mouse population densities are higher on the western end of Santa Rosa Island than elsewhere on the island (Eglin EBS, 1997). Occurrence of the beach mouse in the proposed project area has not been documented, however, monitoring of this species has not been conducted in the immediate vicinity of TA A-15. For this reason, their presence or absence at the site of proposed action cannot be ascertained.

Numerous water birds and shorebirds are found on the island, some of which are federal or state listed species. Listed birds that may inhabit or migrate through the island include the bald eagle (*Haliaeetus leucocephalus*), Arctic peregrine falcon (*Falco peregrinus tundrius)*, least tern (*Sterna antillarum*), Piping plover *(Charadrius melodus*), and Southeastern snowy plover (*Charadrius alexandrinus tenuirostris*). The least tern typically nests on open beaches, but will also opportunistically use flat gravel rooftops or other similar structures when available. The Southeastern snowy plover inhabits sandy beaches along the Gulf coast where dry and tidal sand and mud flats provide resources for foraging and breeding. Approximately one-third of the snowy plover nesting activity in Florida occurs at Eglin AFB, and the shoreline areas along Santa Rosa Island provide suitable nesting habitat. Roof structures of the project buildings may provide suitable nesting habitat for both of these avian species. Santa Rosa Island provides critical habitat for the piping plover, a federal and State of Florida listed threatened species. This shorebird is a winter resident that uses beach and dune habitats. The black skimmer (*Rynchops niger*) is another shorebird that frequents Santa Rosa Island, nesting on beach habitat during the months of June and July. The Osprey (*Pandion haliaetus*) is similar to the bald eagle in appearance and habits. This bird of prey is a common resident of Santa Rosa Island feeding over open water. Nests are usually constructed in dead trees and man made structures or platforms in close proximity to water.

Five species of marine turtles are found in the Gulf of Mexico, three of which are known to nest on the Eglin reservation (Eglin NRB, 1994). The Natural Resources Branch at Eglin AFB has conducted nesting

surveys along 17 miles of barrier island in Santa Rosa and Okaloosa Counties since 1989. To date, a total of 432 marine turtle nests have been documented (Eglin NRB, 2003). The threatened Atlantic loggerhead turtle (*Caretta caretta*), and the endangered Atlantic green turtle (*Chelonia mydas*), typically nest during the months from May through August with hatching occurring from late July through October. Presence of the endangered leatherback turtle (*Dermochelys coriacea*) has been noted in Gulf waters off Santa Rosa Island and recent surveys have observed leatherback nesting activity on Eglin AFB managed stretches of Santa Rosa Island. Prior to the recent nesting activity no leatherback nesting had been recorded on Santa Rosa Island. Potential for sea turtle nesting at TA A-15 coincides with the beach area south of Building 12588, one of the buildings considered for demolition under this EA.

3.2.2.3 Wetlands

Isolated fresh water wetlands occur within the Site A-15 area. Vegetation within the wetland located south of Building 12535 includes common vegetation species such as black rush (*Juncus roemerianus*), joint grass (*Paspalum distichum*), saltmarsh grass (*Spartina patens*), bulrush (*Scirpus olneyi*), *Hydrocotyle spp*., common pipewort (*Eriocaulon decangulare*), club moss (*Lycopodium appressum*), and nutgrass (*Cyperus lecontei*). Also present within the wetland boundary is the protected Spoon-leaved sundew (*Drosera intermedia*) (Eglin EBS, 1997). This species is listed by the State of Florida as threatened and its presence was confirmed during the site visit on 1 November 2000.

3.2.3 Activity Systems Resources

Currently the six buildings under evaluation as part of this EA are not being utilized for testing and training activities. Building 12521 is the most recently used facility with some overhead lifts and storage structures. The remaining buildings under evaluation are vacated with minimal or no residual project equipment. With exceptions of Building 12535 and 12588, parking areas and access roads are available for each of the buildings. Shifting sand, a result of hurricane effects and absence of continued maintenance has covered the access road and parking area for Building 12588. Potable water and electricity are no longer available at Buildings 12588, 12534, 12528, and 12533.

An Environmental Assessment, completed in March 2001, addresses construction of a test facility (two-story, concrete structure) to be located directly (30 ft.) southward from Building 12522. Building 12535 is located between Building 12522 and the proposed building. The EA resulted in a Finding of No Significant Impact for the proposed action. The functional nature of the mission at the proposed facility would impart a safety footprint that includes all of the buildings considered for demolition at TA A-15. This would preclude the use of the subject buildings for the duration of the planned mission.

3.2.4 Socioeconomic Resources

The relationship between the regional economy and Eglin AFB is one of longstanding interdependency. The socioeconomic dependencies between Eglin AFB and the surrounding local communities emphasize the importance of cooperative planning and open communication. Coordination and planning between Eglin AFB and the local communities minimize impacts, and increases compatibility between the base and surrounding areas.

The Gulf of Mexico, Santa Rosa Sound, Choctawhatchee Bay, and the associated bayous located north of Santa Rosa Island are used for numerous commercial and recreational activities including shrimping, fishing, diving, pleasure boating, and other recreational water sports (e.g., jet skiing, parasailing). Most recreational aquatic activities occur within 3 miles of the shoreline area. Activities such as swimming, diving, and pleasure boating primarily occur during the spring and summer months.

The various communities nearest to the proposed action are briefly described as follows.

The closest community to Site A-15 is located across Santa Rosa Sound. Wynnehaven is a small community approximately 2 miles from Site A-15. Navarre (estimated population 12,500) and Navarre Beach (estimated population 1,500) are approximately 4 and 3 miles, respectively from A-15. The Intracoastal Waterway supports activity related to transporting commodities through Santa Rosa Sound. Recreational swimming and boating activities occur off Wynnehaven Beach. The community of Navarre Beach is a growing area with several restaurants, condominiums, and single-and multi-family residences. This is a family-oriented area with water parks, a fishing pier, and considerable recreational water activities.

The current status of the subject buildings is a significant factor in assessing their socioeconomic value. Lack of use, state of repair, and remote location of the buildings proposed for demolition all contribute to low socioeconomic value of the buildings to the communities surrounding Santa Rosa Island.

3.2.5 Safety Issues

Safety issues related to activities associated with Santa Rosa Island generally relate to airspace [controlled by Federal Aviation Administration (FAA) and the USAF], but also include swimming and boating activities. FFWCC is responsible for enforcing laws related to safe boating and swimming practices in state waters.

The current structural condition of the buildings being proposed for demolition is a safety concern. Lack of preventative maintenance and hurricane damage have compromised the structural soundness of the buildings such that they are unsafe for testing, training, and storage operations. The presence of unsecured materials in the subject buildings represent a liability to personnel and property during episodes of severe weather. Additionally, the lack of utilities and communications at the project sites contribute to compromised safety.

Hazardous materials are or were present at the project buildings in the form of asbestos tiles and lead-based paint. Removal of hazardous materials in the subject buildings is given as a conditional requirement for conducting the proposed action. Currently, there is no asbestos in the buildings considered for demolition, and although lead based paint is present, the quantities involved do not exceed 40 CFR 261.24 *Toxicity Characteristic* after TCLP analysis (Morgan, 2001).

Other hazardous materials of concern occur from past mission related activities at the site. An Installation Restoration Program (IRP) site is located approximately 0.25 miles west of Building 12528 (the closest building addressed in this EA). Six areas of concern (AOCs) are located at or near the subject buildings. Locations of the sites are presented in Figure 3-2. The sites are related to a former power generating facility, a BOMARC launch facility, a disposal for hardfill materials, a fire fighter training area, an abandoned diesel fuel pipeline, and a compound neutralization site. Site related contaminants include fuel-related compounds, hydraulic fluids, hydrazine, nitric and other acids, fire fighting compounds, and solid debris. Contamination related investigations were conducted and found either no contaminated media, or contaminated media that has since been remediated resulting in no further action (NFA) determinations. A summary of the AOC sites is presented in Table 3-2.

Table 3-2. Summary of Area of Concern Sites

AOC No.	Site Location	Site Name	Status	Description
2	Near northwest corner of A-15 Compound on Santa Rosa Island	A-15 Former Power Plant Facility	SI (RFA) completed 6/96. NFA approved by EPA and FDEP on 8/21/98. AOC file closed.	The site is located within the A-15 Compound on Santa Rosa Island, and was identified as a potential source of environmental contamination resulting from past power generation activities. The Power Plant Facility was active in the 1960s to support the BOMARC missile test program. This facility used large, aboveground diesel fuel storage tanks and below-ground concrete sumps that contained oil and grease. During an SI performed in 1995, a buried pipe, possibly used as part of a fuel transfer station, was identified. The SI results indicated no soil or groundwater impacts. Therefore, NFA was recommended for the site. The building was razed and the concrete sumps were cleaned out, with material disposed of properly, during the summer of 1997.
82	Near southwest corner of A-15 Compound on Santa Rosa Island	A-15 Compound Disposal Area	SI (RFA) completed 8/96. NFA approved by EPA and FDEP on 8/21/98. AOC file closed.	The disposal area is approximately 200 ft by 200 ft and was inactive as of 1981 or earlier. It has been closed with a soil cover. The site reportedly received only hardfill materials and construction debris such as concrete, metal, wood, and wire. An SI was performed in 1995. Geophysics results identified anomalies interpreted to represent subsurface materials. SI analytical results indicated no groundwater impacts. Based on the SI results, NFA was recommended for the site.
85	Near northwest corner of A-15 Compound on Santa Rosa Island	A-15 Compound Fire Training Area	SI (RFA) completed 6/96. SI Addendum completed 1/99. NFA approved by EPA 5/99 and FDEP 2/99. AOC file closed.	This site consists of two independent structures used for fire training exercises. The primary Fire Training Area (FTA) was active from 1985 to 1987. The second area was also active in the mid-1980s and is the former location of fuel storage tanks. Fires at both locations were the result of a small quantity of liquid fuel and straw, and were extinguished by water with perhaps other compounds, such as aqueous film-forming foam. The results of an SI performed in 1995 indicated no groundwater or soil impacts. Based on the SI results, no further investigation and the removal of material within the sumps was recommended for the site. The sump material was removed as part of an SI Addendum in August 1997.
95	Between a pier protruding in the Santa Rosa Sound and A-15	Abandoned Radar Site Pipeline	AOC file closed.	The 1000-ft-long pipeline was active during the 1960s BOMARC test program, and was identified by former Eglin AFB personnel as a potential source of environmental contamination as a result of diesel fuel handling. The pipeline was removed in 1990 and fuel recovery from the pipeline was necessary. Appropriate FAC 62-770 sampling conducted. All analysis results were below detection limits.
111	Near northwest corner of A-15 Compound on Santa Rosa Island	A-15 Compound Neutralization Site	SI (RFA) completed 5/96. NFA approved by EPA 11/21/96 and FDEP 9/17/96. AOC file closed.	The site consists of the former neutralization pit within the A-15 Compound on Santa Rosa Island. The pit is a 13 ft by 23 ft sump that was ~25 ft deep. The pit was used to neutralize acids produced in connection with the BOMARC test compound during the 1960s. A Tank Closure Report indicated no soil impacts. The results of an SI performed in 1995 indicated no groundwater impacts. Therefore, NFA was recommended for the site.

3.2.6 Noise

Noise at Eglin AFB originates from three source groups:

- Noise associated with military operations: overhead aircraft traffic, ground-based aircraft support power units, generators, aircraft engine test cells, aircraft ground start-ups, engine tests, taxiing, take-off/landing, and overflight of the island, military vehicle traffic, military construction activities, and military training and demolition test events;
- Noise produced by the military resident community in Eglin AFB housing or the surrounding community: private vehicle traffic, private operation of lawn care equipment, commercial road vehicle traffic and private recreational vehicles and boats being operated on Eglin property and waterways; and
- Ambient noise: wind, waves, tree movement, animals, and similar sources (Eglin AFB, 1995).

Typically, noise at the proposed project sites on Santa Rosa Island originates from the former and latter of these three source groups. Noise is occasionally generated by military operations at the first two sources either from activity at test sites on Santa Rosa Island (including TA A-15) or from aircraft overflight. Excluding aircraft noise, the average day and night background levels for all other activities on Santa Rosa Island, such as traffic, construction, and recreation, range from 41 to 60 decibels (dB) on the A-weighted scale (dBA). A thorough background discussion regarding noise is presented in Appendix K of the Eglin AFB Environmental Baseline Study Resource Appendices (Eglin AFB, 1995).

3.2.7 Cultural Resources

The cultural record of Eglin AFB extends to at least 8000 B.C. and is represented by an abundance of archaeological sites. Under AFI 32-7065, a Historic Preservation Plan was prepared for Eglin AFB to ensure short- and long-term management of cultural resources. The plan provides an overview of cultural resources at Eglin AFB, an inventory of historic buildings, structures, and sites; an evaluation of grave sites and cemeteries; and recommendations for future management. More than 55,000 acres were surveyed, and more than 800 prehistoric and historic cultural sites were identified (New World Research, Inc., 1992). Most areas of archaeological/historical significance occur within 200 m (656 ft) of water sources.

Site A-15 Historical Resources
Site A-15 has an extensive history with the BOMARC missile test program. The BOMARC test program was developed to study the possibility of surface-to air guided missiles to augment the U.S. air defenses. Extensive effort has been made to document the BOMARC test program, Site A-15, and the historic and architectural significance of these resources. A detailed description of these resources is documented in *BOMARC: The Missile Test and Training Facilities* (Carroll, 1999). This document was produced to enable an accurate evaluation of the cultural and architectural resources leading to determination of eligibility on the National Register of Historic Places. The State Historic Preservation Office (SHPO) has reviewed the document and has concurred that the resources at Site A-15 are significant and merit nomination to the Register.

The A-15 complex has significance as part of the Cold War legacy. The Department of Defense (DoD) recognized the importance of this legacy in the establishment of a program that, along with other goals, addresses the meaning and preservation of Cold War history. The following, extracted from a DoD Legacy Cold War Project report, exemplifies this position.

> In November 1989, the world watched in disbelief as citizens of a divided Germany reduced portions of the Berlin Wall to rubble. Shortly thereafter, that chilling symbol of American

> engagement in the Cold War — the guard's hut from Checkpoint Charlie — was hoisted into the air, lowered onto a flatbed truck, and driven away. With the momentous reunification of Germany, then the dissolution of the Soviet Union, the Cold War seemed to be over.
>
> The end of the Cold War led the U.S. Department of Defense (DoD) to rethink its global commitments, and to reorganize, downsize, and reallocate resources. The Department also seized the opportunity to ensure that the record and meaning of its activities during the Cold War are preserved while the evidence remains fresh. Such powerful reminders of the Cold War as Checkpoint Charlie, pieces of the Berlin Wall, and documents from the Soviet archives, will help future generations understand the Cold War, its origins, and its repercussions. These and other artifacts, documents, properties, and sites constitute a significant and invaluable record of our national experience and, as such, they merit consideration and protection. [Center for Air Force History 1994:1]

BOMARC was one of nine missile systems developed by the Air Force in the Cold War era of the 1950s and 1960s for strategic and defense purposes. The BOMARC was a surface to air missile system. The other eight missile systems include the air-to-air GAR-1, Falcon and Genie, the air to surface Rascal and the Titan, Thor, Matador and Atlas, all surface to surface (Carroll 1999:5).

The BOMARC concept, developed by Boeing Aircraft (BO) and the University of Michigan Aeronautical Research Center (MARC), grew out of a need to protect the continental United States from strategic bomber attacks. It was designed to be a long range or area defense interceptor with a striking distance of more than 400 miles. The Army's Nike Hercules is a similar system, but was medium range and designed with an emphasis on point-specific protection (Lonnquest and Winkler 1996:198).

BOMARC was a radar-controlled missile with a cruising speed near Mach 4 at an altitude of 60,000 to 70,000 feet; it was capable of conventional and nuclear payloads. Two models were produced. The A Model had a ram jet engine that used gasoline and was eventually replaced by the B model that used solid propellant. In all, a total of 715 BOMARC missiles were produced during the Cold War.

Initially, 52 squadrons were planned, but the number was dramatically scaled down to only 10 (including two in Canada) that were fully deployed in the initial years. Testing was begun at Patrick Air Force Base in Florida in 1952. In 1958, operational testing and training was moved to the newly activated 4751st Air Defense Missile Wing at Hurlburt Field. The testing facilities were constructed on Santa Rosa Island and designated as Site A-15. Most of the construction, consisting of launch shelters and support buildings, was completed between 1957 and 1961, but intermittent construction (not associated with BOMARC) continued until 1989 (Carroll 1999:77).

Testing consisted of firing the missiles down range of the Eglin Gulf Testing Range (EGTR), which extends as far south as the Florida Keys, in order to evaluate the systems ability to intercept and destroy targets of different altitudes and speeds. During the five years between 1958 and 1963, 205 launches were made from A-15 (Carroll 1999:81). These tests involved intercepting incoming drones, sometimes at supersonic speeds and more than 400 miles away. The launchings actually involved the first systematic use of computer guidance in the form of an IBM AN/GPA-35 model. Another important task was evaluation of the types of launching shelters and mechanisms in an effort to determine which were the most efficient.

A total of five different shelter arrangements were constructed and tested at the A-15 site. The Eglin site is particularly noteworthy because it represents the only BOMARC facility at which all five types of launching shelters were present.

The A-15 facility also acted as a training center for crews from other squadrons. However, by 1972, BOMARCs had outlived their usefulness as a deterrent and had begun to be phased out. At this time, a number of BOMARCs were converted into drones that were launched from A-15 and used for targets for the AIM and other types of air-to-air missiles being tested at that time at Eglin. From the early 1970s until the last launching in 1985, more than 100 drones were launched from the facility at A-15.

In all, at least 37 BOMARC related structures were built on Santa Rosa Island and three on Hurlburt Field, most between 1957 and 1960. The locations of current and former structures at A-15 are depicted in Figure 3-3. The majority of the structures were the five types of launching shelters that were under evaluation. These included four Model I structures (Buildings 1271, 1272, 1273, and 1274), two Model II (Buildings 12566 and 12568), one Model III building (12564); seven Model IV (Buildings 12554, 12582, 12583, 12584, 12585, 12586, and 12587); and two Model V structures (Buildings 12556 and 12558). These shelters differed in the level of reinforcement, the way the roof was removed for launching and the launching mechanisms. Eglin has demolished all of the launch shelters but some of the foundations remain, although they may be buried beneath the sand (Carroll 1998:23, 36). All six of the structures under consideration in this EA were constructed during the peak BOMARC building period from 1957 to 1961.

The majority of the facilities constructed to support the BOMARC mission have been demolished. The chronology and function of former buildings of the A-15 complex are presented in Table 3-3. Following removal of the six buildings proposed for demolition, nearly all of the BOMARC structures located within the western portion of A-15 will have been removed.

Table 3-3. History and Status of Removed Test Area A-15 Facilities

Building No.	Function	Built Year(s)	Demolished Year(s)	Demolished Year(s)
12513	Airman's Dining Hall	1957-58	post-1988	Not Existing
12518	Liquid Fuel Pump Station	1961	post-1983	Not Existing
12520	Security and Identification Building	1957-58	1988-1989	Not Existing
12524	Fuel Oil Storage Tank	1957-58	post-1983	Not Existing
12526	Change House	1957-58	post-1983	Not Existing
12530	Heat and Power Building	1957-58	post-1988	Not Existing
12540	Propellant Fuel Facility	1957-58	post-1983	Foundation + Shelter Remain
12541	Fuel Spill Pit	1957-58	post-1983	Not Existing
12542	Foam and Pump House	1957-58	post-1983	Foundations Remain
12543	Acid Spill Pit	1957-58	pre-1985	Not Existing
12545	Acid Neutralizing Well/Spill Pits	1957-58	post-1983	Not Existing
12546	Propellant Acid Facility	1957-58	pre-1985	Foundation Remains
12554	Model IV(B) Launcher Shelter	1959-60	1989-91	Not Existing
12556	Model V Launcher Shelter	1960	1989-91	Not Existing
12558	Model V Launcher Shelter	1960	1989-91	Not Existing
12564	Model III Launcher Shelter	1959-60	1989-91	Remains (if any) Obscured by Sand
12566	Model II Launcher Shelter	1958	1989-91	Remains (if any) Obscured by Sand
12568	Model II Launcher Shelter	1958	1989-91	Remains (if any) Obscured by Sand

Building No.	Function	Built Year(s)	Demolished Year(s)	Demolished Year(s)
12571	Model I Launcher Shelter	1957-58	1989-91	Remains (if any) Obscured by Sand
12572	Model I Launcher Shelter	1957-58	1989-91	Foundation and pipe stub-ups remain
12573	Model I Launcher Shelter	1957-58	1989-91	Remains (if any) Obscured by Sand
12574	Model I Launcher Shelter	1957-58	1989-91	Foundation and pipe stub-ups remain
12578	Substation	1957-58	1989-91	Not Existing
12580	Compressor Building	1957-58	pre-1985	Not Existing
12582	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12583	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12584	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12585	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12586	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12587	Model IV(B) Launcher Shelter	1960	1989-91	Remains (if any) Obscured by Sand
12590	Emergency Elect. Power Plant	1962	1989-91	Not Existing

4.0 Environmental Consequences

4.1 Introduction

This section evaluates the potential effects of the Proposed Action, Alternatives 1-7, and the No-Action Alternative. Comprehensive details of all alternatives have not been formulated. For this reason, resources known to occur and that have potential to be impacted are discussed to the detail possible.

4.2 Potential Environmental Effects of the Proposed Action and Alternatives

4.2.1 Physical Resources

4.2.1.1 Air Resources

Proposed Action
The proposed action is judged to affect air resources similarly for all six facilities under assessment. Potential impacts to air resources are possible from fugitive dust generated in the demolition and removal of materials comprising the affected buildings. Air impacts are expected to be minimal, localized, and of short duration. The potential for release of fugitive dust during site activities increases as wind strength increases. During occurrences of strong winds, demolition activities can be suspended to reduce the potential to impact air resources. Release of fugitive dust from site activities is not unlike wind generated dust from unstabilized sands, a naturally occurring event. Reasonable precautions would be taken, if required, to minimize fugitive particulate emissions during any ground disturbing, construction, or renovation activities. These precautions could include application of water or chemical dust suppressants to control emissions.

Alternatives 1, 2, and 5
Alternatives 1, 2, and 5 potentially involve disturbance of soils. Potential for air quality impacts would be minor and limited to maintenance, construction and archaeological related activities. Such activities would impact soils minimally. As with the proposed action, release of airborne materials is not unlike normally occurring events.

Alternatives 3, 4, and 6
Alternatives 3, 4, and 6 would not involve disturbance of materials to the air. Conducting any of these alternatives would have no impact on air resources.

No-Action Alternative
The no-action alternative would have neither positive nor negative impacts on air resources.

4.2.1.2 Surface Water Resources

Proposed Action and Alternatives 1,2, and 5
Permanent surface waters do not occur within the immediate vicinity of the Proposed or Alternative Actions. The nearest permanent surface water resources to the project location are Santa Rosa Sound and the Gulf of Mexico. Surface water runoff collects in isolated wetlands within TA A-15 and is present temporarily. The closest distance from demolition related activity to permanent surface waters is approximately 500 ft. (Building 12588/Gulf of Mexico). During ground disturbing activities, the potential for runoff exists; therefore, surface water runoff would be controlled using silt fencing or hay bales as needed. No adverse impacts would result from the demolition of buildings. Removal of impervious

surfaces represented by the buildings to be demolished would increase the area available for infiltration of precipitation and reduce the potential for erosion from runoff.

Temporarily inundated surface water at TA A-15 occurs within wetland resources in the vicinity of the project. Building 12588 is the closest of the six buildings to wetlands (approximately 100-200 ft.). At this and other sites proximal to wetland resources (Buildings 12521 and 12535), silt fences and/or hay bales would be used as needed to prevent transport of water to the wetlands. Wetland boundaries would be conspicuously marked prior to site work. As such, site workers would not have to identify wetlands and assure that the resource would be avoided.

Alternatives 3, 4, 6, and the No-Action Alternative
These alternatives will not cause disturbance of media and will have neither positive nor negative impacts on surface water resources.

4.2.1.3 Groundwater Resources

Proposed Action and Alternative Actions
In general, potential impacts to groundwater resources from the proposed activities would occur from disturbance of site-related contaminants and release of contaminants from maintenance of equipment used on site.

Site related contaminants have been remediated by assessment and removal prior to this project. Project related activities do not include the release of contaminants. Maintenance of construction equipment involving petroleum, oil, or lubricant (POL) materials will not be conducted in the vicinity of sensitive resources. Tasks such as fueling will be conducted on hard surface (concrete) with adequate spill containment materials. For these reasons, the proposed action or alternatives are not expected to impact groundwater resources.

No-Action Alternative
Groundwater Resources will experience neither positive nor negative impacts from the no-action alternative.

4.2.1.4 Terrestrial and Submerged Land Resources

Proposed Action
Terrestrial resources in the immediate vicinity of each building will experience temporary impact during the execution of the proposed action. Site activities will disturb surface soil in areas required for access to the buildings by construction/demolition equipment such as backhoes, front-end loaders, and dump trucks. Buildings will be accessed over hard surface roadways to the extent possible. Also, heavy equipment will remain on hard surfaces when possible. At demolition sites, heavy equipment will utilize the land area of the smallest radius from buildings as possible, extending only a distance required for reasonable maneuvering. Because of shifting sands associated with dune features, access to building 12588 requires crossing a sand-covered roadway for access (photo 8). The immediate thoroughfare is currently sparsely vegetated. Disturbance of the soils adjacent to the buildings will be minimal and short-lived. Final determination of access routes will be made with input from natural resource managers. Surface soils will be graded to a level surface following demolition and will re-vegetate over a period of time. Positive impact from demolition and removal of the buildings will be the return of the associated land areas to a more natural condition.

Submerged lands occur in the vicinity of the subject buildings in the form of emergent marshes. The marshes hold water on a seasonal basis, primarily during the wet season (summer/fall). Additional discussion of this resource is provided in 4.2.2.3.

Alternative Actions
The terrestrial land surfaces surrounding the subject buildings have not been disturbed for a significant period of time. Alternative actions that involve use or activity around the buildings will impact the land surface in the form of pedestrian traffic, maintenance and/or landscaping, and movement of vehicles around the structures. Such impacts are judged to be minor.

Submerged lands will be neither positively nor negatively impacted by activities from the alternative actions because best management practices would be used if soils will be disturbed.

No-Action Alternative
Terrestrial and submerged land resources will experience neither positive nor negative impacts from the no-action alternative.

4.2.1.5 Structural Resources

Proposed Action
Structural resources that will be impacted by the proposed action are the six structures proposed for demolition. These buildings will be removed in their entirety, including associated infrastructure. Future use of the buildings will be lost. The relative value of Buildings 12533, 12535, and 12588 is judged to be low. The two troop shelters are small (111 SF) and because of their lack of protection from the elements their value is further limited. The warhead storage igloo too, is small (400 SF) and is not located in close proximity to other structures of potentially related mission. Access to Building 12588 could be limited from natural movement of the dunes. A moderate likelihood for reuse of Buildings 12521, 12528, and 12534 exists. These buildings, especially 12521, offer more space that could provide greater mission support. They also are located proximal to other potentially related buildings.

The Patriot mission has requested to use Building 12521 for assembly of components. In addition, Building 12528 has been requested for use as a storage area for heating, ventilation, and air conditioning (HVAC) components. These uses however, could be restricted or excluded by the mission planned at Building 12522 and the proposed test facility. All of the subject buildings lie within the safety footprint of the aforementioned planned mission. This limitation is likely temporary as the mission is planned to remain on SRI for only a period of 5-6 years (Jordan, 2002). Although potential for reuse may not be immediate, the possibility for reuse is established. Since the purpose of the proposed action is to achieve right-sizing goals, the loss of structural value from demolishing the six buildings must be determined by comparing the relative value of other buildings that would be demolished in their place. This EA assumes that structural value was considered in the process of choosing resources to be demolished.

Aside from the subject buildings, other buildings and structures at Site A-15 will not be negatively impacted by the proposed action. Potential positive impacts to remaining buildings are the reduction of unsecured materials that can cause damage during hurricanes, especially roofing materials. Two such buildings, numbered 12512 and 12517, are modern facilities that are currently in use at Site A-15.

Alternatives 1, 2, 3, and 4
These alternatives allow for retention of the subject buildings and would require that at least minimal maintenance (long-term or a one-time event) be conducted. Maintenance will reduce the likelihood of damage to other structures in the event of severe weather. Minimal maintenance will also allow for a lesser degree of renovation at a future date if a use for the structures is identified. The cost involved to

repair and maintain the subject structures would likely be proportional to the degree of future use. The buildings most likely to be usable include the larger structures that would require more outlay of repair and maintenance costs. Negative impact would be dependent on the relative costs required for each of these alternatives. A positive impact could be realized by conserving the structures for future use.

Alternatives 5 and 6
Alternatives that include treatment as an archaeological site or abandonment in place would require few or no costs but would result in loss of structural value. This is because although the buildings won't be demolished, they would not be available for future use.

No-action Alternative
The no-action alternative would have negative and positive impacts on structural resources. Negative impacts would be caused because the structures would remain in disrepair and would remain or increase the threat of damage to adjacent structures from severe weather effects. Positive impacts to structural resources are that the buildings would not be lost for future use.

4.2.2 Biological Resources

4.2.2.1 Vegetation

Proposed Action
Impacts to vegetation can occur from ground disturbing activities caused by the movement of heavy equipment and removal of underground utilities. Much of the demolition work can be accomplished in the immediate vicinity of the structures. These areas can be expected to experience disturbance. Disturbance will be of short duration after which time plants may revegetate naturally or be replanted. Sensitive or protected species are more likely to occur in areas distant from the buildings and structures proposed for removal. Prior to conducting ground disturbing activities, Natural Resources Branch personnel will assess specific work areas to determine the presence or absence of protected species. If protected species are present, a determination will be made on how to proceed or to curtail activities as appropriate.

Alternatives 1, 2, 3, and 4
Actions performed under these alternatives require access to areas surrounding the buildings and structures to conduct repair, reconstruction, maintenance, and, potentially, landscaping. Access and use of associated equipment for performing these activities would affect vegetation surrounding the buildings similarly to the proposed action. Effects would include disturbance or removal to the extent that activities disturb the ground surface. It is expected that Alternatives 1 and 2 would impact vegetation to the same degree as the proposed action. Although similar in nature, Alternatives 3 and 4 would affect vegetation to a lesser degree than the proposed action because the amount of disturbance and mechanized and pedestrian access to vegetated areas would be less. Based on the history of landscaping of other Eglin facilities on Santa Rosa Island, it is unlikely that impacts would occur from landscape activities at A-15.

Alternative 5
Alternative 5, Treatment as an Archaeological Site, has potential to impact vegetation similar to that of the proposed action, but to a lesser degree. The level of effort of ground disturbing investigations would determine the amount of vegetation that would be impacted. Unlike the proposed action, heavy mechanized equipment would not be used, so the extent of land surface disturbed would be minimal.

Alternative 6 and the No-Action Alternative
Alternative 6, Abandonment in Place and the no-action alternative will have neither positive nor negative effects to vegetation.

4.2.2.2 Wildlife

Proposed Action
Wildlife with potential to be impacted from demolition and removal of the facilities are those species that utilize ground resources. Effects of the proposed action would be of short duration, and many wildlife species would not be affected because of natural avoidance of work areas. Disturbance of resources on the ground could affect such wildlife as ground-nesting shorebirds and the protected Santa Rosa Island beach mouse and sea turtles that inhabit beach, sand and dune habitats.

The Santa Rosa Island beach mouse occurs in primary and secondary dune systems. Of the buildings under assessment, only Building 12588 lies near suitable beach mouse habitat. Within its habitat, the beach mouse frequents areas that provide protective cover and food resources. Conversely, the beach mouse does not frequent areas of open sand. Resources surrounding Building 12588 are relatively free of vegetation and provide little resource value for the beach mouse. Additionally, the road providing access to Building 12588 is nearly devoid of vegetation. Although the beach mouse has potential to occur near the project site, its occurrence at A-15 has not been documented.

Potential impact to the Santa Rosa Island beach mouse could occur from individuals and nests being crushed by the movement of heavy equipment. To minimize the potential for impacting the beach mouse, demolition activities will be conducted within non-vegetated areas to the extent possible, avoiding nest sites. Also, the movement of equipment will be made at excessively slow speeds to allow the mouse to take cover in vegetated areas and avoid the path of heavy machinery.

Shorebird species nest on sand and shell substrate placing their eggs directly on the ground surface. Nests may also be made on gravel roofs. Potential to impact shorebird nests exists by being crushed by heavy equipment and by destroying nests that may occur on the roofs of the subject buildings. Assessment of these resources must be conducted immediately prior to and during site activities by a natural resources biologist in order to assure that the resources are protected from impacts. Protection of shorebird nests would also be accomplished by restricting actions from April through July, the period coinciding with shorebird nesting.

Protected sea turtles are known to occur in the area and may nest on the beach/dune area. Building 12588 is the only subject building with potential to impact sea turtle nest resources. No heavy equipment will be driven on the beach, artificial lighting will be not be used in demolition activities during sea turtle nesting season (May through October), and demolition of Building 12588 will not be conducted during nesting season. These precautions will eliminate any potential impacts to sea turtles.

Alternatives 1, 2, 3, 4, and 5
As with the proposed action, these alternatives require access to the structures and surrounding areas. Any access could constitute disturbance of biological resources to some extent, however slight. As in the proposed action, activities conducted in each of the above alternatives would require assessment of the resources immediately prior to commencement and during site activities.

Abandonment in Place and the No-Action Alternative
Abandonment in place (Alternative 6) and the no-action alternative would have neither positive nor negative effects on wildlife resources.

4.2.2.3 Wetlands

Proposed Action
Wetland resources have been determined to occur at Site A-15 in low-lying areas. Potential impacts to wetlands could occur from direct disturbance by encroachment of heavy vehicles, and indirect disturbance from storm water runoff causing erosion.

Precise wetland boundaries have not been delineated, however, site assessment indicates that sufficient upland resources lie between the wetlands and the proposed demolition sites so that no work needs to occur in wetlands. Actual wetland boundaries will be delineated in the project area and buffer zones established to assure protection of the wetlands. With adequate delineation and flagging of wetland boundaries, and management of surface water using methods outlined under surface water resources (4.2.1.2), the proposed action will not impact wetlands.

Alternatives 1, 2, 3, 4, and 5
These alternative actions have similar but reduced potential to affect wetland resources. Potential for impact to wetlands varies and is dependent on the degree of soil disturbance required for each alternative. With proper identification and marking so that avoidance of the resource can be assured, these alternatives would have neither positive nor negative effects on wetland resources.

Abandonment in Place and the No-Action Alternative
Abandonment in place (Alternative 6) and the no-action alternative will have neither positive nor negative impact on wetland resources.

4.2.3 Activity Systems Resources

Proposed Action
Site A-15 lies westward of most of Eglin's activity systems on the island. The remote nature of A-15 puts site activities distant from most activity systems resources including civilian resources and activities. Only one activity is in close proximity to the proposed action. This activity is located in Building 12522, directly north of Troop Shelter 12535. The other structures proposed for demolition are more distant from adjacent activity systems. For this reason, the proposed action to demolish buildings other than Building 12535 is judged to directly affect activity systems neither positively nor negatively. Demolition of Building 12535 would be a positive impact to activity systems. Building 12535 is situated directly between Building 12522 and a proposed test facility. Removal of the Troop Shelter would allow greater access to and from both buildings in which the planned mission will take place.

Indirect effects are judged to impact activity systems, based on the purpose and need for the proposed project. Demolition of the subject buildings is believed to positively impact other activities if measured over a period of time. The positive impact would occur from reducing costs of maintaining unused facilities, cost that could be used to serve other activity system needs. At the onset, demolition and associated costs would be considered a negative impact because of the outlay of expense required.

Alternatives 1, 2, and 5
Alternative actions such as renovation, repair, and reuse or archaeological investigation could have a significant effect on Eglin's activity systems resources. Because of the planned use of Building 12522 and the new facility, the buildings that would remain rather than be demolished would lie within the safety footprint or exclusion zone of a currently proposed mission. Retaining the buildings in a historic context could create logistical conflicts by imposing stringent limits on future land uses. This would represent a significant adverse effect on activity systems In addition, these alternatives would not achieve the intended purpose. The purpose for initiating the proposed action is to increase the effectiveness of current

and future missions and activity systems. The retention of facilities that are no longer used or needed and incur maintenance costs draws resources from missions that are active or will be active in the future.

Alternatives 3 and 4
Simple preservation and low-cost mothballing would involve securing the buildings to a degree that they would not affect other buildings during severe weather events. The buildings would not be used and would not impart restrictions on adjacent or nearby activity systems. Like Alternatives 1, 2, and 5, Alternatives 3 and 4 would produce a negative effect by not achieving the intended goal.

Alternative 6, and the No-Action Alternative
Abandonment in place and the no-action alternative are judged to impact activity systems negatively. The purpose for initiating the proposed action is to increase the effectiveness of current and future missions and activity systems. The retention of facilities that are no longer used or needed and incur maintenance costs draws resources from missions that are active or will be active in the future.

4.2.4 Socioeconomic Resources

Proposed Action
The A-15 Site does not support socioeconomic resources. Site work at A-15 will have negligible effects on the socio-economy of the local area or region surrounding Eglin. Under the proposed action, demolition of the subject buildings will have slight short-term benefit to the economy by providing local work in demolition activities and transportation of the demolished materials.

Alternatives 1, 2, and 3
These alternatives provide for site work related to preservation and maintenance of the subject structures. These alternatives will benefit the local economy in varying degrees by providing work for local contractors involved in repair, renovation, and maintenance related activities. The degree of benefit will vary depending on the level of activity required by each action. Because these alternatives would require continued action, they would provide some benefit, although probably low, on a long-term basis.

Alternatives 4, 5, 6, and the No-action Alternative
Alternatives 4, 5, 6, and the no-action alternative would have neither a positive nor negative effect on socioeconomic resources.

4.2.5 Safety Issues

Proposed Action and Alternative Actions
Each of the actions, proposed and alternative actions with the exception of abandonment and no-action, would provide positive safety effects. All of these actions would provide some degree of maintenance or efforts to increase safety. The hazard of damage to property from storm and hurricane effects would be lessened. Increased security to personnel would be provided from increased or continued surveillance if the structures were reused.

No-action Alternative and Abandonment Alternative
If no action were taken (including abandonment) Site A-15 safety issues related to storm damage would not be addressed and the project buildings would continue to pose a safety hazard.

4.2.6 Noise

Proposed Action
The most significant noise generated by the proposed action will be the use of heavy machinery including front-end loader, backhoe, dump truck, and vehicles transporting equipment to and from the site. Noise levels can be relatively high (95-105 dBA) at the immediate location of demolition, but will decline sharply as distance from the source increases (75-85 dBA at 50 ft). Potential noise impacts from demolition will be short lived, occurring only during the period of demolition, anticipated to be under two months time and not continuous.

The proposed project would occur well outside areas where public interests can be affected by noise generated by project operations. A limited number of Eglin personnel will be present near the proposed demolition sites, but at distances that would not pose a risk to health or cause annoyance.

Potential receptors of noise generated from demolition activities include wildlife species inhabiting areas in the immediate vicinity of the proposed action. Avifauna including shorebirds, and the protected Santa Rosa Island beach mouse potentially inhabit dune and adjacent sandy areas near the subject buildings. The generation of noise at the work site can be a positive aspect of the proposed activity. Wildlife tend to avoid unnatural noise sources, and avoidance of demolition activities will promote survival of animals in the immediate area by moving away from the work sites. This avoidance can also be detrimental to shorebirds during nesting periods by abandoning nests. Such effects can be avoided by limiting demolition to non-nesting periods. The short period of performance of the proposed activity (estimated at two months) could easily accommodate nesting activities and would cause only a temporary shift in utilization of the area by wildlife outside of nesting season.

Alternatives 1 and 2
Noise is expected to be generated in the restoration, repair, and reuse of the subject facilities. Activities in conducting restoration and repair can be expected to generate noise levels similar to or lower than that generated by demolition. Noise under these alternatives would be of short duration, occurring only during the period of performance. Low noise levels would likely be generated by reuse determined by the types of activities occurring under the reuse alternative. Noise generated by reuse would be recurring as long as the activity was present at the facilities.

Alternatives 3, 4, 5, 6, and the No-Action Alternative
The above alternatives and the no-action alternative would generate little or no noise and would produce neither positive nor negative effects on the noise environment.

4.2.7 Cultural Resources

Proposed Action
Demolition of Building 12521 and Building 12528 will have an adverse impact upon historic properties that are eligible for nomination to the National Register of Historic Places (NRHP). The properties are part of the Eglin Test Site A-15, which holds national and international significance for its role in the Cold War Era BOMARC Missile Development Program. The BOMARC was the precursor to today's cruise missiles and provided a testing arena for gaining valuable knowledge in the development of rocketry and armament production.

The BOMARC facilities at Eglin and McGuire Air Force Bases represent the only examples of these complexes that have been evaluated as eligible for nomination on the NRHP. Between the two, the site at A-15 stands out as unique in having been the only facility to host all five models of the launch shelter. Since the fate of the site at McGuire is still is question, demolition of the six structures at A-15 may

eradicate the only examples of these types of BOMARC facilities that remain in existence and that are associated with the Cold War Era Missile Development Program (Lt. McAlpine, personal communication).

Demolition of Buildings 12521 and 12528 will have a cumulative adverse effect on the remaining A-15 buildings and may significantly bias any future assessment. Removal of these structures will have a negative impact on the historic feeling, integrity and association of the A-15 complex. This is most clearly evident in the fact that Buildings 12521 and 12528, have been evaluated as particularly important in defining the historic function of A-15 and have been evaluated as eligible for NRHP nomination.

Only one BOMARC missile facility, other than the A-15 at Eglin, has been evaluated as eligible for the NRHP; however, the site at McGuire AFB, NJ, has not been officially nominated. McGuire AFB is currently working with the New Jersey SHPO on a programmatic agreement, the contents of which are not available. Consequently, from a comparative standpoint, there is no present indication that the facilities at McGuire AFB will be preserved as an example of a Cold War BOMARC site.

The BOMARC site at Langley AFB, VA, was located off base. The site was deactivated in the 1970s and the government disposed of the property. Any remains that may be associated with that site are no longer within the public domain.

BOMARC activities were identified at Dow AFB, ME. The facilities have been sold to a private business and in turn have been sold to other private owners. It is believed that one launch facility remains intact, a result of the owner realizing the historical significance of the resource. An effort by private citizens is being made to restore and preserve the facilities as part of the Maine Air Museum. (Garbinski, 2001).

Facilities relating to BOMARC at Niagara Falls Municipal Airport, NY, were apparently cleared for new construction. The condition of facilities at other former BOMARC sites is unknown.

Adverse impacts to cultural resources can be adequately mitigated by conducting recordation procedures. Because the proposed action would cause an adverse effect to cultural resources, mitigation measures would need to be developed in consultation with the SHPO and other interested parties. An acceptable means of mitigation can be achieved by conducting Level I documentation. This method represents the most stringent and extensive program of HABS/HAER recordation. Development of mitigation plans must consider the complex as a whole in order to preserve historic context values of Buildings 12521 and 12528. Each structure played a role in the BOMARC program, but not all contribute to the overall historical significance of the A-15 complex.

Alternative 1 – Restoration

Restoration would cause no adverse effects on the historic properties at A-15, would be a beneficial alternative to demolition, and represents the optimal choice in terms of historic preservation. This alternative, while the optimal in regard to historic preservation, could be the most complicated and probably the most costly to accomplish. Eglin would be required to retain knowledgeable consultants and undertake an inventory of BOMARC-related resources nationwide that might be needed for whatever level of restoration was deemed appropriate. The development of these plans and actual construction activity would involve expert consultants as well as the usual engineers and builders. Restoration would also be the most costly alternative, although the efforts could be undertaken in stages to offset budget.

In regard to the intent of the proposed action, restoration would not achieve the desired effect of aligning infrastructure support with staffing levels. This, in fact, would produce the opposite effect.

Alternative 2 – Adaptive Reuse
Adaptive reuse, would preserve the integrity of the BOMARC site and offer another beneficial alternative to demolition. This would also benefit the Air Force by providing modernized structures that meet current and future mission needs. Studies conducted by DoD have proven that adaptive reuse meets current budget constraints and proves to be a cost savings alternative to demolition and new construction; it would also be in compliance with AFI 32-7065, which directs installations to reuse historic buildings before demolishing or initiating new construction.

In considering adaptive reuse, an assessment of the condition of each building would be required. Modification plans must be developed in consultation with the SHPO and, if identified, other interested parties. The result of this alternative would be the preservation of historic properties, compliance with AFI and DoD directives, and potential cost savings by reusing existing structures.

However, in order for adaptive reuse to be a viable alternative, future use requirements must be identified. Available information indicates that the Patriot program has an interest in using Building 12521. Another party has expressed interest in Building 12528 for air conditioning storage. Specific needs related to structural modifications for future use must be determined before restoration plans could begin.

Adaptive reuse, like restoration, does not achieve the desired effect of infrastructure reduction.

Alternative 3 – Simple Preservation
Simple preservation is the most cost-effective alternative in terms of protecting the historic buildings at A-15. This alternative would require only passive maintenance, such as roof repair, sealing windows, etc., to protect the structures' interiors from environmental damage. Any loose materials from previous storm damage would be removed from the site to ensure that severe winds from hurricanes or other storms would not cause debris to be airborne and damage nearby structures. Since the buildings at A-15 are concrete block or poured structures, environmental impacts to the exterior would likely not be major.

This alternative would preserve the structures for possible future mission needs and would save demolition costs. Compliance with the NHPA as well as AFI and DoD Instruction would be met.

Simple preservation would not remove the buildings from real estate records and, as such, would not affect the desired goal.

Alternative 4 – Low-Cost Mothballing
Low-cost mothballing, is one alternative generally considered when all means of finding a productive use for historic buildings has been exhausted for the present or when funding is not available to undertake the repairs and/or restoration to put a deteriorating building in shape for reuse. There are two situations for mothballing. One is short-term, in which vacant buildings in relatively good condition are secured and checked periodically to ensure against deterioration. The second is long-term and requires stabilization, maintenance and monitoring.

There are nine steps involved in mothballing. Two relate to documentation. These are documenting the architectural and historical significance of the buildings, and preparing a condition assessment of each building. The first has been accomplished largely by Carroll (1999). The second would require some on-site inspection and evaluation. Three of the steps relate to stabilization, requiring structural stabilization based on the condition assessment, pest and rodent extermination/control, and protecting the exterior from moisture penetration. The last four steps address mothballing as a process, including securing the buildings from vandalism or break-ins, providing adequate ventilation on the interiors, securing and/or modifying utility and mechanical systems as needed, and developing and implementing a maintenance/monitoring plan.

Park (1993:15) states that the highest priorities for a mothballed building are "1) to protect the building from sudden loss, 2) to weatherize and maintain the property to stop moisture penetration, and 3) to control the humidity levels inside once the building has been secured." There are many variables in the mothballing steps and multiple professional services may be required in addition to follow-up security surveillance and custodial maintenance. This procedure is essentially a "stop-gap" measure to preserve historic buildings until funds are available and/or conditions are appropriate for their ultimate preservation, restoration or perhaps adaptive reuse.

Given the concrete or poured construction of the buildings under consideration at A-15 and their overall low maintenance needs, simple preservation offers a similar, but preferable alternative to mothballing as formulated by the National Park Service (cf. Parks, 1993).

As in the previous alternatives to the proposed action, low-cost mothballing does not fulfill the intended goal of the proposed action.

Alternative 5 – Treatment as an Archaeological Site

Treatment as an archaeological site represents another alternative to demolition that would meet the right-sizing initiative and be cost-effective. According to Carroll (1999), portions of foundations and pipe stub-ups of the various launch shelters are still extant at A-15, but either only partially visible or buried beneath the sand. Thus, A-15 contains archaeological remains of BOMARC structures along with still standing buildings.

According to NPS, a site is defined as the location of a significant event. It can be a prehistoric or historic occupation or episode of use. It can also be a building or structure whether standing, in ruins or no longer present. Any of these can meet the definition of a site provided that the location exhibits historic, cultural or archaeological value. This condition is not dependent upon the value of any existing structure. To paraphrase, NPS also defines a district as a historic property that has a significant concentration, association or continuity of sites, buildings, structures or objects that have a commonality, historically or aesthetically in terms of its plan or physical development.

Carroll (1999) recommended that A-15 be treated as a site with contributing resources. Those that contribute most to the historic association of A-15 include 12525 and 12528, two of the six being considered for demolition. A-15 could be transformed in its entirety to an archaeological site by removing the building numbers and assigning a site number from the Florida Division of Historical Resources. This alternative would eliminate not only the six structures under consideration here, but also the others at A-15 from being listed as buildings in the real property records. It is not uncommon for sites to contain both archaeological remains and standing structures.

Simple preservation would be recommended to mitigate the archaeological site, A-15, from impact. This alternative represents an unusual approach, but is feasible as long as any ongoing operations at the buildings can be discontinued and there are no plans for future reuse. The cost involved would be minimal from a cultural resources perspective, requiring only completion of an archaeological site form and NRHP nomination form, and consulting with the SHPO and other interested parties.

An undetermined level of cost would be required to perform the administrative tasks involved and to conduct archeological investigation. The U.S. Air Force does not currently have a process to perform the administrative tasks required by this alternative.

Alternative 6 – Abandon in Place
Abandonment in place is an alternative that would be cost-effective and avoid demolition. It does not provide any mechanism for simple maintenance. No mitigation or consultation would be required. Historic properties would not be demolished. Structures would remain that could be upgraded if needed for future mission needs and costs for demolition, maintenance or new construction would not be incurred. Deterioration of the structures would continue at the current level, but as the buildings are primarily concrete block, damage would be nominal to the primary structures. However, since abandonment would not provide for any maintenance, this alternative would allow a degree of deterioration, a condition that would violate Section 106 of the National Historic Preservation Act. As in Alternative 6, no administrative mechanism is in place enabling abandonment of buildings.

Alternative 7 – Demolition of Non-Historic Facilities
Demolition of non-historic facilities is not a cost effective alternative. Carroll (1999) has identified those buildings that contribute most to the significance of the A-15 site which include Buildings 12525 and 12528. The remaining four buildings (12533, 12534, 12535, and 12588 have been evaluated as not contributing to the cultural value of the BOMARC site. Demolition of these buildings would be allowed without a requirement for historic documentation. Since Buildings 12521 and 12528 would not be demolished under this alternative, additional buildings would need to be selected for removal to attain removal of six buildings as specified under the proposed action.

Alternative 8 – No Action
No action would result in retaining the buildings at their current level of maintenance (no maintenance). No mitigation or consultation would be required. Deterioration of the structures would continue at the current level, but as the buildings are primarily concrete block, damage would be nominal to the primary structures. Historic properties would not be demolished. Structures would remain that could be upgraded if needed for future mission needs and costs for demolition, maintenance or new construction would not be incurred. Conducting no action would not fulfill the intended purpose of the proposed action, reduction of infrastructure. Also, as in Alternative 6, by not maintaining Buildings 12521 and 12528, no action would constitute a violation of Section 106 of the National Historic Preservation Act.

4.2.8 Environmental Justice

Environmental justice is an area that addresses actions having potential to impact minority or low-income groups unequally as compared with the mass population. An example would be site selection of a project based on ethnic or class distinction. Because of the remote location and short duration of the project, and that the project does not affect civilian populations to any measurable degree, it is determined that neither the proposed action nor any of the alternative actions or no-action alternative will have any impact, positive or negative, on minority or low-income populations. As such, environmental justice is determined to not be an issue with respect to any action or alternative addressed in this EA.

5.0 Conclusions

The proposed action is to demolish six buildings at Site A-15, part of a complex that was active and instrumental during the Cold War effort. The action is proposed to assist Eglin in achieving a directed reduction in infrastructure to reflect the reduction in workforce. The Base Civil Officer is directed as being responsible for demolition of structures that do not meet certain criteria. The subject buildings were part of the BOMARC program, an initiative that represents a significant cultural resource in the history of the United States, as well as having international implications.

This assessment, covering several environmental disciplines, addresses and evaluates the potential negative and positive impacts of the proposed action, alternative actions, and of taking no-action. The focus of this assessment includes physical, biological, social, safety, activity, and cultural resources as well as environmental justice.

Most of the areas of focus have revealed no potential or significant negative effects, or effects that cannot be minimized or avoided with proper planning and appropriate actions such as timing of the action to avoid nesting of shorebirds and sea turtles. If the proposed action proceeds, actions will occur over a short period of time and most direct and indirect effects will be of short duration.

If prudent methods and measures are observed, the proposed action is judged to not affect any physical resources to a significant degree. Biological resources have potential to be impacted but, as in physical resources, impacts could be avoided or minimized and would pose no significant threat to the natural environment. The proposed action does not pose significant negative effects to socioeconomic resources, or activity systems resources.

The proposed action, however, is expected to cause adverse impact to historical properties at Site A-15. The A-15 complex is historically unique in that it represents the only BOMARC facility that hosted all five models of launching shelters and was the scene of testing throughout the Cold War. All of the buildings under consideration were constructed during the initial BOMARC years and two of these, Buildings 12521 and 12528, have been highlighted as among those which contribute most to the historic association of Eglin's BOMARC site (Carroll 1998:90). Furthermore, the A-15 complex on Santa Rosa Island represents one of the best examples of a BOMARC site that still exists on Federal land.

As noted previously, this research indicates that only the BOMARC sites at Eglin AFB and McGuire AFB represent facilities suitable for preservation as examples of the BOMARC program. Since the disposition of those at McGuire AFB remains in question, the facilities at Eglin AFB cannot be considered a redundant resource.

The A-15 complex is outstanding as a unique and significant Cold War property. The relative historic value of the subject buildings can only be accurately assessed when viewed in context with all other BOMARC structures. Any undertaking that has an effect (beneficial or adverse) on historic components of the A-15 complex will have a cumulative effect on the value of remaining historic resources.

The primary purpose of the proposed action is to aid in achieving Right-Sizing goals, a function that is partially cost related. Since the action is cost driven, the recommended course of action should regard cost consideration in addition to environmental effects. In order to proceed with the proposed action, costs would be incurred not only from demolition, but also from mitigation to offset the loss of historical resources. Mitigation costs for an action such as this are estimated to be high even though the desired effect of reducing infrastructure would be met.

Alternative 1, restoration, would require significant costs and labor to accomplish. A detailed research/feasibility study would be required to determine the condition of each structure, its original design and what level of restoration could be accomplished. Additional study would be required to determine the viability of this alternative. This alternative would not meet the intended purpose of the proposed action.

Alternative 2, adaptive reuse through renovation and repair, is a viable option. DoD studies have shown that this alternative meets current budget constraints as well as long-term maintenance costs. This alternative would result in historic preservation benefits as well as meeting mission needs for modern facilities.

Reuse of the buildings may require artificial lighting. During sea turtle nesting periods, the additional light sources could be detrimental to hatchling turtles by causing them to be disoriented. This would be most likely at Building 12588 and somewhat likely from the other buildings dependent on the future dune height. Reuse would not cause a problem if artificial lighting were not used.

Adaptive reuse of the buildings, however, would not achieve the long-term goals intended by the right sizing initiative.

Alternative 3, simple preservation would not require mitigation, but some costs would be incurred. Under this option, materials associated with the subject structures that pose threat to other buildings such as roofing materials, could be either repaired to a more secure condition or removed to alleviate the liability associated with non-secure materials. In addition, removal of the potentially destructive materials would also reduce future maintenance costs as the remaining materials would be less likely to incur damage. Cost involved in this option would be minimal compared with demolition or renovation and would not be recurring.

Simple preservation of the subject buildings would not fulfill the intended goal of the proposed action.

Alternative 4, low cost mothballing, would involve costs that cannot be estimated without a determination of how long a period the process would cover. Mothballing involves nine steps that are detailed by the NPS and do not wholly apply to the buildings at A-15. This process is designed to preserve historic buildings of the more traditional type constructed heavily with wood, masonry and other materials as well as architectural features that are subject to deterioration. The concrete and poured structures at A-15 do not require this kind of treatment. Mothballing would not remove the buildings from the real estate records and therefore, would not achieve the desired effect of the proposed action.

Alternative 5, treatment as an archaeological site, may satisfy the Right-Sizing initiative and protect the BOMARC site from demolition. Costs would be nominal compared to demolition. This alternative however, may eliminate use of buildings that are structurally sound from use by future tenants.

Alternative 6, abandonment in place, would be cost effective. This represents essentially the same options and requirements as no action. Required actions under this alternative would include administrative tasks involved with removing data from the real estate record.

Alternative 7, demolition of non-historic buildings, would not require mitigation. Two of the buildings have been identified as contributing heavily to the historic significance of A-15, but the remaining four have been determined to be non-contributing. Therefore, demolishing Buildings 12533, 12534. 12535, and 12588 would not be considered to cause significant adverse effect to cultural resources of Site A-15. However, this alternative would only partially fulfill the goal intended by the proposed action.

Alternative 8, no action, presents the option that would require the least expenditure to achieve, but would not address the problem involving damage to structures by flying debris and wind/water action during severe weather. Although this alternative would not incur costs, taking no action would not reduce the infrastructure as intended. For this to be accomplished, other buildings would need to be chosen to demolish.

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6.0 Agencies and Others Consulted

The following agencies and others were consulted regarding consideration of the proposed action and in support of the preparation of this EA:

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- Gary H. Tourtellotte, Senior Scientist; Ellis Environmental Group, LC, Newberry, Florida
- Ann B. Shortelle, Ph.D., Senior Project Scientist; Harding ESE, Newberry, Florida
- Richard Thomas, Drafting Manager, Ellis Environmental Group, LC, Newberry, Florida

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8.0 References

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Figures

Source: EEG, 2003

Drawing: S:\PROJECTS\Eglin AFB\A15 Demo\FEB2004\Fig 1-1_FIG1-2.dwg Plotted by: rthomas Plot date: 2/9/04 Plot time: 12:12 pm

ELLIS ENVIRONMENTAL GROUP, LC

Contract No.	F08651-00-D-051
Delivery Order No.:	0001
EEG No:	7012.100
Document Date:	February 2004

Eglin Air Force Base
Florida

Client: Eglin Air Force Base 96CEG/CERR

Figure No. 1-1

Location of Eglin Air Force Base

Source: EEG, 2003

ELLIS ENVIRONMENTAL GROUP, LC

Contract No.	F08651-00-D-051
Delivery Order No.:	0001
EEG No:	7012.100
Document Date:	February 2004

Eglin Air Force Base
Florida

Client: Eglin Air Force Base 96CEG/CERR

Figure No. 1-2

Location of Eglin Air Force Base and Test Area A-15 on Santa Rosa Island

Drawing: S:\PROJECTS\Eglin AFB\A15 Demo\FEB2004\Fig 1-1_FIG1-2.dwg Plotted by: rthomas Plot date: 2/9/04 Plot time: 12:12 pm

Santa Rosa Sound

PIER
12525

WATER TANK
12511

12515
12516
12505
12514
12510
12508
12503

WATER WELLS

EGLIN ROAD 242

12512
12517

HELO PAD
11097

12519
12521
12522
PROPOSED ALTERNATE TEST FACILITY SITE
12535 TROOP SHELTER
PROPOSED TEST FACILITY SITE

SANTA ROSA COUNTY
OKALOOSA COUNTY

12533
12528
12531

12549
12553
12555
12551
12550
12552
12548

12576
12577
REVETMENT
12534

12561
RADIO TOWER

12588

NORTH
SCALE: 1" = 300'
150 0 150 300

LEGEND

BUILDINGS PROPOSED FOR DEMOLITION

BUILDINGS / STRUCTURES

Source: EEG, 2003

Santa Rosa Island

Gulf of Mexico

ELLIS ENVIRONMENTAL GROUP, LC

Contract No.	F08651-00-D-051
Delivery Order No.:	0001
EEG No:	7012.100
Document Date:	February 2004

Eglin Air Force Base
Florida

Client: Eglin Air Force Base 96 CEG/CERR

Figure No. 3-1

Test Area A-15 Site Layout On Santa Rosa Island

Drawings: S:\PROJECTS\Eglin AFB\A15 Demo\FEB2004\A-15 AOC_Fig3_1,3-2.dwg Plotted by: rthomas Plot date: 2/9/04 Plot time: 12:10 pm

Santa Rosa Sound

PIER
12525

WATER TANK
12511

12515
12516
12505
12514
12510
12508
12503

WATER WELLS

EGLIN ROAD 242

AOC-95

12512
12517

HELO PAD
11097

12519
12521
12522
PROPOSED ALTERNATE TEST FACILITY SITE
12535 TROOP SHELTER
PROPOSED TEST FACILITY SITE

AOC-85
12533
12528
12531
AOC-111

SANTA ROSA COUNTY
OKALOOSA COUNTY

12549
12553
12555
12551
12550
12552
12548
12561
RADIO TOWER

12576
12577
REVETMENT
12534
AOC-82
12588
AOC-02

IRP RW-42
(AOC-43)

NORTH
SCALE: 1" = 300'
150 0 150 300

LEGEND

- AREAS OF CONCERN
- BUILDINGS PROPOSED FOR DEMOLITION
- BUILDINGS / STRUCTURES

Source: EEG, 2003

Santa Rosa Island

Gulf of Mexico

ELLIS ENVIRONMENTAL GROUP, LC

Contract No.	F08651-00-D-051
Delivery Order No.:	0001
EEG No:	7012.100
Document Date:	February 2004

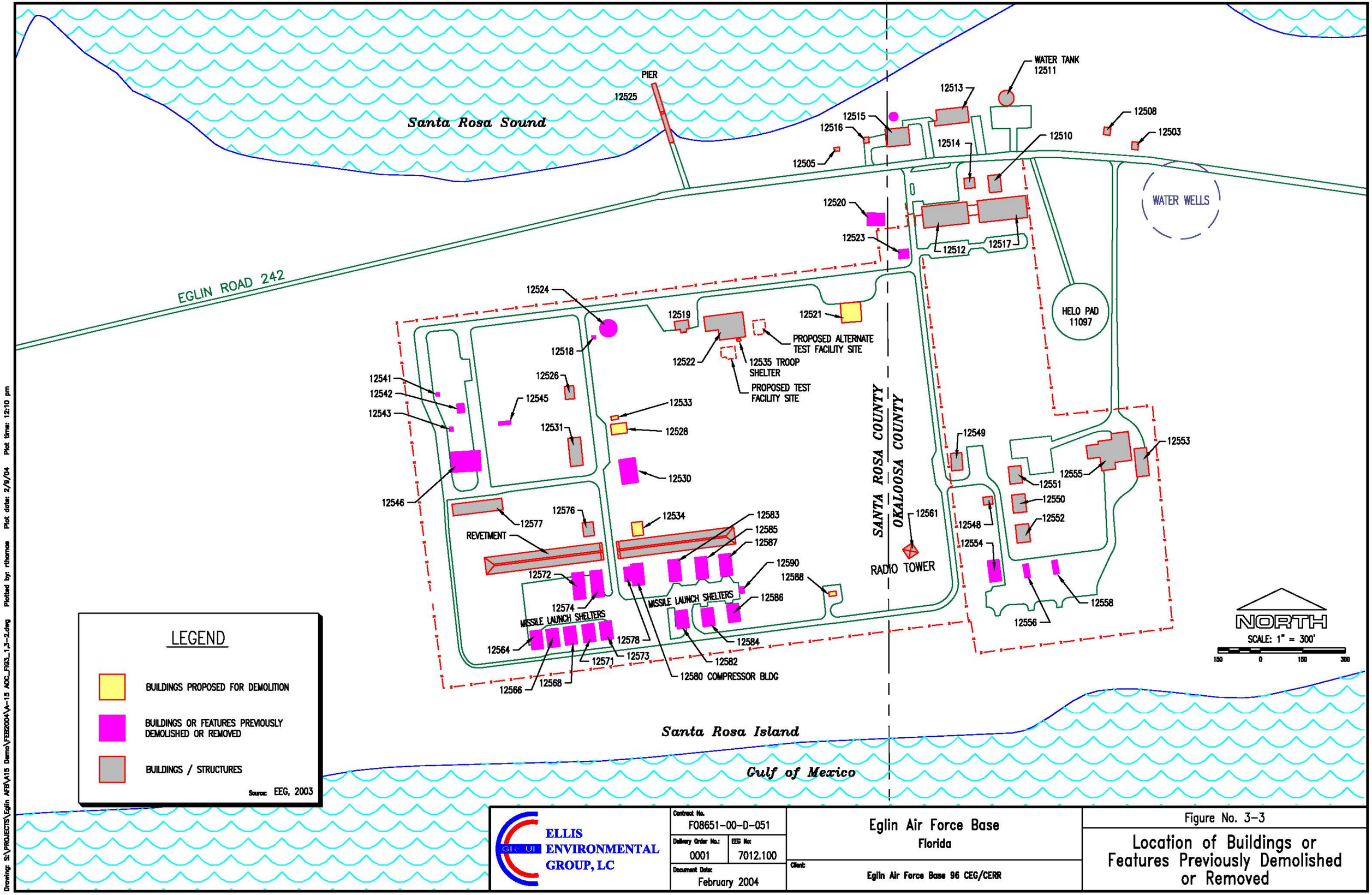
Eglin Air Force Base
Florida

Client: Eglin Air Force Base 96 CEG/CERR

Figure No. 3-2

Location of Areas of Concern at Test Area A-15

Drawing: S:\PROJECTS\Eglin AFB\A15 Demo\FEB2004\A-15 AOC_FIG3_1,3-2.dwg Plotted by: rthomas Plot date: 2/9/04 Plot time: 12:10 pm



Drawings: S:\PROJECTS\Eglin AFB\A15 Demo\FEB2004\A-15 AOC_Fig3_1,3-2.dwg Plotted by: rthomas Plot date: 2/9/04 Plot time: 12:10 pm

ELLIS ENVIRONMENTAL GROUP, LC

Contract No.	F08651-00-D-051
Delivery Order No.:	0001
EEG No:	7012.100
Document Date:	February 2004

Eglin Air Force Base
Florida

Client: Eglin Air Force Base 96 CEG/CERR

Figure No. 3-3

Location of Buildings or Features Previously Demolished or Removed

Appendix A

Photographs

Photo 1. Building 12521, north elevation.

Photo 2. Building 12533 (left) and Building 12528, southwest elevation.

Photo 3. Building 12528 (left) and Building 12533 (right), north elevation.

Photo 4. Building 12535 (center-forward), southeast elevation.

Photo 5. Building 12534, west elevation.

Photo 6. Remains of cooling tower structure associated with Building 12534.

Photo 7. Building 12588, north elevation.

Photo 8. Access road for Building 12588, west elevation. Building 12588 is located on left.

Photo 9. Wetland located southeast of Building 12535, west elevation.

Appendix B

Cost Estimates

Cost Estimates and Considerations for Demolition of Six Structures and Alternatives at Site A-15, Eglin AFB

Proposed Action – Demolition

Tasks involved in the demolition of structures at Site A-15 include mitigation activities including recordation of historic resources, records search to locate underground features actual demolition work, transportation of demolished material, tipping fees (landfill charges). Onsite evaluation of transitional natural resources (nesting activity) should be conducted at each site prior to and during demolition. It is anticipated that Eglin Natural Resources Branch will perform natural resource evaluation efforts.

Recordation of historic resources would involve much labor in record search, report preparation, photographic reproduction and drawing. Estimates for Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) recordation would be required prior to demolition. Level I HABS/HAER costs were estimated by Richard K. Anderson, Jr., who is a qualified and experienced consultant in historical recordation. Mr. Anderson received a B.A. in architecture from Princeton University and a Master's degree in architecture form the University of Pennsylvania. He is a former staff architect with the HABS/HAER in Washington, D.C. (1978 to 1989). For the past 11 years, Mr. Anderson has been an independent consultant on HABS/HAER recordation.

Costs are based on standard requirements and use estimated per/hour costs (including an administrative fee and profit) and costs for reproduction services as anticipated for the project at Site A-15. Estimates include only project specific work and do not include costs of travel or per diem. Estimates are also based on assumptions such as availability of materials and format (digital vs. hardcopy).

Level I HABS/HAER recordation includes the following:

- Documentation-footnoted history with bibliography,
- Large format photography,
- Measured drawings, and
- Field notes.

Estimates for research, report preparation and general site photography are presented including all subject buildings. Graphic documentation (drawings and photographs) is provided for each historic significant building.

Documentation of site by historian/writer 20@ $77.00/hr	$1540.00
Printing draft and final report	$ 250.00
Total documentation	$1760.00

Large Format Photographs:	
Aerial views of site	$ 700.00
Building 12521	$1200.00
Building 12528	$1200.00
Labeling/Mounting	$ 300.00
Total LF Photographs	$3400.00
Measured Drawings:	
Drawing title sheet/interpretive drawing	$6220.00
Scanning/Plotting	
Site	$1620.00
Building 12521	$2835.00
Building 12528	$1215.00
Total Scans/Plots/Drawings	$11890.00
Field Records	$ 278.
Total Recordation	$17,328.00

Costs to demolish and remove site materials are provided below by building. Tasks include mobilization/demobilization, cutting and capping of electrical and mechanical piping, building demolition (CMU and steel frame), slab demolition, waste hauling, landfill charges site grading, and general cleanup. Supporting description is provided as an attachment.

Demolition costs by building:	
Building 12521	$53,762.
Building 12528	$14,408.
Building 12533	$ 3,520.
Building 12534	$10,528.
Building 12535	$ 3,520.
Building 12588	$12,588.
Total	$98,326.
Total Recordation and Demolition	$122,954.

Alternative 1 – Restoration

Restoration of A-15 represents the optimal alternative in terms of preservation. It would also be the most complicated and possibly the most costly of the five alternatives. Eglin would be required to retain a knowledgeable consultant (s) first to conduct a feasibility study and to undertake an inventory of BOMARC-related resources that would be needed for whatever level of restoration is deemed appropriate.

The development of restoration plans and actual construction activity would involve the expert consultant(s) as well as an array of other professional services, including among others, engineers and builders. Consultation among all involved parties would also be required in order to ensure agreement regarding the method and outcome of restoration. At a minimum, this would include the expert consultant(s), Eglin Civil Engineer and Cultural Resources personnel and SHPO representatives. Others interested parties should also be consulted.

Because of the scope involved in planning a restoration project, the action should be considered in an Environmental Assessment document. No costs can be considered for restoration until a restoration plan (with alternatives) is formulated.

Alternative 2 – Adaptive Reuse through Renovation and Repair
Adaptive reuse would preserve portions of the facility, thus offering a beneficial alternative to demolition. However, renovation and repair for reuse may have a significant adverse effect on structural and historical integrity, in which case, recordation efforts would be obligatory.

In considering adaptive reuse, an assessment of the condition of each building would be required along with a modification plan. As in the case of demolition, consultation among all involved parties would be required in order to render concurrence on the method of renovation and outcome of adaptive reuse. At a minimum, this would include the expert consultant(s), Eglin Civil Engineer and Cultural Resources personnel and SHPO representatives. If significant changes to the structures would be made, recordation similar to that used prior to demolition would be warranted at similar cost as for demolition recordation. Cost assessment for this Alternative can only be made pending development of a specific plan of action.

Alternative 3 – Simple Preservation
Simple preservation would not require recordation procedures, however, a detailed assessment of baseline data and structural condition of the buildings and assessment of historical detail requirements would be required. Costs for preservation activities could then be estimated. Simple Preservation costs would be considerably less than for adaptive reuse or restoration and could more closely equal the cost of demolition.

Alternative 4 – Low-Cost Mothballing

Nine steps are involved in the process of mothballing, two of which relate to documentation, three pertain to stabilization, and four relate to securing and maintaining the structures. These steps include:

1. documenting the architectural and historical significance of the buildings
2. preparing a condition assessment of each building,
3. performing structural stabilization (based on results of the condition assessment),
4. conducting pest and rodent extermination/control,
5. protecting the exterior from moisture penetration,
6. securing the buildings from vandalism/break-ins,
7. providing adequate interior ventilation,
8. securing and/or modifying utility and mechanical systems as needed, and
9. developing and implementing a maintenance/monitoring plan.

Many variables affect the requirements of mothballing of individual resources, and multiple professional services may be required in its implementation. Low cost mothballing, would involve costs that cannot be estimated without a determination of how long a period the process would cover and results of a condition assessment which would include consultation with the SHPO. Step 1, "Documenting the Architectural and Historical Significance," has essentially been done by Carroll. Following a condition assessment, costs relating the remaining seven steps do not wholly apply to the buildings at A-15 such as securing mechanical systems. This process is designed to preserve historic buildings of the more traditional type constructed heavily with wood, masonry and other materials as well as architectural features that are subject to deterioration. The concrete and poured structures at A-15 do not require this kind of treatment.

Alternative 5 – Treatment as an Archaeological Site

The six buildings could potentially be transformed into an archaeological site by removing the building numbers and assigning a site number from the Florida Division of Historical Resources. As an archaeological site, simple preservation would be recommended to mitigate impacts to A-15. The cost involved would be minimal from a cultural resources perspective, requiring only completion of an archaeological site form and NRHP nomination form, and consulting with the SHPO and other interested parties. There would also be administrative costs, undetermined at this point, in removing the numbers and deleting the buildings from the real property records.

Alternative 6 – Abandon in Place

Alternative 6, abandonment in place, would be cost effective. This represents essentially the same options and requirements as no action.

Alternative 7 – Demolition of Non-Historic Facilities

Demolition of non-historic buildings would require mitigation. Two of the buildings that have been identified as contributing heavily to the historic significance of A-15 would not be demolished, but the other four buildings have not been determined to be non-contributing to historic significance and must be considered in regard to the other BOMARC structures at A-15 and in existence elsewhere. Alternative 7 would then

address demolition of only Buildings 12533, 12535, 12534, and 12588. These costs would be the same as those estimated for the proposed action excluding the costs itemized for recording and demolishing Buildings 12521 and 12528.

Alternative 8 – No-Action

The No-Action Alternative is judged to be the least costly action with respect to resources at Test Area A-15. Ultimately, costs associated with this alternative would need to take into consideration the reduction of infrastructure by eliminating different buildings (currently not specified) or the cost of failure to comply with the right-sizing initiative.

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Appendix C

Comments and Correspondence

COMMENTS ON REVISED DRAFT ENVIRONMENTAL ASSESSMENT FOR DEMOLITION OF BUILDINGS 12521, 12528, 12533, 12534, 12535, 12588 EGLIN AIR FORCE BASE RCS 98-571, 98-572, 98-573, 00-522, 00-523 and 00-731

STATE HISTORICAL PRESERVATION OFFICER (SHPO)

General Comments:

Building 12521, based on the information provided and a review of our files, we note that Building 12521 has been determined to be historically significant. Therefore, *Alternatives 1 and 4* will have no adverse effect, *Alternatives 2 and 3* will have no adverse effect with the condition that any work done on the building is consistent with the recommended approaches contained in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Alternatives 5–8* will have an adverse effect. In addition, this office recommends Building 12521 be documented. This documentation must include a completed Florida Master Site File Structure form. (SHPO #1)

Building 12528, based on the information provided and a review of our files, we note that Building 12528 has been determined to be historically significant. Therefore, *Alternatives 1 and 4* will have no adverse effect, *Alternatives 2 and 3* will have no adverse effect with the condition that any work done on the building is consistent with the recommended approaches contained in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. *Alternatives 5-8* will have an adverse effect. In addition, this office recommends Building 12528 be documented. This documentation must include a completed Florida Master Site File Structure form. (SHPO #2)

Building 12533, based on the information provided and a review of our files, we note that Building 12533 has been determined not to be historically significant. (SHPO #3)

Building 12534, based on the information provided and a review of our files, we note that Building 12534 has been determined not to be historically significant. (SHPO #4)

Building 12588, based on the information provided and a review of our files, we note that Building 12588 has been determined not to be historically significant. (SHPO #5)

Finally, this office recommends that the BOMARC Missile Test and Launch Facility at Test Range A-15 be documented as a historic district. This documentation must include a completed Florida Master Site File Resource Group form (enclosed) for the district and Florida Master Site File Structure forms for each contributing property. (SHPO #6)

File 13-B
13

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR ARMAMENT CENTER (AFMC)
EGLIN AIR FORCE BASE, FLORIDA

25 JUL 2002

1st Lt Marlene M. Baust
Chief, Historic Preservation Division
501 Deleon St, Suite 101
Eglin AFB FL 32578-5133

Dr. Janet S. Matthews
State Historic Preservation Officer
Attn: Review and Compliance Division
R.A. Gray Bldg
500 South Bronough St
Tallahassee FL 32399-0250

RE: Eglin Plans to Integrate NEPA and Section 106

Dear Dr. Matthews

Eglin AFB is, pursuant to 36 CFR part 800.8(a)(3)(c), integrating its requirements under Section 106 of the National Historic Preservation Act with its compliance requirements for the National Environmental Policy Act (NEPA). As a trial, Eglin will integrate NEPA and Section 106 for a proposal to demolish buildings 12521, 12528, 12533, 12534 and 12588. These are historic properties associated with the Cold War BOMARC Missile Test and Launch Facility that was located at Eglin's Test Range A-15. A determination of eligibility was conducted for the BOMARC site and on 4 April 2000, you concurred that it is eligible for listing on the National Register of Historic Places.

Eglin is providing a draft Environmental Assessment (EA) to your office, which initiates the Section 106 review for the proposed demolition of historic properties at the BOMARC site. The EA provides the description and purpose of the proposed project as well as an assessment of the undertaking's likely effects. In addition, the EA addresses alternative actions to the demolition (preservation, adaptive reuse and the "no action" alternative) and addresses mitigations to resolve any adverse effects. After your office has reviewed the document for Section 106 compliance, the comments that you provide will be addressed in the final revision of the EA. A memorandum of agreement will be prepared pursuant to section 800.6(c) as a binding commitment to adopt any proposed measures to resolve adverse effects should the EA result in a Finding of No Significant Impact (FONSI).

This letter serves as notification (pursuant to section 800.8{a}{3}{c}) that Eglin is using the NEPA process for the aforementioned proposed undertaking. We look forward to your response within 30 days with specific issues that you may want addressed in the EA/106 document, as well as with names of other parties (with mailing addresses) that you think should be included in the consultation process.

Respectfully

Marlene M Baust

MARLENE M. BAUST, 1st Lt, USAF, BSC

Attachments:
1. Revised Draft EA, RCS# 98-571, 572, 573, 00-522, 523, 731
2. Draft FONSI

file 13-B
18

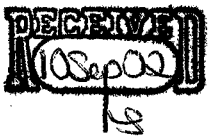
DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF HISTORICAL RESOURCES

1st Lt Marlene Baust
Department of the Air Force
AAC/EMH
501 DeLeon Street, Suite 101
Eglin Air Force Base, Florida 32542-5133

August 28, 2002



RE: DHR Project File No. 2002-7359
Received by DHR July 26, 2002
Draft Environmental Assessment
Proposed Demolition of Buildings 12521, 12528, 12533, 12534 and 12588
BOMARC Missile Test and Launch Facility – Test Range A-15
Eglin Air Force Base, Okaloosa and Santa Rosa Counties, Florida

Dear 1st Lt Baust:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties* and the *National Environmental Policy Act of 1969, as amended.* The State Historic Preservation Officer is to advise Federal agencies as they identify historic properties (listed or eligible for listing, in the *National Register of Historic Places*), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

Building 12521, based on the information provided and a review of our files, we note that Building 12521 has been determined to be historically significant. Therefore, *Alternatives 1and 4* will have no adverse effect, *Alternatives 2 and 3* will have no adverse effect with the condition that any work done on the building is consistent with the recommended approaches contained in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Alternatives 5-8* will have an adverse effect. In addition, this office recommends Building 12521 be documented. This documentation must include a completed Florida Master Site File Structure form.

Building 12528, based on the information provided and a review of our files, we note that Building 12528 has been determined to be historically significant. Therefore, *Alternatives 1and 4* will have no adverse effect, *Alternatives 2 and 3* will have no adverse effect with the condition that any work done on the building is consistent with the recommended approaches contained in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Alternatives 5-8* will have an adverse effect. In addition, this office recommends Building 12528 be documented. This documentation must include a completed Florida Master Site File Structure form.

Building 12533, based on the information provided and a review of our files, we note that Building 12533 has been determined not to be historically significant.

Building 12534, based on the information provided and a review of our files, we note that Building 12534 has been determined not to be historically significant.

Building 12588, based on the information provided and a review of our files, we note that Building 12588 has been determined not to be historically significant.

Finally, this office recommends that the BOMARC Missile Test and Launch Facility at Test Range A-15 be documented as a historic district. This documentation must include a completed Florida Master Site File Resource Group form (enclosed) for the district and Florida Master Site File Structure forms for each contributing property.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservation Planner, by electronic mail *sedwards@mail.dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

Enclosure

☐ Original*
☐ Update*
Give site# at right

Resource Group Form

Florida Master Site File
Version 1.0 July, 2000

Site #_____
Field Date ____/____/____
Form Date ____/____/____

DHR USE ONLY DHR USE ONLY DHR USE ONLY

Check the ONE box that best describes the Resource Group:

A ☐ *Non-archaeological district* (coded "district" on NR Nomination): buildings and NR structures only: NO archaeological sites
B. ☐ *Archaeological district* (coded "district" on NR Nomination): archaeological sites only: NO buildings or NR structures
C ☐ *Mixed district* (NR category "district"): both (1) archaeological sites and (2) cultural resources other than archaeological sites
D. ☐ *FMSF building complex* (coded "building(s)" on Nomination): multiple buildings in close spatial and functional association; if this box is checked, as many as possible of the associated buildings must also be listed on the Site File.

Use this form to document an historical district or a "building complex." In each case, multiple individual cultural resources should also be documented at the Site File. *Do not use this form for NR multiple property submissions:* NR multiple property submissions (MPSs) are treated as Site File manuscripts, while individual NR resources and districts listed under a given MPS cover each have the MPS manuscript number field in the "*Survey #*" field.

Multiple Listing [DHR only] ____

Resource Group Name _____ FMSF Survey #_____
Project Name _____

LOCATION & IDENTIFICATION

City / Town within 3 miles _____ In Current City Limits? ☐yes ☐no
County or Counties (Do not abbreviate) _____
Ownership Categories (Proportions in public, private profit and private non-profit)* _____
_____
Name of Public Tract (e.g., park) _____
(1) Township _____, Range _____, Section _____; (3) Township _____, Range _____, Section _____
(2) Township _____, Range _____, Section _____; (4) Township _____, Range _____, Section _____
USGS 7.5' Map (Photocopy OK; show map name, publication date) _____
Landgrant _____
Verbal Description of Boundaries (Description does not replace required map) _____
_____
_____
_____
USGS 7.5' Map Names & Dates (Boundaries for district or complex must be plotted on attached photocopy of map) _____
_____
Plat or other map (map's name, originating office with location) _____
_____

DESCRIPTION & HISTORY

Total number of individual resources included in this Resource Group (for districts, both contributing and non-contributing): _____
If this is a district, how many individual resources are contributing? _____
Time period(s) of significance (for prehistoric districts, use archaeological phase name* and approximate dates; for historical districts, use date range(s), e.g. *1895-1925*)
_____
Summary Description (NR Bull 16A pp. 33-34; fit a summary into 3 lines, but attach supplementary sheet[s] if a longer description is also needed) _____
_____
_____
_____

Resource Group Form

Florida Master Site File

Site # _____

SURVEYOR'S EVALUATION OF DISTRICT (Check one choice on each line)

Potentially eligible for local register? ☐yes: name register at right ☐no ☐insufficient info Name of local register if eligible: _____

Eligible as National Register district? ☐yes ☐no ☐insufficient info _____

Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

_____

_____

_____

Summary of Significance (Required, see NR Bull 16A p. 48-49. Attach longer statement, if needed, on separate sheet.) _____

_____

_____

_____

TABULATION OF RESOURCES

Required. Attach a tabulation of cultural resources within the district/complex, with the following information: (1) common or historical name for the resource, (2) file number at Florida Master Site File; (3) If district, is the resource contributing? Y/N, (4) National Register resource category: building, structure, site, object; and (5) street address for buildings, or township-range-section for sites, as appropriate.

FURTHER INFORMATION

Location of important records not submitted to the Site File (e.g., planning department file; photo negatives; field notes)

_____

_____

_____

Name (last name first) / Address / Phone / Fax / Email / Affiliation _____

_____

_____

REQUIRED ATTACHMENTS:	(1) Photocopied USGS 7.5' map with district borders in red (2) Street map or plat or aerial, at least 1"=400' scale; resources mapped & labeled (3) At least one B&W photographic print at least 3X5: general streetscape or view required; optional: aerial photographs, views of typical resources (4) Tabulation of all included resources (Name, FMSF #, Contributing? Y/N, resource category, street address or township-range-section if no address)

DHR USE ONLY ~~~~~~ OFFICIAL EVALUATIONS ~~~~~~ DHR USE ONLY

NR DATE ___/___/____	*KEEPER-NR ELIGIBILITY* ☐yes ☐no	*Date* ___/___/____
	SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info	*Date* ___/___/____
DELIST DATE ___/___/____	*LOCAL DESIGNATION:* _____	*Date* ___/___/____
	Local office _____	
NR Reference Number _____	*NR Criteria for Evaluation* ☐a ☐b ☐c ☐d	If covered by MPS, FMSF manuscript # _____

File 13-B
13

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR ARMAMENT CENTER (AFMC)
EGLIN AIR FORCE BASE, FLORIDA

Maria D. Rodriguez
Chief, Historic Preservation Division
501 Deleon St, Suite 101
Eglin AFB FL 32542-5133

18 JUN 2003

Dr. Janet S. Matthews
State Historic Preservation Officer
Attn: Review and Compliance Division
R.A. Gray Bldg
500 South Bronough St
Tallahassee FL 32399-0250

RE: Draft Final, Environmental Assessment (EA) of Building Demolition at Test Area A-15

Dear Dr. Matthews

Eglin AFB is, pursuant to 36 CFR part 800.8(a)(3)(c), integrating its requirements under Section 106 of the National Historic Preservation Act with its compliance requirements for the National Environmental Policy Act (NEPA). As a trial, Eglin will integrate NEPA and Section 106 for a proposal to demolish buildings 12521, 12528, 12533, 12534 and 12588. These are historic properties associated with the Cold War BOMARC Missile Test and Launch Facility that was located at Eglin's Test Range A-15. A determination of eligibility was conducted for the BOMARC site and on 4 April 2000, you concurred that it is eligible for listing on the National Register of Historic Places.

Eglin is providing for your review, the draft final of the EA of Building Demolition at Test Area A-15, buildings 12521, 12528, 12533, 12534 and 12588. The draft EA was sent to your office for review in July of 2002, your response of 28 August 2002 is included as an attachment with this letter.

We look forward to your response within 30 days with specific issues that you may want addressed in the EA document.

Sincerely

Maria D. Rodriguez

MARIA D. RODRIGUEZ, GS-13

Attachments:
1. Draft Final, EA of Building Demolition at Test Area A-15
2. SHPO Response Ltr, 28 August 2002

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

RECEIVED 21 Jul 03

Ms. Maria D. Rodriguez
Chief, Historic Preservation Division
Department of the Air Force
501 DeLeon Street, Suite 101
Eglin Air Force Base, Florida 32542-5101

July 15, 2003

RE: DHR Project File Number: 2003-5383
Received by DHR June 19, 2003 SHPO 7/15/03
Draft Environmental Assessment and Conditional Finding of No Significant Impact for Demolition of Buildings at Test Area A-15 on Santa Rosa Island
Eglin Air Force Base, Santa Rosa County

Dear Ms. Rodriguez:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties* and the *National Environmental Policy Act of 1969*, as amended. The State Historic Preservation Officer is to advise Federal agencies as they identify historic properties (listed or eligible for listing, in the *National Register of Historic Places*), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

Based on the information provided, this office concurs with the Conditional Finding of No Significant Impact. We look forward to receiving the final environmental assessment and coordinating between the Department of the Air Force and this office with regards to this action. Finally, we note that Building 12533 has been determined not to be historically significant. This office concurs with the determination.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservation Planner, by electronic mail *sedwards@dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Frederick P. Gaske, Deputy SHPO

for Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6436
☑ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR ARMAMENT CENTER (AFMC)
EGLIN AIR FORCE BASE, FLORIDA

21 OCT 2003

Maria D. Rodriguez
Chief, Historic Preservation Division
501 Deleon St., Suite 101
Eglin AFB FL 32578-5105

Dr. Janet S. Matthews
State Historic Preservation Officer
Attn: Review and Compliance Division
R.A. Gray Bldg.
500 South Bronough St.
Tallahassee FL 32399-0250

RE: DHR Project File Number 2003-5383, Draft Environmental Assessment and Conditional Finding of No Significant Impact (FONSI) for Demolition of Buildings at Test Area A-15 on Santa Rosa Island Eglin Air Force Base, Santa Rosa County

Dear Dr. Matthews

This letter is to finalize Section 106 consultation requirements on the above undertaking. Your letter dated 15 Jul 03, states concurrence with the conditional FONSI for demolition of buildings at Test Area A-15 on Santa Rosa Island, Eglin AFB, Florida. This FONSI calls for the documentation of buildings 12521 and 12528 in order to avoid significant cultural resources impacts.

This office recommends HABS Level III for buildings 12521 and 12528. In addition, we recommend archiving and cataloguing existing Bomarc drawings as part of the mitigation efforts.

We look forward to any comments you may have concerning this matter. If we have not received comments from your office within 30 days, we will assume that you concur with these recommendations.

Sincerely

Maria D. Rodriguez

MARIA D. RODRIGUEZ, GS-13

Attachment:
SHPO ltr, 15 Jul 03

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

RECEIVED 6 Nov 03

Ms. Maria D. Rodriguez
Chief, Historic Preservation Division
Department of the Air Force
501 DeLeon Street, Suite 101
Eglin Air Force Base, Florida 32542-5101

October 29, 2003

RE: DHR Project File Number: 2003-5383-B
Additional Information Received by DHR October 23, 2003 Lac 10/30/03
Draft Environmental Assessment and Conditional Finding of No Significant Impact for Demolition of Buildings at Test Area A-15 on Santa Rosa Island
Eglin Air Force Base, Santa Rosa County

Dear Ms. Rodriguez:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties* and the *National Environmental Policy Act of 1969,* as amended.

We note that your office plans to document Buildings 12521 and 12528 according to Historic American Buildings Survey (HABS) Level III Standards, and to archive and catalog existing BOMARC drawings as part of the mitigation for the demolition. In addition, this office recommends that a Florida Master Site File (FMSF) Structure form be completed for each building

It is the opinion of this office that the HABS and FMSF documentation will serve as adequate mitigation for the demolition of Buildings 12521 and 12528.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail *sedwards@dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Frederick P. Gaske, Deputy SHPO

for Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

❒ **Director's Office** (850) 245-6300 • FAX: 245-6435
❒ **Archaeological Research** (850) 245-6444 • FAX: 245-6436
☑ **Historic Preservation** (850) 245-6333 • FAX: 245-6437
❒ **Historical Museums** (850) 245-6400 • FAX: 245-6433
❒ **Palm Beach Regional Office** (561) 279-1475 • FAX: 279-1476
❒ **St. Augustine Regional Office** (904) 825-5045 • FAX: 825-5044
❒ **Tampa Regional Office** (813) 272-3843 • FAX: 272-2340

Appendix D

Clearinghouse Comments

RECEIVED AUG 08.
XIX.

Department of Environmental Protection

Jeb Bush
Governor

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

David B. Struhs
Secretary

August 8, 2003

Ms. Elizabeth Vanta
Chief, Environmental Analysis Branch
Department of the Air Force
Headquarters Air Armament Center
501 DeLeon Street, Suite 101
Eglin AFB, Florida 32542-5133

RE: Department of Defense - U.S. Air Force - Draft Final Environmental Assessment for Demolition of Buildings 12521,12528, 12533, 12534, 12535 and 123888 at Test Area A-15, Eglin Air Force Base, Santa Rosa Island, Santa Rosa County, Florida
SAI: FL200306092480C

Dear Ms. Vanta:

The Florida State Clearinghouse, pursuant to Presidential Executive Order 12372, Gubernatorial Executive Order 95-359, the Coastal Zone Management Act, 16 U.S.C. §§ 1451-1464, as amended, and the National Environmental Policy Act, 42 U.S.C. §§ 4321, 4331-4335, 4341-4347, as amended, has coordinated the review of the above-referenced Environmental Assessment (EA).

The Department of Environmental Protection (DEP) notes that if construction of new buildings, parking areas and other associated facilities are proposed, a stormwater management permit from DEP's Northwest District Office in Pensacola may be required. If jurisdictional wetland impacts will result from the project, a permit will be required for wetland impacts. In addition, the proposed building demolition must be conducted in accordance with the Asbestos NESHAP, 40 CFR Part 61, Subpart M. The Air Force is advised to contact the Northwest District regarding permitting and demolition requirements. Please refer to the enclosed DEP comments dated August 8, 2003, for further details.

The referenced EA provides sufficient information for the state to evaluate the project's consistency with the Florida Coastal Management Program (FCMP), at this stage of project planning. The state has therefore determined that, at this stage, the proposed project is consistent with the FCMP. Because a federal consistency determination that addresses the project's compliance with the FCMP was not provided, however, the documents provided do not fully address the requirements of the CZMA and 15 CFR 930, Subpart C. Future documents prepared for this project and/or other proposed projects should comply with the CZMA and 15 CFR 930.39 (copy enclosed). The DEP Office of Intergovernmental Programs is available to assist you with this requirement, if needed.

All subsequent environmental documents prepared for the project must be reviewed to determine the project's continued consistency with the FCMP. The state's consistency concurrence with the project will be based, in part, on the adequate resolution of the issues identified during this and subsequent reviews. The state's final concurrence of the project's consistency with the FCMP will be determined during the environmental permitting stage.

Thank you for the opportunity to review the project. Should you have any questions regarding this letter, please contact Ms. Rosalyn Kilcollins at (850) 245-2163.

Sincerely,

Sally B. Mann

Sally B. Mann, Director
Office of Intergovernmental Programs

SBM/rk

Enclosures

Florida Department of

Memorandum **Environmental Protection**

TO: Florida State Clearinghouse

FROM: Rosalyn Kilcollins, Environmental Specialist
Office of Intergovernmental Programs

DATE: August 7, 2003

SAI: FL200306092480C - U.S. Air Force - Draft Final Environmental Assessment - Demolition of Building at Test Area A-15 - Santa Rosa Island, Eglin AFB, Santa Rosa County

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The Department of Environmental Protection (Department) has reviewed the above-referenced Environmental Assessment (EA) and offers the following comments:

The proposed demolition must be in accordance with the Asbestos NESHAP, 40 CFR Part 61, Subpart M. The Asbestos NESHAP specifies work practices to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). In addition, the regulations require the owner of the building and/or the contractor to notify applicable State and local agencies and/or EPA Regional Offices before all demolitions, or before renovations of buildings that contain a certain threshold amount of asbestos. The Air Force is advised to contact Ms. Sandra Veasey, Air Resource Management Administrator, Northwest District, at (850) 595-8300, ext. 1135, to discuss asbestos notification and removal procedures.

If construction of new buildings, parking areas and/or other associated facilities are proposed, a stormwater management permit from the Northwest District may be required. The Air Force or their consultant is advised to contact Mr. Cliff Street, Northwest District Stormwater Manager at (850) 595-8300 ext. 1135, to discuss stormwater permitting requirements and standards. It appears that there will be no impacts to jurisdictional wetlands; however, if impacts to wetlands will result from the project, a wetland resource permit will be required. The applicant is advised to the Northwest District at (850) 595-8300, regarding wetland permitting requirements.

The Department advises that a federal consistency determination that addresses the project's compliance with the Florida Coastal Management Program (FCMP) is required. Proposed federal projects should include a Coastal Zone Management Act federal consistency determination that addresses how the proposed project will affect the twenty-three (23) statutes that comprise the FCMP statutes. If a particular FCMP statute is not applicable to the proposed project, that should be stated as well. The Air Force may wish to contact the Department's Office of Intergovernmental Programs, at (850) 245-2163, for assistance with the federal consistency determination requirements, if needed.

We appreciate the opportunity to comment on the proposed project. Please feel free to call me at (850) 245-2163, if you have any questions or need additional information.

/rfk

RK

COUNTY: SANTA ROSA – 2003 – 5113
SAI – USAF – EG

DATE: 6/9/2003

COMMENTS DUE DATE: 7/9/2003

CLEARANCE DUE DATE: 8/8/2003

SAI#: FL200306092480C

MESSAGE:

STATE AGENCIES	WATER MNGMNT. DISTRICTS	OPB POLICY UNIT	RPCS & LOC GOVS
COMMUNITY AFFAIRS	NORTHWEST FLORIDA WMD	ENVIRONMENTAL POLICY UNIT	
ENVIRONMENTAL PROTECTION			
X STATE			

The attached document requires a Coastal Zone Management Act/Florida Coastal Management Program consistency evaluation and is categorized as one of the following:

_ **Federal Assistance to State or Local Government (15 CFR 930, Subpart F).**
Agencies are required to evaluate the consistency of the activity.

X **Direct Federal Activity (15 CFR 930, Subpart C). Federal Agencies are required to furnish a consistency determination for the State's concurrence or objection.**

_ **Outer Continental Shelf Exploration, Development or Production Activities (15 CFR 930, Subpart E). Operators are required to provide a consistency certification for state concurrence/objection.**

_ **Federal Licensing or Permitting Activity (15 CFR 930, Subpart D). Such projects will only be evaluated for consistency when there is not an analogous state license or permit.**

Project Description:

DEPARTMENT OF THE AIR FORCE - DRAFT ENVIRONMENTAL ASSESSMENT FOR DEMOLITION OF BUILDINGS 12521, 12528, 12533, 12534, 12535, AND 12588 AT TEST AREA A-15 - EGLIN AIR FORCE BASE, SANTA ROSA AND OKALOOSA COUNTIES, FLORIDA.

To: Florida State Clearinghouse

AGENCY CONTACT AND COORDINATOR (SCH)
3900 COMMONWEALTH BOULEVARD MS-47
TALLAHASSEE, FLORIDA 32399-3000
TELEPHONE: (850) 245-2161
FAX: (850) 245-2190

EO. 12372/NEPA

☑ No Comment
☐ Comment Attached
☐ Not Applicable

Federal Consistency

☑ No Comment/Consistent
☐ Consistent/Comments Attached
☐ Inconsistent/Comments Attached
☐ Not Applicable

From:

Division/Bureau: Division of Historical Resources / Bureau of Historic Preservation

Reviewer: S. Edwards LRK 7/15/03

Date: 7/15/03

Deputy SHPO
7/15/03

RC 6/11/03

RECEIVED
JUL 17 2003
OIP/OLGA

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Project Review Form

TO: **State Clearinghouse**
Department of Environmental Protection
3900 Commonwealth Boulevard, MS 47
Tallahassee, FL 32399-3000

DATE: **June 16, 2003**

SUBJECT: Project Review: **Intergovernmental Coordination**
Title: **Dept. of the Air Force-Draft Environmental Assessment for Demolition of Buildings 12521, 12528, 12533, 12534, 12535 and 12588 at Test Area A-15-Eglin Air Force Base, Santa Rosa and Okaloosa Counties, FL**
SAI #: **FL200306092480C**

The District has reviewed the subject application and attachments in accordance with its responsibilities and authority under the provisions of Chapter 373, Florida Statutes. As a result review, the District has the following responses:

ACTION

_x___ No Comment.

____ Supports the project.

____ Objects to the project; explanation attached.

____ Has no objection to the project; explanation optional.

___ Cannot evaluate the project; explanation attached.

____ Project requires a permit from the District under____.

RECEIVED
JUN 17 2003
OIP/OLGA

DEGREE OF REVIEW

__x__ Documentation was reviewed.

____ Field investigation was performed.

____ Discussed and/or contacted appropriate office about project.

____ Additional documentation/research is required.

____ Comments attached.

SIGNED Maina Culbertson

Duncan Jay Cairns
Chief, Bur. Env. & Res. Plng.

COUNTY: SANTA ROSA

DATE: 6/9/2003

COMMENTS DUE DATE: 7/9/2003

CLEARANCE DUE DATE: 8/8/2003

SAI#: FL200306092480C

MESSAGE:

STATE AGENCIES	WATER MNGMNT. DISTRICTS	OPB POLICY UNIT	RPCS & LOC GOVS
COMMUNITY AFFAIRS	X NORTHWEST FLORIDA WMD	ENVIRONMENTAL POLICY UNIT	
ENVIRONMENTAL PROTECTION			
STATE			

The attached document requires a Coastal Zone Management Act/Florida Coastal Management Program consistency evaluation and is categorized as one of the following:

_ **Federal Assistance to State or Local Government (15 CFR 930, Subpart F).**
Agencies are required to evaluate the consistency of the activity.

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Project Description:

DEPARTMENT OF THE AIR FORCE - DRAFT ENVIRONMENTAL ASSESSMENT FOR DEMOLITION OF BUILDINGS 12521, 12528, 12533, 12534, 12535, AND 12588 AT TEST AREA A-15 - EGLIN AIR FORCE BASE, SANTA ROSA AND OKALOOSA COUNTIES, FLORIDA.

To: Florida State Clearinghouse

AGENCY CONTACT AND COORDINATOR (SCH)
3900 COMMONWEALTH BOULEVARD MS-47
TALLAHASSEE, FLORIDA 32399-3000
TELEPHONE: (850) 245-2161
FAX: (850) 245-2190

EO. 12372/NEPA

☑ No Comment
☐ Comment Attached
☐ Not Applicable

Federal Consistency

☐ No Comment/Consistent
☐ Consistent/Comments Attached
☐ Inconsistent/Comments Attached
☐ Not Applicable

NO COMMENTS

From:

Division/Bureau: NWFWMD Resource Management Div.
Reviewer: Duncan J. Cairns
Date: Date 16 JUNE 03

Appendix E

Public Notice

Response to Comments for RCS 98-571-573, 00-522/523 and 00-731
Building Demolition at Test Area A-15
Oct. 15th, 2003

A public notice was published in the *Northwest Florida Daily News* on Sept. 1, 2003 to disclose completion of the Draft EA, selection of the preferred alternative, and request for comments during the 15-day pre-decisional comment period.

The 15-day comment period ended on Sept. 15th, with the comments required to this office not later than Sep 18th, 2003. No comments were received during this period.

//signed//
Mike Spaits
Environmental Public Affairs Officer

NORTHWEST FLORIDA DAILY NEWS
MONDAY, SEPTEMBER 1, 2003

PUBLIC NOTIFICATION

In compliance with the National Environmental Policy Act Eglin Air Force Base announces the availability of draft Environmental Assessment (EA), Programmatic Environmental Assessment (PEA) and their Finding of No Significant Impact (FONSI) for RCS 98-571, 98-572, 98-573, 00-522 00-523 and 00-731, the Demolition of Buildings at Test Area A-15, and RCS 99-149, Test Area C-62 Programmatic Environmental Assessment, Eglin Air Force Base, Florida for public review and comment.

The Proposed Action of the "Demolition of Buildings at Test Area A-15," is to demolish six structures (Bldg. 12521, 12528, 12533, 12534, 13535 and 121588), all located at Site A-15 on Santa Rosa Island. These structures were associated with the Boeing and Michigan Aeronautical Research Center (BOMARC) missile test program conducted at Test Area A-15 between 1959 and 1985. The buildings have been inactive and have deteriorated from lack of maintenance and the effects of hurricanes

The Proposed Action of the "Test Area C-62 Programmatic Environmental Assessment is to allow the 46th TW commander to authorize the levels of activity at the site based upon estimates of increased use. The preferred alternative would include authorizing the current baseline of activity and include a number of good management practices as well as a 100% increase in all missions except for the explosive ordinance disposal operations.

Your comments on this draft EA and draft PEA are requested. Letters or other written or oral comments provided may be published in the Final documents. As required by law, comments will be addressed in the Final document and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the final EA, PEA, or associated documents. Private addresses will be compiled to develop a mailing list for those requesting copies of the final EA and PEA. However, only the names and respective comments of respondent individuals will be disclosed. Personal home addresses and phone number will not be published in the Final EA or PEA.

Copies of the draft Environmental Assessment and Finding of No Significant Impact (FONSI) may be reviewed at the Fort Walton Beach Public Library, 105 SE Miracle Strip Parkway, Fort Walton Beach. Copies of the draft Programmatic Environmental Assessment and Finding of No Significant Impact (FONSI) may be reviewed at the Fort Walton Beach Public Library, 105 SE Miracle Strip Parkway, Fort Walton Beach, the Robert L. F. Sikes Library, 1445 Commerce Drive, Crestview, FL (850) 682-4432, DeFuniak/Walton Library, 3 Circle Dr. DeFuniak Springs, FL (850) 892-3624. Copies will be available for review from Sept. 1 through Sept. 15, 2003. Comments must be received by Sept. 18, 2003.

For more information or to comment on this proposed action, contact: Mr. Mike Spaits, AAC/EM-PAV, 501 De Leon St., Suite 101, Eglin AFB, Florida 32542-5133 or email: spaitsm@eglin.af.mil. Tel: (850) 882-2878 ext. 333, Fax: (850) 882-3761.

NORTHWEST FLORIDA DAILY NEWS

Attention: **Aac/Em-Pav (17482)**
Phone: 850-882-2878
Ad Number: 528450, **Status**: Proof, **Revision**: 1, **Date**: Thu, Aug 28, 2003 - 12:58 PM
Description: Lcl/Public Notification
Ad Size: 3 x 6"
Ad Builder: Judy Moore
Client
Approval: **OK**___ **Corrections**___ **Signature**_____ **Spell Check**_____

Daily - Insertions: 1
Mon 09/01/2003

PUBLIC NOTIFICATION

In compliance with the National Environmental Policy Act Eglin Air Force Base announces the availability of draft Environmental Assessment (EA), Programmatic Environmental Assessment (PEA) and their Finding of No Significant Impact (FONSI) for RCS 98-571, 98-572, 98-573, 00-522 00-523 and 00-731, the Demolition of Buildings at Test Area A-15, and RCS 99-149, Test Area C-62 Programmatic Environmental Assessment, Eglin Air Force Base, Florida for public review and comment.

The Proposed Action of the "Demolition of Buildings at Test Area A-15," is to demolish six structures (Bldg. 12521, 12528, 12533, 12534, 13535 and 121588), all located at Site A-15 on Santa Rosa Island. These structures were associated with the Boeing and Michigan Aeronautical Research Center (BOMARC) missile test program conducted at Test Area A-15 between 1959 and 1985. The buildings have been inactive and have deteriorated from lack of maintenance and the effects of hurricanes.

The Proposed Action of the "Test Area C-62 Programmatic Environmental Assessment is to allow the 46th TW commander to authorize the levels of activity at the site based upon estimates of increased use. The preferred alternative would include authorizing the current baseline of activity and include a number of good management practices as well as a 100% increase in all missions except for the explosive ordinance disposal operations.

Your comments on this draft EA and draft PEA are requested. Letters or other written or oral comments provided may be published in the Final documents. As required by law, comments will be addressed in the Final document and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the final EA, PEA, or associated documents. Private addresses will be compiled to develop a mailing list for those requesting copies of the final EA and PEA. However, only the names and respective comments of respondent individuals will be disclosed. Personal home addresses and phone number will not be published in the Final EA or PEA.

Copies of the draft Environmental Assessment and Finding of No Significant Impact (FONSI) may be reviewed at the Fort Walton Beach Public Library, 105 SE Miracle Strip Parkway, Fort Walton Beach. Copies of the draft Programmatic Environmental Assessment and Finding of No Significant Impact (FONSI) may be reviewed at the Fort Walton Beach Public Library, 105 SE Miracle Strip Parkway, Fort Walton Beach, the Robert L. F. Sikes Library, 1445 Commerce Drive, Crestview, FL (850) 682-4432, DeFuniak/Walton Library, 3 Circle Dr. DeFuniak Springs, FL (850) 892-3624. Copies will be available for review from Sept. 1 through Sept. 15, 2003. Comments must be received by Sept. 16, 2003.

For more information or to comment on this proposed action, contact: Mr. Mike Spaits, AAC/EM-PAV, 501 De Leon St., Suite 101, Eglin AFB, Florida 32542-5133 or email: spaitsm@eglin.af.mil. Tel: (850) 882-2878 ext. 333, Fax: (850) 882-3761.