



Hill Air Force Base

Final

**Environmental Assessment:
Proposed Land Exchange,
Summit and Wasatch Counties, Utah**

August 28, 2019

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Proposed Land Exchange,
Summit and Wasatch Counties, Utah**

**Air Force Materiel Command
Hill Air Force Base, Utah 84056**

August 28, 2019

Prepared in accordance with the Department of the Air Force Environmental Impact Analysis Process (EIAP) 32 CFR Part 989, Effective July 6, 1999, which implements the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality (CEQ) regulations.

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LIST OF ACRONYMS AND CHEMICAL TERMS

| | |
|-------------------|---|
| ADT | Average Daily Trips |
| AFB | Air Force Base |
| AFI | Air Force Instruction |
| CAA | Clean Air Act |
| CEQ | Council on Environmental Quality |
| CFR | Code of Federal Regulations |
| CO | Carbon Dioxide |
| CO ₂ e | Carbon Dioxide Equivalent |
| CWA | Clean Water Act |
| CY | Cubic Yards |
| DERR | Division of Environmental Response and Remediation (Utah) |
| DoD | Department of Defense |
| DWR | Division of Wildlife Resources (Utah) |
| EA | Environmental Assessment |
| EDCU | Economic Development Corporation of Utah |
| EIAP | Environmental Impact Analysis Process |
| EIS | Environmental Impact Statement |
| EO | Executive Order |
| EPA | Environmental Protection Agency (United States) |
| ESA | Endangered Species Act |
| FONSI | Finding of no Significant Impact |
| ft ² | Square Feet |
| GCR | General Conformity Rule |
| IDT | Interdisciplinary Team |
| JSPA | Jordanelle Specially Planned Area |
| JSSD | Jordanelle Special Service District |
| MBTA | Migratory Bird Treaty Act |
| MFWR | Mayflower Waste Rock |
| MIDA | Military Installation Development Authority |
| MWR | Morale Welfare and Recreation |
| NAVD | North American Vertical Datum |
| NB | Northbound |
| NEPA | National Environmental Policy Act |
| NH ₃ | Ammonia |

| | |
|-----------------|---|
| NHPA | National Historic Preservation Act |
| NO _x | Oxides of Nitrogen |
| NTPH | Northern Total Petroleum Hydrocarbon |
| Pb | Lead |
| PID | Photoionization Detector |
| PM-10 | Particulates Smaller Than 10 Microns in Diameter |
| PM-2.5 | Particulates Smaller Than 2.5 Microns in Diameter |
| RAP | Remedial Action Plan |
| REC | Recognized Environmental Condition |
| RRBSL | Residential Risk-Based Screening Level |
| SB | Southbound |
| SHPO | State Historic Preservation Office (Utah) |
| SO _x | Oxides of Sulfur |
| SO ₂ | Sulfur Dioxide |
| TPH | Total Petroleum Hydrocarbon |
| tpy | tons per year |
| UAC | Utah Administrative Code |
| UCA | Utah Code Annotated |
| UDEQ | Utah Department of Environmental Quality |
| UDOT | Utah Department of Transportation |
| UPDES | Utah Pollutant Discharge Elimination System |
| US | United States |
| USAF | United States Air Force |
| USFS | United States Forest Service |
| USFWS | United States Fish and Wildlife Service |
| USGS | United States Geological Survey |
| USC | United States Code |
| VCP | Voluntary Cleanup Program (Utah) |
| VOCs | Volatile Organic Compounds |
| XRF | X-ray Fluorescence |

1 PURPOSE AND NEED FOR ACTION

1.1 Introduction, Location, and Background

For many years, the United States Air Force (USAF) owned hospitality units one-half mile northeast of Snowbasin Resort, Utah for use by military personnel. Approximately 30 guests could stay in the lodge, but there are no records stating how many guests used it per year. The environmental setting of the former USAF-owned hospitality units is partial forest with open areas for ski runs and typical resort facilities. The facility operated by permit on 2.78 acres of land owned by the United States Forest Service (USFS). Operation of the 8,765 square foot lodge began in 1963 and ended in 1998 when the permit was withdrawn by USFS, enabling Snowbasin Resort to expand and host events during the 2002 Winter Olympic Games. When USFS withdrew their permit from the USAF, the lodge was in working condition.

As compensation for the lost facility, Section 2862 of the *National Defense Authorization Act for Fiscal Year 2002*, (the Act) was signed into law as follows:

SEC. 2862. TRANSFER OF JURISDICTION FOR DEVELOPMENT OF AIR FORCE MORALE, WELFARE, AND RECREATION FACILITY, PARK CITY, UTAH.

(a) TRANSFER AUTHORIZED.

(1) The Secretary of the Interior may transfer, without reimbursement, to the administrative jurisdiction of the Secretary of the Air Force a parcel of real property in Park City, Utah, including any improvements thereon, that consists of approximately 35 acres, is located on the north side of State highway 248 in township 2 south, range 4 east, Salt Lake meridian, and is designated as parcel 3 by the Bureau of Land Management. The real property to be transferred under this paragraph does not include any lands located on the south side of State highway 248.

(2) The transfer shall be subject to existing rights, except that the Secretary of the Interior shall terminate any lease with respect to the parcel issued under the Act of June 14, 1926 (commonly known as the Recreation and Public Purposes Act; 43 U.S.C. 689 et seq.), and still in effect as of the date of the enactment of this Act.

(b) USE OF TRANSFERRED LAND.

(1) The Secretary of the Air Force may use the real property transferred under subsection (a) as the location for an Air Force morale, welfare, and recreation facility to be developed using nonappropriated funds.

(2) The Secretary of the Air Force may return the transferred property (or property acquired in exchange for the transferred property under subsection (c)) to the administrative jurisdiction of the Secretary of the Interior at any time upon certifying that development of the morale, welfare, and recreation facility would not be in the best interests of the Government.

(c) SUBSEQUENT CONVEYANCE AUTHORITY.

(1) In lieu of developing the Air Force morale, welfare, and recreation facility on the real property transferred under subsection (a), the Secretary of the Air Force may convey or lease the property to the State of Utah, a local government, or a private entity in exchange for other property to be used as the site of the facility.

(2) The values of the properties exchanged by the Secretary under this subsection either shall be equal, or if they are not equal, the values shall be equalized by the payment of money to the grantor or to the Secretary as the circumstances require. The conveyance or lease shall be on such other terms as the Secretary of the Air Force considers to be advantageous to the development of the facility.

(d) **ALTERNATIVE DEVELOPMENT AUTHORITY.**—The Secretary of the Air Force may lease the real property transferred under subsection (a), or any property acquired pursuant to subsection (c), to another party and may enter into a contract with the party for the design, construction, and operation of the Air Force morale, welfare, and recreation facility. The Secretary of the Air Force may authorize the contractor to operate the facility as both a military and a commercial operation if the Secretary determines that such an authorization is a necessary incentive for the contractor to agree to design, construct, and operate the facility.

(e) **LEGAL DESCRIPTION.**—The exact acreage and legal description of the real property to be transferred under subsection (a) shall be determined by a survey. The cost of the survey shall be borne by the Secretary of the Air Force.

The land the Secretary of the Interior actually transferred to the Secretary of the Air Force (giving jurisdictional control and full legal authority to subsequently transfer) was a 26.5-acre parcel in Park City (Summit County), Utah and is located on the north side of State Highway 248 in Section 3, Township 2 South, Range 4 East, Salt Lake base and meridian (see Figure 1). The official name of this parcel is Silver Mountain Recreational Annex, but it is also known as, and referred to in this document as, Red Maple Parcel, located approximately 40 miles southeast of Hill Air Force Base (AFB). The Act allows the Secretary of the Air Force to convey the property to the state of Utah, a local government, or a private entity in exchange for other property of equal value to be used to fulfill the intent of the Act.

The Utah Legislature created the Military Installation Development Authority (MIDA) in 2007 to facilitate development of military land in Utah. The USAF is working closely with MIDA to fulfill the intent of the act. To accomplish that goal, the USAF proposes to exchange its Red Maple parcel for an equally-valued parcel contiguous to property where through agreements among the private developer, MIDA, and THE USAF, the developer would provide a four-season, high-quality resort experience for a limited number of military personnel, Department of Defense (DoD) civilian employees, and military retirees, all of whom would have a reservation priority and discounted room rates. The USAF Morale, Welfare, and Recreation (MWR) would also have a small concession area in the hotel. This approach would provide DoD patrons with access to improved amenities compared to the 1960s era hospitality units in Snow Basin, which was an MWR facility. The private resort facility would also be open to the general public, and in fact, the rooms accessible for DoD patrons would only be approximately one-quarter of the rooms in the hotel. Additionally, to prevent vacancies, any hotel rooms that would be set aside for, but not rented by DoD affiliated personnel and family members would be made available to the general public at regular rates.

If the proposed action occurs, the USAF would relinquish its 26.5-acre Red Maple Parcel (in Summit County) to MIDA, and in turn receive from MIDA 1.58 acres of the 6.36-acre Mayflower Parcel in Wasatch County, Utah, southeast of Park City and west of the Jordanelle Reservoir (Figure 1), approximately four miles south southeast of the Red Maple Parcel. The acreage to be received by the USAF was determined based on property values. The land areas exchanged would be equivalent in economic value. MIDA would sell the Red Maple Parcel to Park City Municipal Corporation.

Although not applicable to federally owned land, once Park City Municipal Corporation takes ownership of the Red Maple Parcel, it would be preserved as open space because it lies in an area zoned as Recreation and Open Space (ROS - [Park 2009, Park 2018]). The *Park City*

Municipal Code forbids construction of hotels on ROS land. Hotels are not allowed uses in the ROS district, nor could they be granted a conditional use permit (Erickson 2018). Additionally, there is an agreement between MIDA and Park City Municipal Corporation (MIDA 2015) that the 26.5-acre Red Maple Parcel would be preserved as open space using development restrictions or a conservation easement.

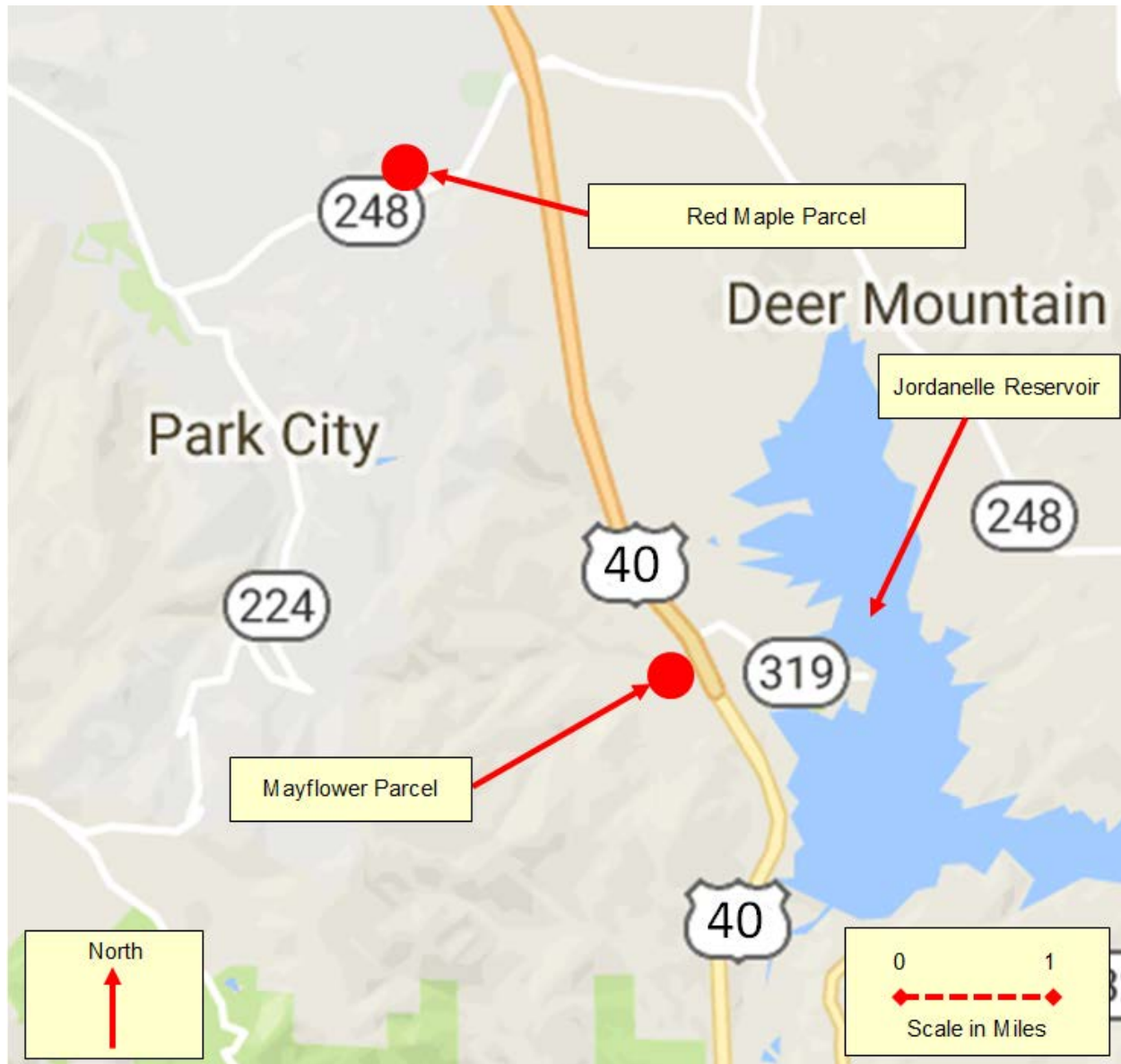


Figure 1: Location of Hill AFB, Snowbasin, Red Maple and Mayflower Parcels

The land received by the USAF would not be disturbed, but rather would remain in its current, undeveloped condition. The remainder of the Mayflower Parcel (owned by MIDA) would be the site of a four-season hotel to be part of a larger resort with skier access, open space, and trails, along with dining, entertainment, and other amenities. Skier access is defined as hotel units being within 300 feet of access to ski runs and lifts.

Surrounding the Mayflower Parcel, a larger four-season privately constructed resort would be developed. The Mayflower Parcel and surrounding land will be developed as a resort whether the land exchange occurs or not. If no land exchange occurs, the Mayflower Parcel would be incorporated into the surrounding privately constructed resort.

The scope of the environmental analysis is to consider resources related to the proposed action and the reasonable alternatives identified within this document. The land exchange parcels and the private hotel on MIDA's 4.78 acres will be analyzed in the effects portion of this environmental assessment. Because the USAF has no control, funding, or other involvement in the larger resort facility, it will be analyzed in the cumulative effects section.

1.2 Purpose and Need

The purpose of the proposed action is to complete a land exchange and subsequent lease of the property as permitted by the Act in a manner that would provide limited access to a private, four-season hotel and resort with skier access, open space, and trails, along with dining, entertainment, and other amenities accessible to military personnel, DoD civilian employees, and military retirees at substantially reduced rates.

The proposed action complies with the requirements and intent of the Act and is needed in order to provide the USAF with a sufficient parcel of property at a location that would allow the USAF, in association with MIDA, to benefit from the development of a privately-constructed resort that would provide recreational opportunities to military personnel, DoD civilian employees, and military retirees as intended by Act. MIDA would have limited revenue sharing with the USAF of a portion of fees that MIDA would collect from hotel rooms that would provide an additional benefit to the USAF.

1.3 Decision to be Made

The USAF could decide the described proposed action would not result in significant environmental impacts and thus approve a finding of no significant impact (FONSI), or determine a FONSI is not applicable based upon the analyses contained herein, resulting in the need for an environmental impact statement. The USAF could return the Red Maple Parcel to the Secretary of the Interior. The USAF could also select the no action alternative.

1.4 Environmental Impact Analysis Process

The following resource areas were considered and addressed:

- biological resources,
- water quality,
- wastewater,
- solid and hazardous wastes,
- air quality,
- traffic,

- cultural resources,
- noise,
- surface soils,
- geology,
- land use,
- socioeconomic resources, and
- environmental justice.

1.4.1 Key Environmental Compliance Requirements

The following federal, state, and local laws and regulations would apply to the proposed action:

- The National Environmental Policy Act (NEPA), Title 42 of the United States Code (USC) Section 4321 *et seq.*
- Council on Environmental Quality (CEQ) NEPA regulations, Title 40 of the Code of Federal Regulations (CFR) Parts 1500-1508.
- United States Air Force (USAF)-specific NEPA requirements contained in 32 CFR Part 989, Environmental Impact Analysis Process (EIAP).
- The Endangered Species Act (ESA), 16 USC Section 1531 *et seq.*, and Utah statutes and regulations promulgated thereunder.
- The Migratory Bird Treaty Act (MBTA), 16 USC Sections 703 - 712 *et seq.*, and Utah statutes and regulations promulgated thereunder.
- The Clean Air Act (CAA), 42 USC Section 7401 *et seq.*, and Utah statutes and regulations promulgated thereunder.
- The Clean Water Act (CWA), 33 USC Section 1251 *et seq.*, and Utah statutes and regulations promulgated thereunder.
- The National Historic Preservation Act (NHPA) of 1966, as amended 16 USC Section 470 *et seq.*
- *Utah Pollutant Discharge Elimination System (UPDES) General Permit for Discharges from Construction Activities*, Utah Division of Water Quality Permit No. UTRC000000, July, 2014.
- Utah hazardous waste management regulations contained in UAC Section R315.
- Executive Order (EO) 12898, *Environmental Justice*, February, 1994.
- EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*, April, 1997.
- EO 11988, *Floodplain Management*, May, 1977.
- EO 11990, *Wetland Protection*, May, 1977.
- EO 13175, *Consultation and Coordination with Indian Tribal Governments*

- DoD Instruction 4710.02, *Interactions with Federally-Recognized Tribes*
- Air Force Instruction (AFI) 90-2002, *Air Force Interaction with Federally-Recognized Tribes*
- Air Force *Guide for Environmental Justice Analysis Under the EIAP*

A Utah Department of Environmental Quality (UDEQ) *Voluntary Cleanup Agreement* between BLX Mayflower LLC (an entity related to Extell Development Company) and Utah's Division of Environmental Response and Remediation (DERR 2017), which includes portions of the Mayflower Parcel.

The *Upper Provo River Water Quality Management Plan* (Psomas 1999) establishes requirements for long-term stormwater protection measures. The *Updated Drinking Water Source Protection Plan, Ontario Drain Tunnel No. 2* (Jackson 2008) establishes design standards to prevent contaminated discharges potentially affecting groundwater resources (in wellhead protection zones).

The *Jordanelle Special Service District (JSSD) Design Standards, Construction Specifications, and Standard Drawings* (Bowen 2016) establishes standards for culinary water systems and sanitary sewer systems before they can connect to JSSD facilities.

The *Development Standards and Guidelines for the MIDA Control Area in the Military Recreation Facility Project Area* (MIDA 2013) establishes standards for planning, permitting, land use, design, and construction within the 7,460-acre area under MIDA's jurisdiction.

The *Jordanelle Specially Planned Area (JSPA) Overlay Zone Plan Book* (JSSD 2014) outlines land use and transportation corridors in the vicinity of the Mayflower Parcel.

During the scoping process, no other plans or documents were identified as being relevant to the proposed action.

1.4.2 Scoping and Consultation (interagency, intergovernmental, other)

Scoping activities were conducted by telephone calls and e-mail outreach to entities and individuals known to MIDA as interested stakeholders based on 15 years of discussions, public meetings, and board meetings open to the public.

EO 13175, *Consultation and Coordination with Indian Tribal Governments*, directs federal agencies to coordinate and consult with Native American tribal governments whose interests might be directly and substantially affected by activities on federally administered lands. Consistent with EO 13175, DoD Instruction 4710.02, *Interactions with Federally-Recognized Tribes*, and AFI 90-2002, *Air Force Interaction with Federally-Recognized Tribes*, federally recognized tribes that are historically affiliated with lands in the vicinity of the proposed action were invited to consult on all proposed undertakings that have a potential to affect properties of cultural, historical, or religious significance to the tribes. The USAF coordinated with 20 consulting tribes and the Utah SHPO (see Appendix A for these communications).

Persons and agencies consulted (or provided an opportunity to review and comment) during scoping and preparation of this document are listed in Appendix B. Also, see Appendix B for agency comments.

1.4.3 Permits and Additional Requirements

Obtaining, modifying, and/or complying with the following permits would be required for the contiguous resort facility.

- a building permit issued by MIDA;
- a state of Utah construction storm water permit; and
- coordinate with Wasatch County and JSSD managers regarding stormwater protection, erosion control, groundwater resource protection, and connecting to JSSD culinary water and sanitary sewer systems.

As mentioned above, BLX Mayflower LLC (an entity related to Extell Development Company) and DERR entered into a *Voluntary Cleanup Agreement* in June of 2017. Pursuant to the agreement, a remedial action plan would be created and implemented, stating and achieving cleanup goals specified by DERR.

Related to areas defined as jurisdictional waters of the US, any remedial activities that would occur below the ordinary high water mark and/or the limit of a wetland could not begin until a permit is issued compliant with Section 404 of the Clean Water Act. A project-specific stormwater pollution prevention plan (SWPPP) would be prepared and its provisions followed.

2.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

2.1 Description of the Proposed Action

The Proposed Action includes a series of connected actions that would include:

1. An exchange of real property consisting of the 26.5-acre Red Maple parcel owned by the USAF to MIDA in exchange for MIDA providing fee simple title to the USAF to a 1.58-acre sub-parcel of the MIDA Mayflower Parcel. MIDA may sell the Red Maple parcel to Park City.
2. The USAF would lease its 1.58-acre Mayflower parcel back to MIDA for a term of 99 years. MIDA would then sublease the property to BLX Mayflower (and/or Extell Development Company) and maintain the parcel as open space, undeveloped in its natural state. This undeveloped 1.58-acre Mayflower Parcel is adjacent to the property owned by BLX Mayflower/Extell, which adjacent property BLX Mayflower/Extell would use for the purpose of developing and constructing a four-season hotel and resort.
3. The USAF would acquire ownership of 1.58-acres that is within 2,278 acres currently subject to an agreement between BLX Mayflower/Extell and UDEQ under Utah's Voluntary Cleanup Program (VCP). The USAF has no involvement in the BLX Mayflower/Extell VCP effort. No known contamination exists on the 1.58-acres to be owned by the USAF. Contamination on surrounding land is being addressed by active reclamation efforts of BLX Mayflower/Extell supervised by UDEQ.
4. The USAF would participate in the private four-season hotel, in so far as it would: receive a fee from each hotel room rented that would accrue in some manner to the USAF; operating a dedicated the USAF Morale Welfare and Recreation (MWR) space of up to approximately 1,000-square feet within the hotel's main level; and participating in a discounted room rate program for military personnel, DoD civilian employees, and military retirees for a limited number of rooms. However, to prevent vacancies, any hotel rooms that are set aside for, but not rented by DoD affiliated personnel and family members would be made available to the general public at regular rates.
5. At some point MIDA may transfer ownership of its 4.78 acres to a condominium association of which MIDA would own the condominium hotel unit (a significant percentage of the ownership). For the purposes of this document, the 4.78 acres is described as being owned by MIDA.

2.2 Development and Application of Selection Criteria

Over the past 11 years, the USAF and MIDA have been trying to identify a location for a resort facility that would replace the hospitality units abandoned at Snowbasin in 1998. Selection criteria are used to develop reasonable alternatives and to evaluate whether or not a particular alternative should be considered in detail. If an alternative is developed that does not meet the minimum criteria (other than no action, which is always considered in detail), it is not considered in detail.

The following selection criteria were developed and applied to the proposed action and alternatives. Based on the desired attributes of the replacement resort facility, the site of the four-season hotel and resort should:

- have sufficient acreage to be viable (four to five acres according to Extell Development Company);
- provide skier access (hotel units being within 300 feet of access to ski runs and lifts);
- provide dining, entertainment, and other amenities; and
- have a neutral or positive effect to wetlands and floodplains.

The acreage under review was initially over 2,000 acres, with an intent to eventually select the best location. No single site was selected within the 2,000 acres. The USAF and MIDA explored multiple locations (including, but not limited to, those described in Section 2.4) and met with multiple landowners during the 11-year period. As a result, the USAF and MIDA identified the alternatives presented in Section 2.3 and compared them to the selection criteria.

2.3 Alternatives Carried Forward

2.3.1 Alternative A: Proposed Action - Complete a Land Exchange for Part of the Mayflower Parcel

The boundary of the entire Mayflower Parcel is shown in Figure 2, as well as the 1.58-acre sub parcel to be owned by the USAF.

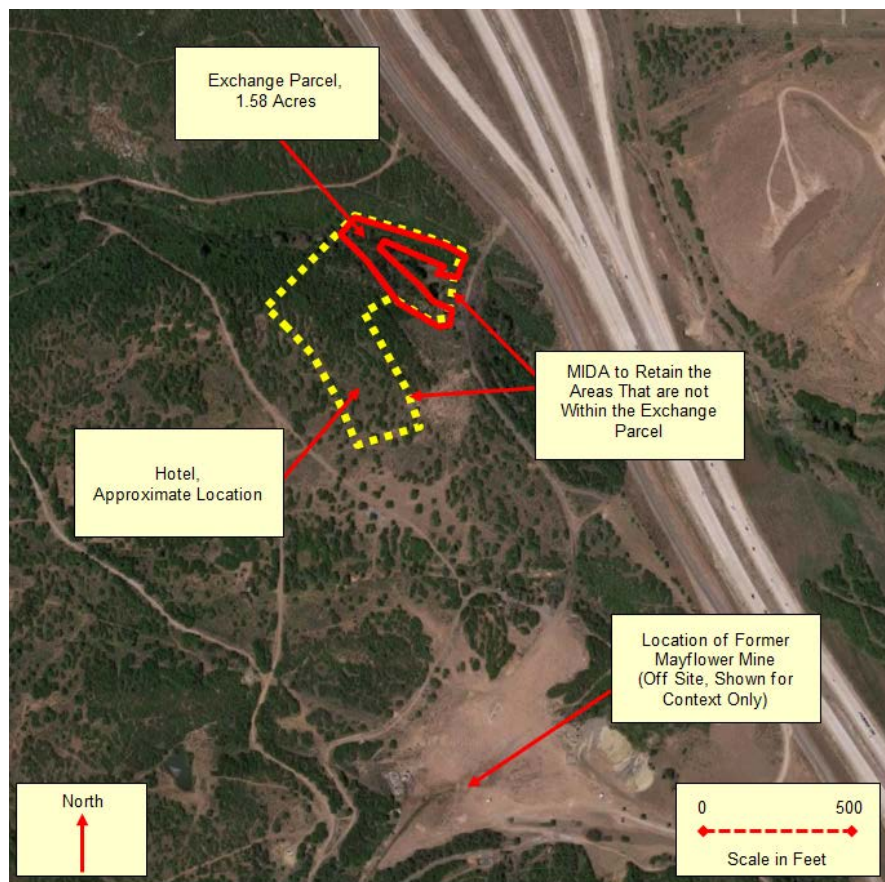


Figure 2: Boundary of the Mayflower Parcel and the USAF Sub Parcel

Components of the proposed action include:

Land Exchange

- Extell Development Company would donate two parcels (6.36 acres) to MIDA by special warranty deed.
- MIDA would lease all 6.36 acres to Extell Development Company.
- In a nearly simultaneous closing,
 - for the 1.58-acre sub parcel, the lease to Extell Development Company would be cancelled;
 - The USAF would obtain the 1.58 acres by special warranty deed, then lease it to MIDA, who would sublease it to Extell Development Company; and
 - MIDA would obtain the Red Maple Parcel by quitclaim deed and sell it to Park City, granting a special warranty deed.

Preservation

- The Red Maple Parcel would be preserved as open space due to Park City's zoning ordinance and an agreement between MIDA and Park City Municipal Corporation (MIDA 2015) whereby the 26.5-acre Red Maple Parcel would be preserved as open space using development restrictions or a conservation easement.

Development and Subsequent Use

- The 1.58-acre sub parcel to be owned by the USAF would not be disturbed, but rather would remain in its current, undeveloped condition.
- The remainder of the Mayflower Parcel (owned by MIDA and leased to Extell Development Company) would be developed as a four-season hotel and resort with skier access, open space, and trails, along with dining, entertainment, and other amenities. This contiguous resort facility would supply limited access to a high-quality, four-season experience for military personnel, DoD civilian employees, and military retirees, all of whom would have a reservation priority and discounted room rates for up to 100 total hotel rooms.
- The contiguous resort facility (a conceptual layout is shown in Figure 3) would consist of:
 - a four-season hotel and resort with skier access, along with dining, entertainment, and other amenities;
 - an access road and pavements for vehicular access, parking, and sidewalks;
 - parking lots and an underground parking garage;
 - all required utilities;
 - landscaping, open space, and trails; and
 - if necessary, surface runoff control basins and swales.
- Surrounding the Mayflower Parcel, a larger four-season private resort would be developed.
- Both the contiguous resort facility and the larger surrounding resort will be developed by Extell Development Company regardless. The larger surrounding resort is not part of the proposed action. It is only mentioned in relation to cumulative effects (Section 4).

- The USAF has no control over any of the development (of the contiguous resort facility or the larger surrounding resort) and only limited involvement in the hotel on MIDA's 4.78 acres.

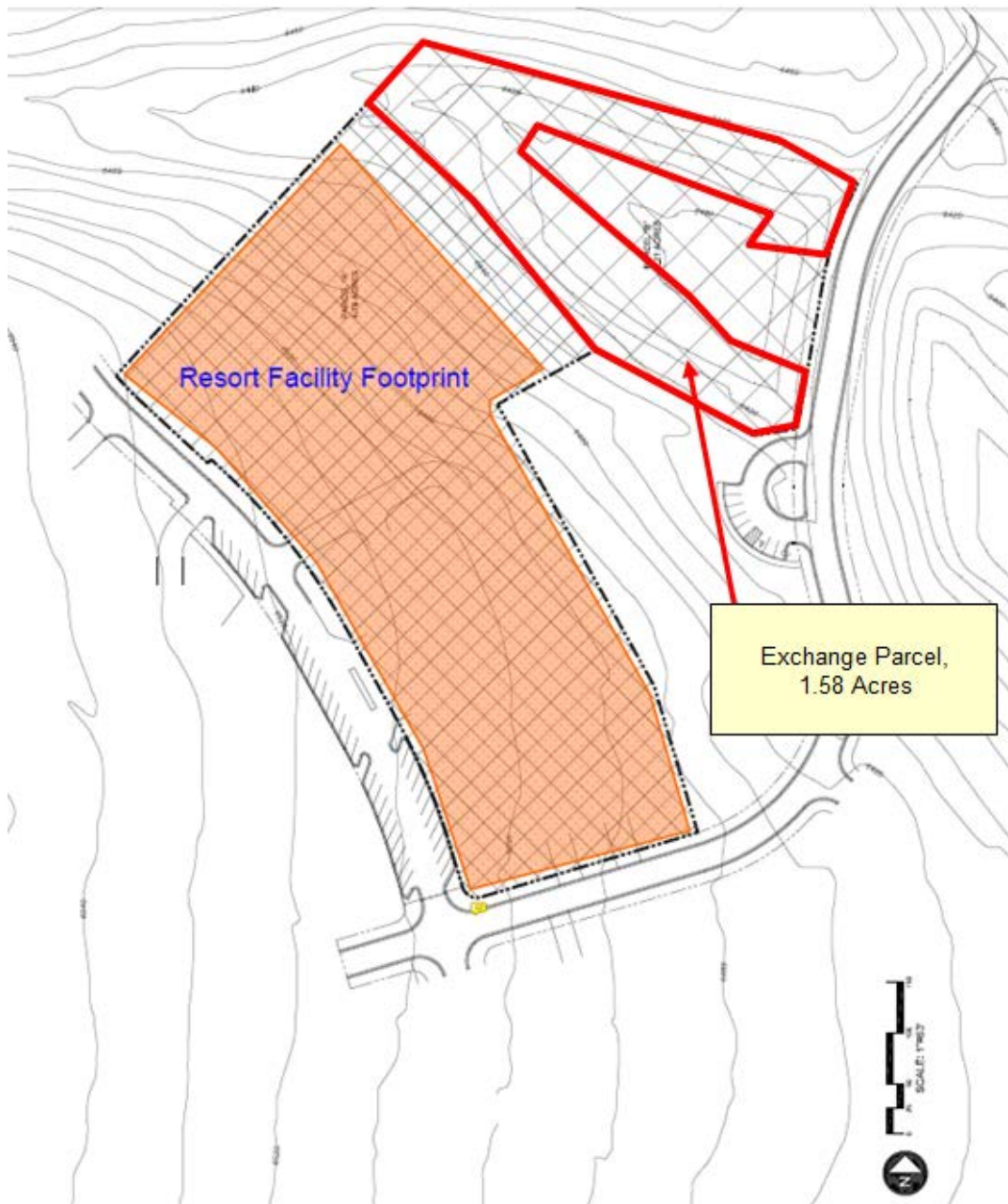


Figure 3: Conceptual Layout of the Contiguous Resort Facility

Additional Details for the Contiguous Resort Facility

Of the 4.78 acres, approximately 3 acres would be developed to provide structures, patios, driveways, and sidewalks. The hotel would contain approximately 560,000 ft² (inclusive of 8 floors) to include administrative space, commercial space, meeting rooms, approximately 400

hotel rooms, and approximately 55 condominium units, along with dining, entertainment, and other amenities. Approximately 100 of the hotel rooms would be offered to military personnel, DoD civilian employees, and military retirees, all of whom would have a reservation priority and discounted room rates.

Work began in June of 2019 on the overall resort, and construction could take over two years to complete.

Additional Details for the Larger Surrounding Resort

The larger surrounding resort is comprised of approximately 1,000 acres. In addition to what was described above for the contiguous resort facility, the master plan for the larger surrounding resort would include (approximately, for all of the following) 1,500 residential units, 400 hotel rooms, 70,000 ft² of recreational facilities, 250,000 ft² of commercial space, 90,000 ft² of employee housing, pavements, nearly 1,000 acres of skiable terrain, and additional areas allocated for miscellaneous recreational activities. Detailed designs do not exist for much of the larger surrounding resort. It is premature to estimate configuration of the facilities, number of floors per structure, and facility footprints.

Extell Development Company owns an additional 1,278 acres that are within MIDA's jurisdiction, but lie outside the 1,000-acre area of the larger surrounding resort and for which no development is planned.

Portions of the larger resort facility near the 6.36 acres to be owned by MIDA and the USAF are shown in Figure 4. The day lodge, maintenance building, plaza, ski valet building, summer amphitheater, visitor center, skier drop off area, and ski runs would be constructed at the same time as the contiguous resort facility. No schedule has been proposed for constructing the additional hotel or housing units.

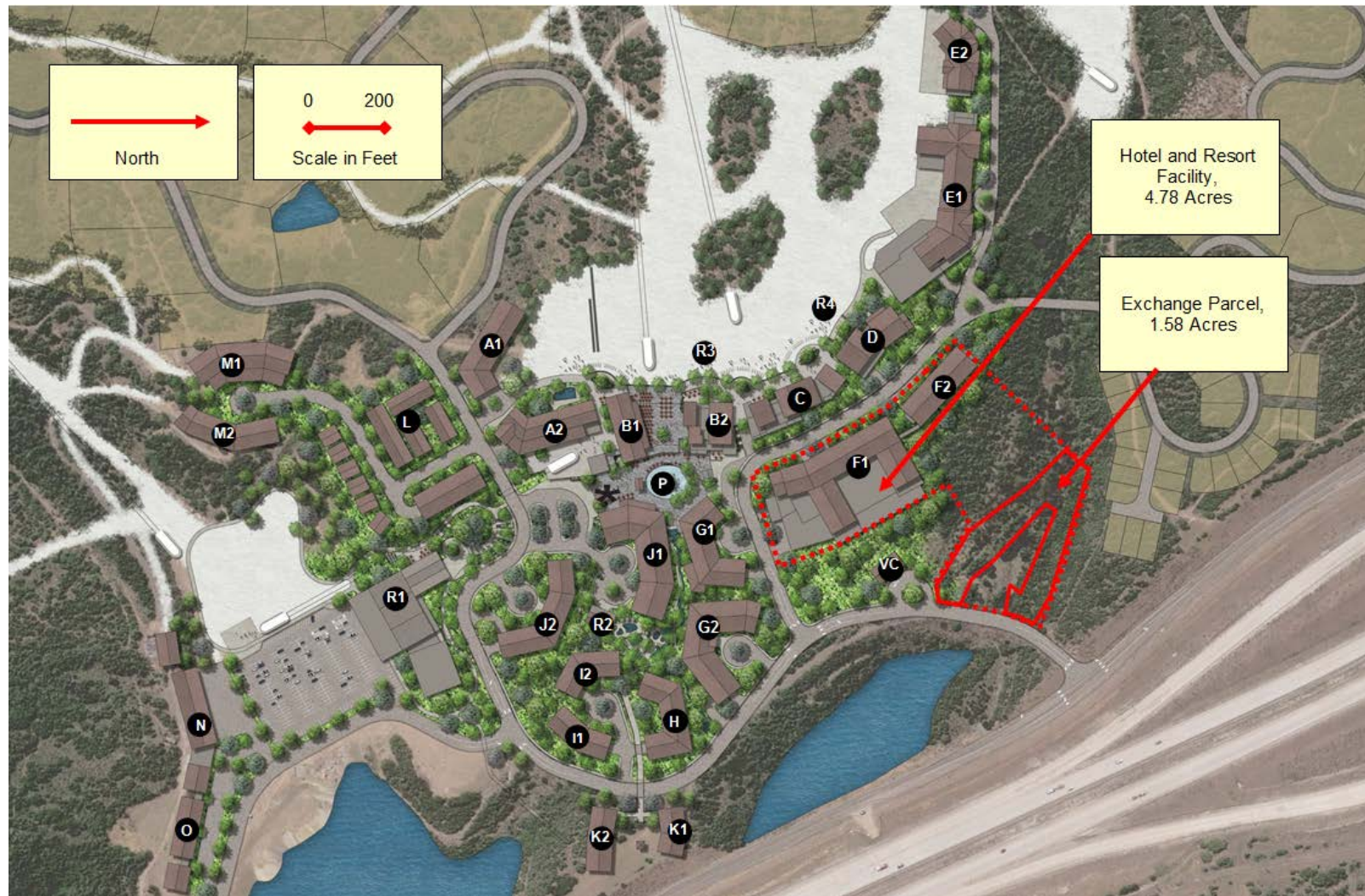


Figure 4: Portions of the Larger Resort Facility Near the 6.36 Acres to be Owned by MIDA and the USAF.

Explanations for the symbols in Figure 4 are provided below.

| | |
|--------------|---|
| A1 A2 | BLDG A1/B1 SKIER SERVICES HOTEL / CONDOMINIUMS |
| B1 B2 | BLDG B1 - DAYLODGE, BLDG B2 - CONDOMINIUMS |
| C | BLDG C CONDOMINIUMS |
| D | BLDG D CONDOMINIUMS |
| E1 E2 | BLDG E1/E2 - FIVE STAR HOTEL |
| F1 F2 | BLDG F1 - CONFERENCE CENTER, BLDG F2 - MRF HOTEL |
| G1 G2 | BLDG G1/G2 - CONDOMINIUMS |
| H | BLDG H - CONDOMINIUMS |
| I1 I2 | BLDG I1/I2 - CONDOMINIUMS |
| J1 J2 | BLDG J1/J2 - CONDOMINIUMS |
| K1 K2 | BLDG K1/K2 - CONDOMINIUMS |
| L | PARCEL L - TOWNHOMES |
| M1 M2 | BLDG M1/M2 - CONDOMINIUMS |
| N | BLDG N - WORKFORCE HOUSING |
| O | BLDG O - MAINTENANCE |
| P | P - PLAZA |
| R3 | R3 - SKI VALET |
| R4 | R4 - SUMMER AMPHITHEATER |
| VC | VC - VISITOR CENTER |
| * | PRIMARY SKIER DROP-OFF |

2.3.2 Alternative B: No Action

Under the no action alternative, the USAF would retain the Red Maple Parcel. Neither the purpose nor the need in Section 1.2 would be satisfied.

An EA must analyze the no action alternative even if it does not satisfy the purpose and need for the action. In this manner, the no action alternative defines the current environmental baseline to which the effects of other alternatives can be compared.

Components of no action include:

Land Exchange

- Extell Development Company would donate two parcels (6.36 acres) to MIDA by special warranty deed.
- MIDA would lease all 6.36 acres to Extell.

- The USAF would retain the Red Maple Parcel.

Preservation

- If the USAF retains ownership of the Red Maple Parcel, it would still be preserved as open space.

2.4 Alternatives Considered but not Carried Forward

Three additional alternatives that were considered but eliminated from detailed consideration because they did not meet one or more of the selection criteria included the following:

- Develop the Red Maple Parcel,
- Utilize a Different Parcel, and
- Return Red Maple Parcel to Secretary of the Interior.

2.4.1 Alternative C: Develop the Red Maple Parcel

The USAF and MIDA considered using the 26.5-acre Red Maple Parcel currently owned by the USAF (Figure 5). The Red Maple Parcel would not provide skier access and is not located in an area that is suitable for developing a resort facility. Land use objections from Park City would complicate any the USAF attempts to develop the Red Maple Parcel.

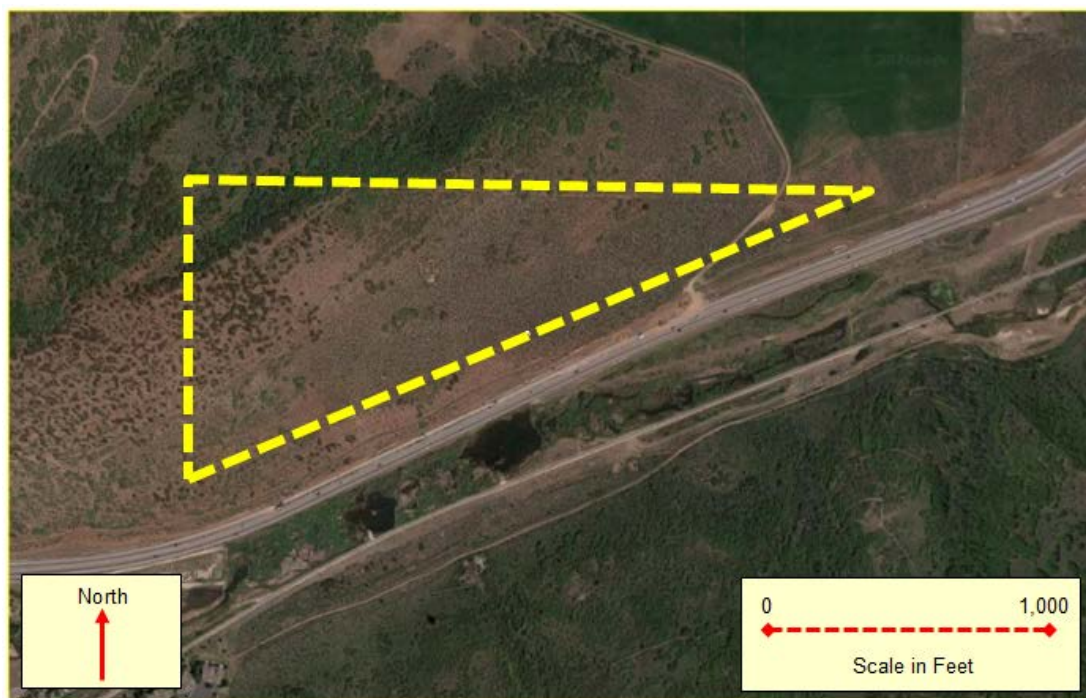


Figure 5: Boundary of Red Maple Parcel

2.4.2 Alternative D: Utilize a Different Parcel

The USAF and MIDA considered several additional locations for a land exchange that would result in a replacement resort facility. One such site was Deer Cove, with no skier access (being east of US Highway 40) and no dining, entertainment, or other amenities. When the USAF established, in 2013, criteria for skier access and the presence of dining, entertainment, and other amenities, a parcel called Blue Ledge was explored along with the Mayflower and Pioche Parcels. Blue Ledge did not have sufficient acreage to accommodate the resort facility. The Pioche Parcel has since been sold, and the current owner is not offering this parcel to MIDA and the USAF. Other locations were considered, but those parcels were either not available, not near a planned resort facility, insufficient in size, or sold to other parties for other uses.

2.4.3 Alternative E: Return Red Maple Parcel to Secretary of the Interior

Section 2862 of the *National Defense Authorization Act for Fiscal Year 2002* permits the Secretary of the Air Force to transfer the Red Maple Parcel back to the Secretary of the Interior. Under this alternative, a land exchange would not occur. Neither the purpose nor the need in Section 1.2 would be satisfied.

2.5 Predicted Achievement of Project Objectives

Considering implementation of Alternatives A, B, C, D, and E, only Alternative A (the proposed action) would fully satisfy the purpose and need as stated in Section 1.2 and the selection criteria from Section 2.2.

| | Alternatives from Section 2.4 | | | | |
|---|--|-------------------|---|---------------------------------------|---|
| | A Proposed Action (Land Exchange for Part of the Mayflower Parcel) | B No Action | C Develop the Red Maple Parcel | D Utilize a Different Parcel | E Return the Red Maple Parcel to the Secretary of Interior |
| Purpose and Need from Section 1.2 | | | | | |
| Complete a land exchange and provide access to a resort facility | Yes | N/A | No | No* | No |
| Comply with Section 2862 of the <i>National Defense Authorization Act for Fiscal Year 2002</i> | Yes | N/A | No | No* | Yes |
| Selection Criteria from Section 2.2 | | | | | |
| Have sufficient acreage to be viable | Yes | N/A | Yes | No* | No |
| Provide skier access | Yes | N/A | No | No* | No |
| Provide dining, entertainment, and other amenities | Yes | N/A | No | No* | No |
| Have a neutral or positive effect to wetlands and floodplains | Yes | N/A | Yes | No* | Yes |

* No other single location was identified providing all six of these attributes
N/A = not applicable to no action

Table 1: Predicted Achievement of Project Objectives

3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

This section discusses the existing conditions of the resources that were carried through for detailed analysis, establishing a resource baseline against which the effects of the various alternatives can be evaluated. It presents effects of the proposed action (Alternative A) and no action (Alternative B).

The resources that were not carried forward for detailed consideration (because the proposed action either does not affect them or provides a benefit) in Sections 3 and 4 are:

Geology (seismicity, topography, minerals, geothermal resources)

A geologic hazard investigation was recently completed for the Mayflower Parcel and additional acreage to the south (Intermountain 2017).

Related to the Mayflower Parcel:

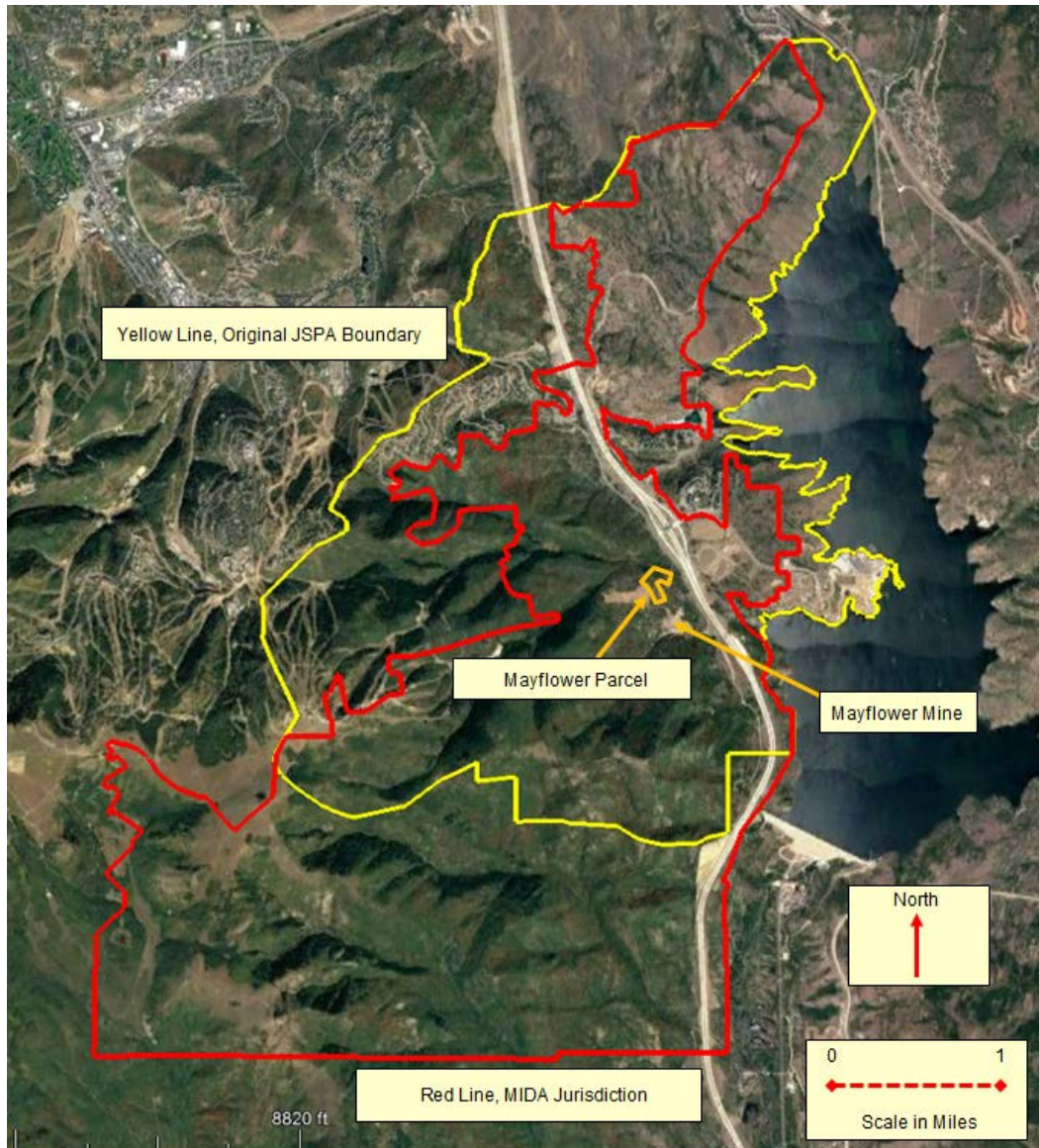
- The project area does not appear to have geological hazards that are capable of adversely impacting the development as currently proposed.
- The property is considered to have low risk of landslide hazards.
- Rock fall hazards are considered low.
- Surface-fault-rupture hazards are considered low for the property.
- Earthquake ground shaking may potentially affect all parts of the project area and is considered to pose a low to moderate risk.
- Liquefaction hazards are likely to be low.
- No collapsible soils or shrink-swell soils were identified.
- No problem soil areas were identified on the property.
- Debris-flow, flooding, and shallow groundwater hazards are considered low.

Related to the nearby former Mayflower Mine (approximately 1,000 feet south of and not part of the Mayflower Parcel [Figure 2]):

- Environmental hazards are considered moderate (due to historic mining activity on that adjacent acreage to the south).

Land Use (conformity with local ordinances and uses)

The vicinity of the proposed action includes the 7,460 acres under MIDA's jurisdiction and an additional 2,617 acres of the JSPA (jurisdiction of the JSSD - Figure 6).



MIDA has now been given jurisdiction of the area of overlap with JSPA.

Figure 6: Jurisdictions in the Vicinity of the Proposed Action

The *Development Standards and Guidelines for the MIDA Control Area in the Military Recreation Facility Project Area* (MIDA 2013) establishes standards for planning, permitting, land use, design, and construction for the 7,460 acres under MIDA's jurisdiction. The *Jordanelle Specially Planned Area Overlay Zone Plan Book* (JSSD 2014) specifies land use for the remaining 2,617 acres of the JSPA not under MIDA's jurisdiction.

The proposed action would be compatible with nearby land uses. MIDA would ensure land use compatibility by enforcing Chapter 2 of its development standards (MIDA 2013) related to master planning, subdivision plats, site plans, conditional uses, and building permits. The 6.36-acre Mayflower Parcel is currently zoned for Village Center/High Density/Mixed Use, consistent with its proposed use.

Approximate distances (in miles) from the Mayflower Parcel to existing uses in Wasatch County are:

- Residential/lodging 0.4 to The Lodge at Stillwater
- Schools 7.3 to J.R. Smith Elementary in Heber City
- Commercial 7.3 to businesses in Heber City
- Playground 0.7 to Fox Bay Condominiums
- Municipal parks 6.4 to Cove Park in Heber City
- State parks 0.2 to Jordanelle State Park
- Federal Parks None exists
- Wilderness Areas None exists
- Scenic Byway None exists
- Scenic Backway 12.3 to Cascade Springs Backway

Socioeconomic Resources (local fiscal effects including employment, population projections, and schools)

Socioeconomics comprise the basic attributes and resources associated with the human environment, particularly population and economic activity. Socioeconomic impacts would be considered significant if the proposed action would result in a substantial shift in population trends or notably affect regional employment, earnings, or community resources.

Temporary opportunities would exist for local construction workers if the contiguous resort facility is constructed. The developer (Extell Development Company) estimates the hotel would contain approximately 400 rooms. MIDA estimates those rooms would generate up to \$25,000,000 per year in gross revenue. MIDA would pay Hill AFB one percent of the gross revenue from renting the hotel rooms.

Based on estimates from the Economic Development Corporation of Utah (EDCU 2012), approximately 125 jobs would be created for Wasatch County residents directly related to operating the contiguous resort facility, and 50 ancillary jobs would be created for Wasatch County residents. This is a small number of new jobs compared to the 16,000 persons currently in the Wasatch County workforce (Census 2018).

Environmental Justice (minority populations, low-income populations, affordable housing, protection of children)

EO 12898, *Environmental Justice*, requires all federal agencies identify and address, as appropriate, disproportionately high adverse human health or environmental effects of its activities on minority and low-income populations that could result from a proposed action.

Minority populations should be identified where either: (a) the minority population of the affected area exceeds 50 percent or (b) the minority population percentage of the affected area is

meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis. The United States (US) Census Bureau (Census 2016a) published data showing the minority population of Wasatch County is 3.6 percent.

Low-income populations in an affected area should be identified with the annual statistical poverty thresholds from the Bureau of the Census' current population reports. The US Census Bureau (Census 2016b) published data showing persons in poverty in Wasatch County to be 6.9 percent. There are four low-income housing apartment complexes that contain 289 affordable apartments for rent in Wasatch County, Utah (Affordable 2018). The two closest such apartment buildings are Todd Hollow (3.2 miles to the northeast) and Elmbridge (7.2 miles to the southeast).

For developments such as the contiguous resort facility under the jurisdiction of Wasatch County's municipal code, the developer must provide an equivalent of 10 percent of the development (in addition to the density approved) for moderate-income housing through construction of affordable housing units. In this case, MIDA would be the development authority and Wasatch County has no jurisdiction. Nonetheless, the developer (Extell Development Company) is committed to providing affordable housing units on site and additional workforce housing units at various price ranges.

EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*, requires analysis of risks to health or to safety that are attributable to products or substances that children are likely to contact or ingest. The closest residences to the Mayflower Parcel are 0.4 miles to the northeast. During construction and later during operations, when workers are not present, fuel containers and other chemicals would be secured in locked containers or stored in fenced, locked areas or controlled indoor spaces.

Air Force guidance for implementing environmental justice (USAF 2014) states environmental justice analysis only needs to be applied to adverse effects on overburdened communities and populations. Adverse means the impact would have a negative effect on human health or the environment that is significant, unacceptable, or above generally accepted norms. Based on the preceding paragraphs and the results of the analyses in Sections 3 and 4 of this document, environmental justice was eliminated from detailed consideration.

3.1 Biological Resources (flora and fauna including threatened, endangered, sensitive species; wetlands; floodplains)

3.1.1 Affected Environment

Frontier Corporation (Frontier 2017) completed a reconnaissance-level site inspection of the entire Mayflower Parcel on September 27, 2017. The majority of the parcel consists of mountain foothills dominated by semi-arid upland plant communities consisting of sagebrush and Gambel oak. The land surface slopes downward to the southeast. Elevations range from approximately 6,400 feet to 6,550 feet (North American Vertical Datum of 1988 [NAD 88]). Predominant plants include Gambel Oak, Mountain Maple, Sagebrush, Snowberry, Bitterbrush, and various upland grasses. There are a few patches of Aspen. The dominant vegetation along the drainage

consists of Aspen and Cottonwood trees with a few relict clumps of willow shrubs associated with old beaver dams.

Mammals that might be expected to be present in the vicinity of the Mayflower Parcel include rodents, skunks, mule deer, elk, moose, black bears, and cougars (Utah 2016).

There are no critical habitat designations for any threatened or endangered species on the Mayflower Parcel, nor is suitable habitat present. Related to Utah's state-listed species, there are no habitats that are in ideal condition for species of concern or species receiving special management in the vicinity of the Mayflower Parcel. The 6.36-acre Mayflower parcel is currently covered by vegetation. The US Fish and Wildlife Service (USFWS) provided a list of threatened and endangered species that might occur on the Mayflower Parcel (USFWS 2017). Two animal species (Canada Lynx and Yellow-billed Cuckoo) and one plant species (Ute Ladies'-tresses) were mentioned, while noting *there are no critical habitats within your project area under this office's jurisdiction*.

Canada Lynx inhabit montane and boreal mixed-age coniferous forest with thick undergrowth and presence of large piles of woody debris. Yellow-billed Cuckoos require large blocks of dense lowland riparian forest along low-gradient rivers and streams in open valleys with wide floodplains. Ute Ladies'-tresses grow in wet meadows associated with perennial stream terraces and associated riparian corridors of low gradient, meandering streams in relatively open areas (all from Frontier 2017).

The Frontier Corporation (Frontier 2017) report states the Mayflower parcel does not contain suitable habitat for any of these three species.

USFWS also identified 13 sensitive migratory bird species that may occur in the vicinity of the Mayflower Parcel. Frontier Corporation (Frontier 2017) reviewed suitable habitat characteristics for all 13 species, and identified five that could potentially use the habitats found on the Mayflower Parcel (Table 2).

| | |
|--------------------------|---|
| Black Swift | Not likely; no suitable habitat present |
| Brewer's Sparrow | May be present; area contains sagebrush intermixed with Gambel Oak |
| Golden Eagle | Not likely; no open country, a few large trees in bottom of drainage but no vistas |
| Lesser Yellowlegs | Not likely; no suitable habitat present |
| Lewis' Woodpecker | May be present; Cottonwood and Aspen trees in drainage for potential nesting |
| Long-billed Curlew | Not likely; no suitable habitat present |

| | |
|-------------------------------|--|
| Long-eared Owl | Not likely; the woodlands do not border open fields |
| Marbled Godwit | Not likely; no suitable wetland habitat present |
| Olive-sided Flycatcher | May be present; area has woodland habitat with dead trees |
| Pinyon Jay | Not likely; no Pinyon Pine forests present |
| Rufous Hummingbird | May be present; area may have flowering plants used by random migrants |
| Virginia's Warbler | May be present; area is dominated by Gambel Oak on dry mountain/canyon hillslopes |
| Willow Flycatcher | Not likely; no suitable habitat present |

Table 2: Potential Sensitive Migratory Bird Species

A wetland delineation study identified approximately one third of an acre of wetlands for the 6.36-acre Mayflower Parcel (Stantec 2017 - Figure 7). The wetland area located within the 1.58-acre sub parcel has not been documented, but is estimated by Extell Development Company to be about 2,250 ft².

Contaminated sediments and soils exist in the wetlands and adjacent stream channel, but not on the 1.58-acre sub parcel that would be owned by the USAF (as discussed in Section 3.9).

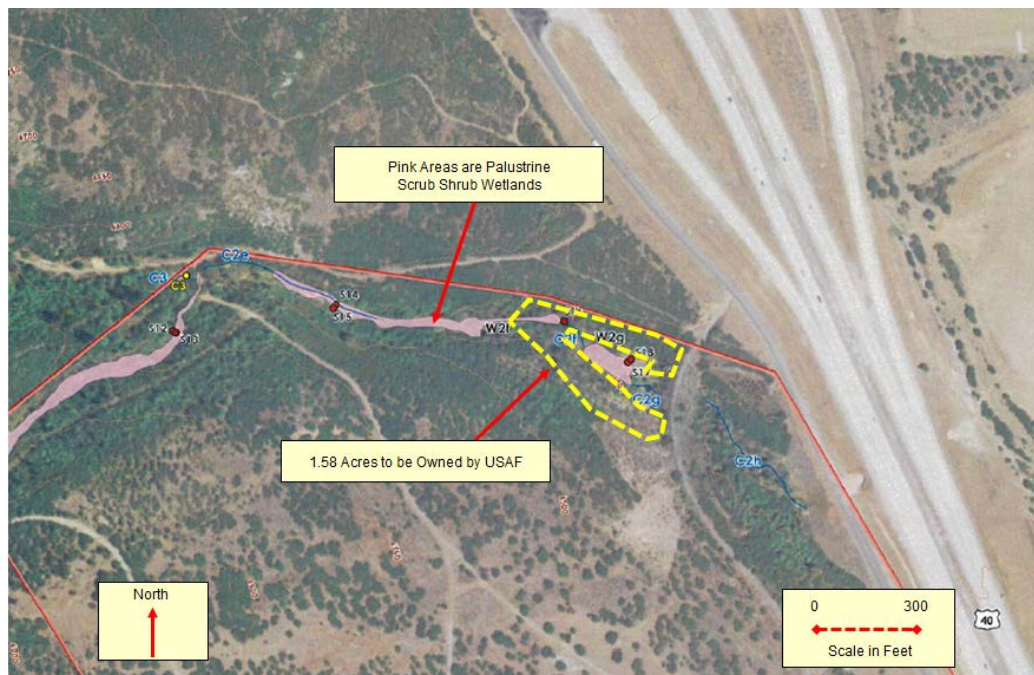


Figure 7: Location of Wetlands and Stream Channels

The closest floodplain is Jordanelle Reservoir (Federal Emergency Management Agency [FEMA] 2012), which is approximately 0.5 miles southeast of the Mayflower Parcel and more than 200 feet lower in elevation. The Jordanelle Reservoir is visible in Figure 1 and Figure 8 to the east of the Mayflower Parcel.

3.1.2 Environmental Consequences

3.1.2.1 Proposed Action

The land received by the USAF would not be disturbed, but rather would remain in its current, undeveloped condition.

Constructing and operating the contiguous resort facility on 4.78 acres of the Mayflower Parcel's 6.36 acres would reduce vegetative cover, discourage some nesting and foraging activities by birds, and discourage some small and large mammals from establishing residency at the site.

Landscaping would consist of native plants. To prevent wildlife from being attracted to the hotel and resort area, trash would be stored in sturdy metal dumpsters with engineering controls to prohibit entry by animals.

A wildlife crossing (underpass) exists on US Highway 40, 2.1 miles north of the Mayflower interchange. A wildlife crossing (Provo River and underpass) exists on US Highway 40, 4.0 miles south of the Mayflower interchange. No additional wildlife crossings are planned at this time for US Highway 40 in the vicinity of the Mayflower interchange.

Related to migratory birds that may occur in the vicinity, development would remove semi-arid scrub-shrub forest dominated by Gambel Oak and sagebrush habitats that could potentially be used as nesting habitat, foraging habitat, and/or stop-over habitat. These types of habitats are ubiquitous in the mountainous foothills of the Wasatch Range surrounding the proposed action. The incremental loss of these habitats due to the proposed action would not significantly reduce the availability of habitat for migratory birds.

Summer activities at the hotel and resort would be expected to include fishing in Jordanelle Reservoir. The Jordanelle Reservoir Working Group (Jordanelle 2016) has strategies in place to

- enrich trophy angling opportunities,
- promote a family fishery,
- ensure a quality recreational experience for boaters and anglers,
- manage Jordanelle fishery for compatibility with native species management,
- manage Jordanelle as a destination fishery, and
- ensure no new species are illegally moved in or out of Jordanelle.

As discussed in Section 3.9, a remedial action plan (RAP) was prepared by Barr Engineering (Barr 2019) for the contaminated sediments and soils in the wetlands and stream channel. No contamination above the applicable Residential Risk-Based Screening Levels (RRBSLs) would remain. The contaminated sediments and soils are within the sub parcel to be retained by MIDA

and leased to Extell Development Company. Based on documents provided by site developers (Extell 2018a, Psomas 2018) and discussions with Extell Development Company and the USAF, no other activities would occur in the wetlands or stream channel (Stantec 2017).

As discussed in Section 3.2, the location of the former Star Mine is upstream from the wetlands and stream channel. The RAP (Barr 2019) discusses how future migration of contaminated materials downstream to reach McHenry Canyon (and the sub parcels that would be owned by the USAF and MIDA) would be prevented. *Sediment catch/check dams would be installed in Glencoe Canyon above the junction with McHenry Canyon to prevent recontamination of lower McHenry Canyon, in the event high flows occur that may carry contamination down from the upstream reach. The sediment catch/check dams would consist of a sandy core (to filter the fines), a gravel shell, and a riprap/larger rock exterior. The sediment catch/check dams would span the width of the canyon. The sediment catch/check dams would be inspected (and repaired as needed) after significant rain and snow melt events and sediment would be removed when it builds up to one-half the height of the sediment catch/check dams (italic section was paraphrased).*

Effects to wetlands in the general vicinity of the proposed action, as described in the RAP (Barr 2019), are discussed under cumulative effects, Section 4.1.1.

Section 3.2.2 states the measures that would protect the wetlands from contaminated runoff due to constructing and operating the contiguous resort facility. Figure 11 in Section 3.2.2 shows the developed portion of the contiguous resort facility is approximately 200 feet from the wetlands and stream channel. The storm drainage control system downhill of those developed areas would collect and convey the runoff to Detention Ponds A and B to the east and southeast. These two detention ponds are off site, outside the 6.36 acres to be owned by MIDA and the USAF.

The agreement between MIDA and Park City Municipal Corporation (MIDA 2015) would protect 26.5 nearby acres (currently owned by the USAF) in Park City as open space, using the zoning code along with development restrictions or a conservation easement.

3.1.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to biological resources, the proposed action would be identical to the no action alternative.

3.2 Water Quality (groundwater, wellhead protection zones, surface water, also water quantity)

3.2.1 Affected Environment

Based on information provided by Extell Development Company (Extell 2018b), multiple borings for geotechnical design analyses were advanced beyond the depth of proposed

structures' lowest elevations, and no groundwater was encountered. The RAP (Barr 2019) did not identify any groundwater contamination for the 6.36-acre Mayflower Parcel.

The Mayflower Parcel is not located within a wellhead protection zone (Jackson 2008).

Precipitation falling on the Mayflower Parcel currently infiltrates into the ground or flows east to Jordanelle Reservoir. The Mayflower Parcel is vacant land.

Figure 8 shows surface water features in the vicinity of the Mayflower Parcel. The Star Tunnel was an historical mining operation beginning in 1927 and lasting until at least 1940. The ore was not high value, so the tunnel became a transportation and drain tunnel, from which other companies drove side drifts to access their own claims and veins (Utah 2015).

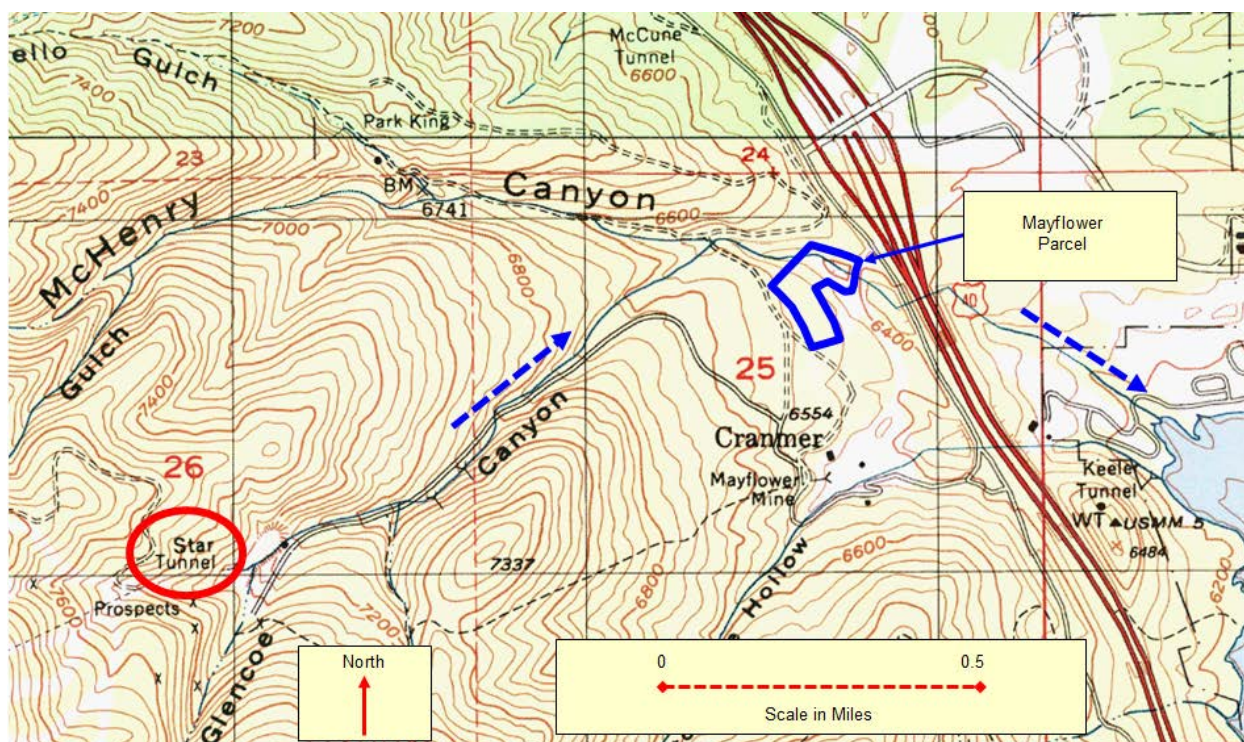


Figure 8: Surface Water Features Near Mayflower Parcel

Water from the Star Tunnel flows down Glencoe Canyon and then down McHenry Canyon to the Jordanelle Reservoir. Glencoe Canyon above its confluence with McHenry Canyon, and McHenry Canyon below the confluence, are jurisdictional waters of the US. McHenry Canyon above the confluence is not part of the proposed action and has not been evaluated.

Because mining operations can create water quality issues, surface water samples were collected in Glencoe Canyon (Bio 2014) at SM Beaver Pond 2 and MF Glencoe Flume (Figure 9). The surface water samples did not meet the Utah surface water standard for dissolved oxygen, which was expected since the water in the stream was primarily groundwater flowing from the Star Tunnel. All the other surface water analytical results (arsenic, barium, cadmium, chromium,

lead, mercury, selenium, silver, zinc, ammonia, fluoride, nitrate, nitrite, pH, phosphate, and total dissolved solids) were in compliance with applicable state standards (Bio 2014).

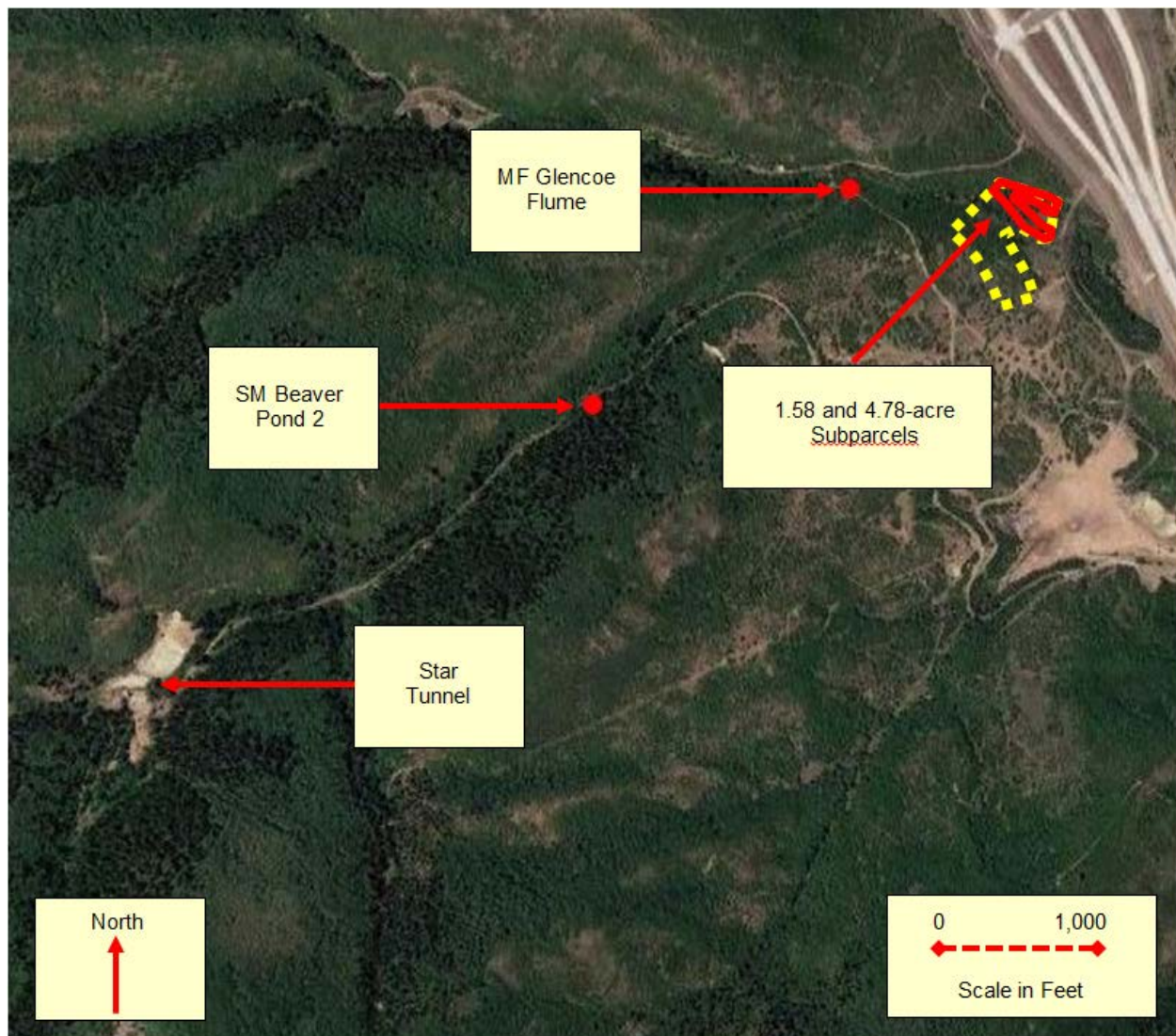


Figure 9: Surface Water Sampling Locations

3.2.2 Environmental Consequences

3.2.2.1 Proposed Action

The land received by the USAF would not be disturbed, but rather would remain in its current, undeveloped condition.

All earthwork for constructing the contiguous resort facility on 4.78 acres of the Mayflower Parcel, including remedial activities for the contaminated sediments and soils in the wetlands and stream channel, would comply with UPDES *General Permit for Discharges from Construction Activities*, which provides good housekeeping measures and other best management practices to

prevent contamination of runoff. Such measures would include installing erosion and sediment controls and measures to prevent soil from leaving the construction site on the wheels of construction vehicles, thereby controlling the migration of sediments away from the site. As stated above, all areas not occupied by trails would be revegetated with native plants.

Related to areas defined as jurisdictional waters of the US, any remedial activities that would occur below the ordinary high water mark and/or the limit of a wetland could not begin until a permit is issued compliant with Section 404 of the Clean Water Act. A project-specific SWPP would be prepared and its provisions followed. No activities are proposed for the 1.58 acres that would be owned by the USAF.

To evaluate effects of the proposed action, watershed modeling was conducted by Psomas Corporation (Psomas 2019). Figure 10 is a schematic representation of the entire 1,000-acre larger resort facility, within which lies the 1.58 acres that would be owned by the USAF and the 4.78 acres of the contiguous resort facility. Three detention ponds identified as A, B, and C, currently exist on site and are circled in red.

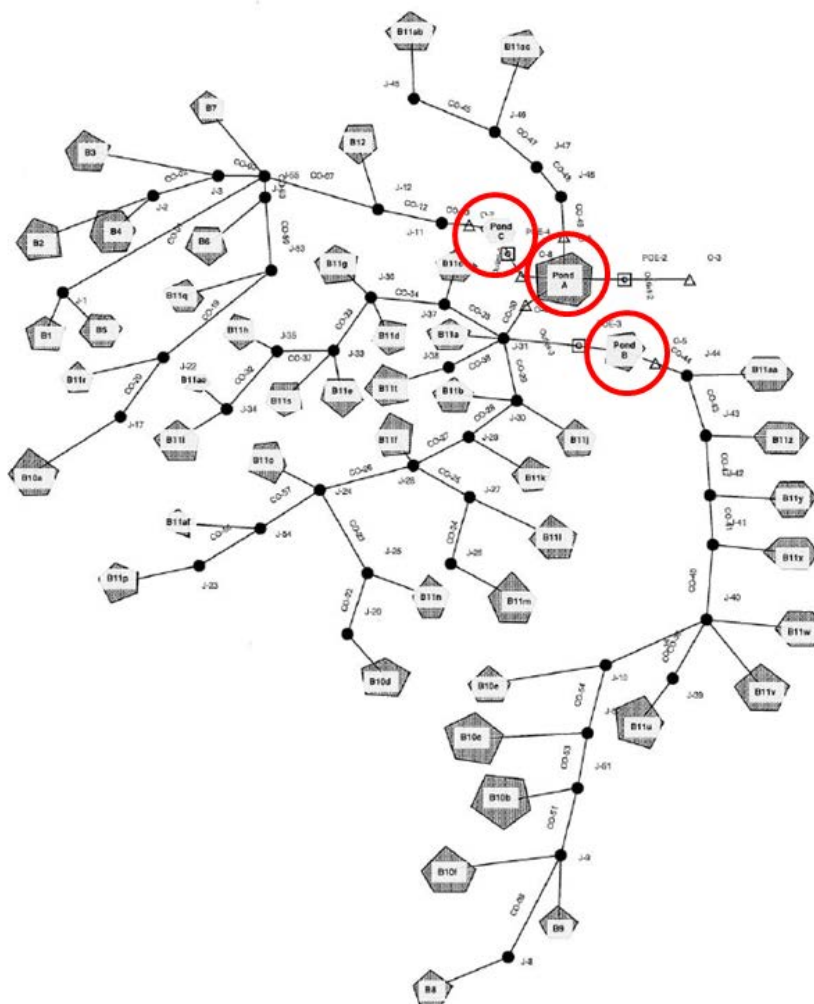
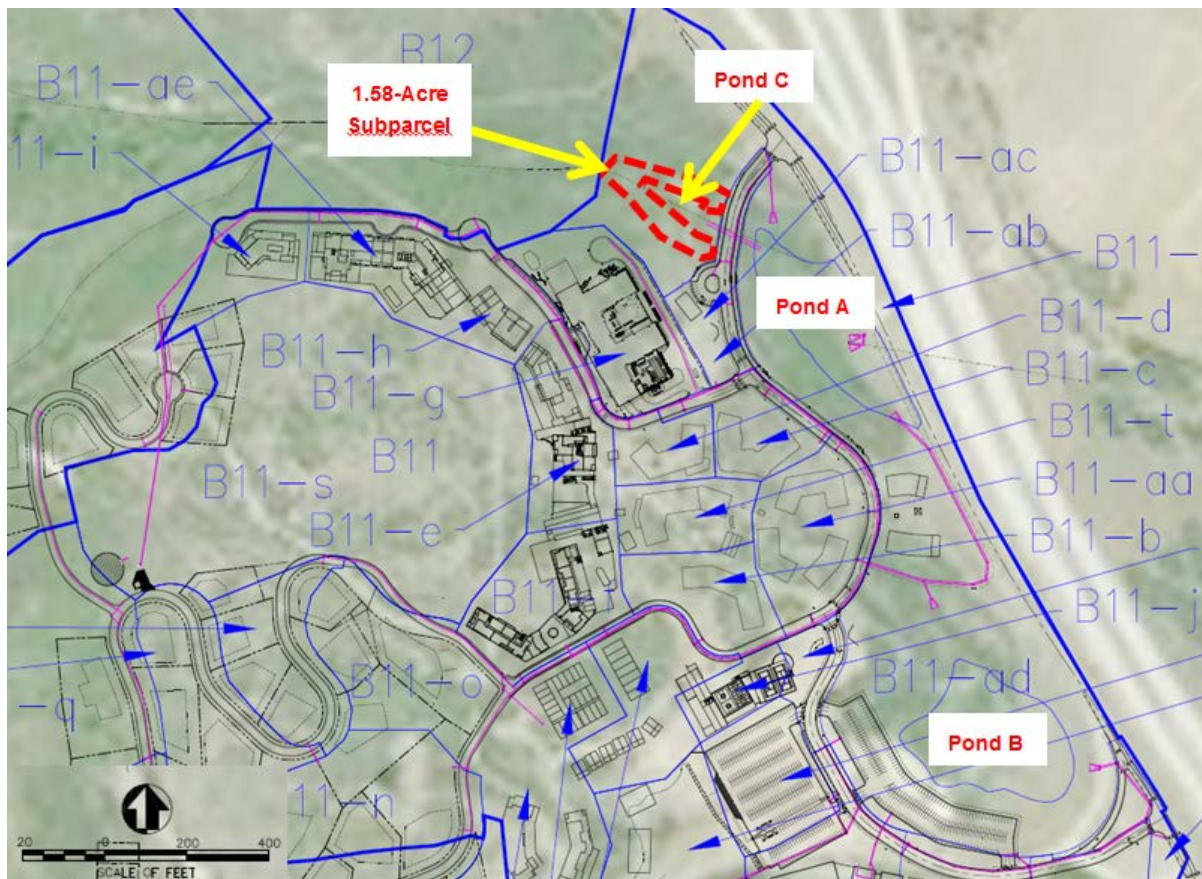


Figure 10: Surface Water Flow Schematic Diagram

Figure 11 shows both current and planned features relevant to the proposed action. Detention Pond C lies in McHenry Canyon. During extreme runoff events, it is possible that a portion of the 1.58 acres that would be owned by the USAF could temporarily contain water. A portion of Detention Pond C contains the contaminated sediments and soils in the wetlands and stream channel mentioned above; however, the portion of the 1.58 acres that would be owned by the USAF does not contain contamination. Off-site detention Pond B collects runoff from the former Mayflower Mine. Detention Ponds C and B both flow to off-site Detention Pond A, which discharges under US Highway 40 to the Jordanelle Reservoir.



Note: Detention Pond B is the same as the beaver pond/wetland area discussed in later sections.

Figure 11: Storm Drainage Control System

At the onset of constructing the facilities, a storm drainage control system would be constructed. During both construction and long-term operation of the facilities, rainfall would be collected by a series of catch basins and natural drainage channels for discharge into Detention Ponds A and B. For any areas where development would obstruct or otherwise negatively affect natural drainage patterns, runoff would be collected and conveyed by the storm drainage control system to Detention Ponds A and B. The pink lines shown in Figure 11 are the locations of catch basins, storm drains, culverts, and outfall structures designed by Psomas (Psomas 2019).

Related to lower McHenry Canyon (Detention Pond C and areas immediately upstream), development approved by the existing master plan for the contiguous resort facility and adjacent

areas (Basin B11) would not contribute additional runoff compared to existing conditions. The storm drainage control system downhill of those developed areas would collect and convey the runoff to Detention Ponds A and B. Should future residential development occur to the north and west of Basin B11, additional runoff would be routed to lower McHenry Canyon and Detention Pond C. This water would be routed to and further detained by Detention Pond A before being released to Jordanelle Reservoir. The design release rates from Detention Pond A (the point of compliance) to the Jordanelle Reservoir would be 90 percent of the pre-development flow rates.

The contiguous resort facility would be subject to stormwater permit and compliance requirements during operations. MIDA would ensure the contiguous resort facility would establish and follow management practices to prevent contaminated runoff. Fuel containers and any other containers storing regulated liquids would be compliant with applicable federal and state regulations, including, when required, secondary containment.

Water would be supplied by JSSD. No issues were identified related to quantity of water supply.

Effects to water quality in the general vicinity of the proposed action, as described in the RAP (Barr 2019), are discussed under cumulative effects, Section 4.1.2.

3.2.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to water quality, the proposed action would be identical to the no action alternative.

3.3 Wastewater (liquid wastes streams)

3.3.1 Affected Environment

The Mayflower Parcel is vacant land. No wastewater issues currently exist.

3.3.2 Environmental Consequences

3.3.2.1 Proposed Action

No wastewater would be expected to be generated by construction activities. It is possible that equipment failure or a spill of fuel, lubricants, or construction-related chemicals could generate liquid waste. In the event of a spill of regulated liquids, Extell Development Company managers and their contractors would comply with all federal, state, and local spill reporting and cleanup requirements.

No operations would take place on the land received by the USAF. Operating the contiguous resort facility would create wastewater. Hotel and resort wastewater is generated from restrooms, kitchens, barber/beauty shops, laundries, utility sinks, and other similar facilities. The wastewater characteristics are similar to medium strength residential wastewater except for the wastewater component from kitchens (Conn 2006).

MIDA would ensure the contiguous resort facility would establish and follow management practices compliant with the *JSSD Design Standards, Construction Specifications, and Standard Drawings* (Bowen 2016), which establish standards for sanitary sewer systems before they can connect to the JSSD wastewater system and treatment plant. Accordingly, the sanitary sewer system would exclude intrusion from surface water and groundwater sources; provide adequately sized grease traps and oil-water separators; and eliminate cross connections with culinary water systems.

Regulated liquids (small quantities of used engine oil, old gasoline, and similar wastes) would either be recycled, or treated and/or disposed at permitted facilities selected by Extell Development Company managers and their contractors.

3.3.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to wastewater, the proposed action would be identical to the no action alternative.

3.4 Solid and Hazardous Wastes (materials to be used, stored, recycled, or disposed)

3.4.1 Affected Environment

Hazardous wastes include substances that, because of their concentration, physical, chemical, or other characteristics, may present substantial danger to public health or welfare or to the environment when released into the environment or otherwise improperly managed.

The Mayflower Parcel is vacant land. As discussed in Section 3.9, a remedial action plan is being prepared for the contaminated sediments and soils in the wetlands and stream channel. No other issues currently exist related to solid and hazardous wastes.

3.4.2 Environmental Consequences

3.4.2.1 Proposed Action

Expected wastes from construction activities would be uncontaminated debris. These items would be treated as uncontaminated trash and recycled when feasible. It is possible that equipment failure or a spill of fuel, lubricants, or other chemicals could generate regulated waste, which would either be recycled, or treated and/or disposed at permitted facilities selected by Extell Development Company managers and their contractors. In the event of a spill of regulated materials, Extell Development Company managers and their contractors would comply with all federal, state, and local spill reporting and cleanup requirements.

No operations would take place on the land received by the USAF. Expected wastes due to operating the contiguous resort facility would primarily consist of non-regulated trash to be removed by commercial vendors and transported to permitted disposal facilities selected by Extell Development Company managers and their contractors. To the extent feasible, recycling programs would be implemented.

Regulated waste (small quantities of used engine oil, old gasoline, and similar wastes) would either be recycled, or treated and/or disposed at permitted facilities selected by Extell Development Company managers and their contractors.

3.4.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to solid and hazardous waste, the proposed action would be identical to the no action alternative.

3.5 Air Quality (attainment status, emissions)

3.5.1 Affected Environment

The CAA, as amended, assigns to the Environmental Protection Agency (EPA) responsibility to establish primary and secondary National Ambient Air Quality Standards (NAAQSs) (40 CFR Part 50) that specify acceptable concentration levels of six criteria pollutants: particulate matter (measured as both particulate matter less than 10 microns in diameter [PM-10] and particulate matter less than 2.5 microns in diameter [PM-2.5]), sulfur dioxide (SO₂), carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), and lead (Pb). A net change emissions assessment is generally required to quantify the emissions of these criteria pollutant and to evaluate if a proposed action poses a significant impact to air quality.

A net change emissions assessment compares all net (increases and decreases) emissions against significance indicators. For proposed actions, such as this action would be, occurring within an area that is in attainment with all NAAQSs, the general conformity de minimis values (40 CFR Part 93.153) are used as conservative indicators of potential significance.

Based on data published by EPA (EPA 2015), the total respiratory health index for the Mayflower Parcel and its surroundings (Census Tract 49051960400) ranks it as being in the top 25 percent for the country's cleanest air.

Wasatch County has historically been and continues to be in attainment status for all of the criteria air pollutants (EPA 2019). The most recent air emissions data from Utah's Division of Air Quality (UDAQ) are from calendar year 2014, as presented in the *2017 Annual Report* (Utah 2018). Annual emissions for Wasatch County, of volatile organic compounds (VOCs) and the criteria pollutants CO, oxides of nitrogen (NO_x), PM-10, PM-2.5, and SO₂ are listed below, all in tons per year (tpy).

| | |
|-----------------|--------|
| VOCs | 12,455 |
| CO | 6,215 |
| NO _x | 1,178 |
| PM-10 | 4,151 |
| PM-2.5 | 623 |
| SO ₂ | 6.6 |

The report did not list values for Wasatch County for either O3 or Pb. It did present a figure documenting that Wasatch County is not being recommended to be categorized non-attainment for O3. Utah has demonstrated with EPA's concurrence that the likelihood of violating the Pb standard is so remote, the state's only Pb monitor (in Salt Lake County) was shut down in June of 2017.

Neither Utah nor EPA possess greenhouse gas emissions data for Wasatch County.

3.5.2 Environmental Consequences

3.5.2.1 Proposed Action (See Appendix C For Calculation Data)

The land received by the USAF would not be disturbed, but rather would remain in its current, undeveloped condition.

Air emissions would be produced when constructing and operating the contiguous resort facility on 4.78 acres of the Mayflower Parcel's 6.36 acres. Based on quantity and duration estimates provided by Extell Development Company's construction manager, the USAF's *Air Conformity Applicability Model* was used to calculate air emissions of criteria pollutants, hazardous air pollutants, and greenhouse gases as a carbon dioxide equivalent (CO2e) value for the proposed action. The results are shown below in Table 3.

Calendar Year 2019

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.389 | 100 | No |
| NOx | 2.789 | 100 | No |
| CO | 2.136 | 100 | No |
| SOx | 0.006 | 100 | No |
| PM 10 | 3.704 | 100 | No |
| PM 2.5 | 0.120 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.005 | 100 | No |
| CO2e | 639.3 | | |

Also includes: oxides of sulfur (SOx)
ammonia (NH3)

Calendar Year 2020

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.527 | 100 | No |
| NOx | 3.761 | 100 | No |
| CO | 3.146 | 100 | No |
| SOx | 0.009 | 100 | No |
| PM 10 | 0.166 | 100 | No |
| PM 2.5 | 0.163 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.007 | 100 | No |
| CO2e | 889.8 | | |

Calendar Year 2021

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 4.921 | 100 | No |
| NOx | 4.443 | 100 | No |
| CO | 3.492 | 100 | No |
| SOx | 0.011 | 100 | No |
| PM 10 | 0.200 | 100 | No |
| PM 2.5 | 0.197 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.007 | 100 | No |
| CO2e | 1254.2 | | |

Calendar Year 2022

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 2.352 | 100 | No |
| NOx | 2.674 | 100 | No |
| CO | 1.561 | 100 | No |
| SOx | 0.007 | 100 | No |
| PM 10 | 0.130 | 100 | No |
| PM 2.5 | 0.129 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.001 | 100 | No |
| CO2e | 1241.4 | | |

Calendar Year 2023 and Thereafter

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.080 | 100 | No |
| NOx | 2.047 | 100 | No |
| CO | 1.036 | 100 | No |
| SOx | 0.006 | 100 | No |
| PM 10 | 0.102 | 100 | No |
| PM 2.5 | 0.102 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.000 | 100 | No |
| CO2e | 1093.0 | | |

Table 3: Air Emissions for the Contiguous Resort Facility

The general conformity rule of the CAA does not apply since the proposed action is in an attainment area. General conformity thresholds can still be used as general indicators for air quality assessments. If the threshold is acceptable in nonattainment areas, it must be more than acceptable in an attainment area. If the annual emission estimate for each pollutant of concern is below the de minimis threshold value, this indicates that further assessment is unwarranted.

The computer model's calculations indicated none of estimated emissions associated with this action would exceed general conformity thresholds, indicating no significant impact to air quality; therefore, no further air assessment was conducted.

The resort facility would be expected to qualify for a small source exemption (no air permits required) in accordance with *Utah Administrative Code*, Section R307-401-9, due to compliance with the following:

- Emissions of less than 5 tons per year per air pollutant of sulfur dioxide, carbon monoxide, nitrogen oxides, particulates less than 10 microns in diameter, ozone, or volatile organic compounds.
- Emissions of less than 500 pounds per year of any hazardous air pollutant and less than 2,000 pounds per year of any combination of hazardous air pollutants.
- Emissions of less than 500 pounds per year of any air pollutant not listed above and less than 2,000 pounds per year of any combination of air pollutants not listed above.

To preclude effects from radon gas entering the hotel and the underground parking garage, an active radon ventilation system would be installed.

3.5.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to air quality, the proposed action would be identical to the no action alternative.

3.6 Traffic (highways, intersections, local roads)

3.6.1 Affected Environment

Related to the Mayflower Parcel, the roads of interest are US Highway 40, its ramps, the southwest frontage road, and if constructed, the proposed south portal road. Figure 12 shows existing roads in the vicinity of the Mayflower Parcel, as well as a proposed south portal road (on this figure shown as south portal and south portal connection).



Source: Hales 2016

Figure 12: Roads in the Vicinity of the Mayflower Parcel

Traffic in the vicinity of the proposed action does not currently experience delays. Average daily trips (ADT) for US Highway 40 and its ramps are stated below (Horrocks 2018).

| <u>Location</u> | <u>Traffic as of 2016</u> |
|---------------------------------|-----------------------------|
| • US Highway 40 Northbound (NB) | ADT of 13,000 trips per day |
| • US Highway 40 Southbound (SB) | ADT of 13,000 trips per day |
| • NB off-ramp | ADT of 1,000 trips per day |
| • NB on-ramp | ADT of 1,000 trips per day |
| • SB off-ramp | ADT of 1,000 trips per day |
| • SB on-ramp | ADT of 1,000 trips per day |

Since the Mayflower Parcel and surrounding parcels are currently undeveloped, there is almost no traffic on the southwest frontage road, and it has therefore not been monitored. The proposed south portal road does not yet exist.

3.6.2 Environmental Consequences

3.6.2.1 Proposed Action

No operations would take place on the land received by the USAF. Operating the contiguous resort facility would create additional traffic volumes.

Traffic studies were completed for the Wasatch County Mayflower interchange and the surrounding area (Hales 2016, Hales 2018a). The studies estimated future traffic volumes and roadway improvements to accommodate those volumes, as well as defining triggers to predict in advance when the improvements would be needed.

Because future improvements have not been designed, predicted levels of service are not available. However, UDOT has developed specifications for the speeds to be maintained on the local road system (ArcGIS 2017):

- 70 mph for US Highway 40,
- 35 mph for the southwest frontage road, and
- 35 mph for the proposed south portal connector road.

According to UDOT (Parker 2017), the current Mayflower interchange would be converted to a single-point urban interchange when necessary to accommodate the future traffic volumes. A second interchange concept using one-way frontage roads was considered, but site topography conflicted with the required geometry.

It is anticipated that by 2040, the roads would be improved to accommodate the following projected traffic flows (Hales 2018a; Hales 2018b; Horrocks 2018):

| <u>Location</u> | <u>Projected Traffic for 2040</u> |
|--|-----------------------------------|
| • southwest frontage road <i>between the Mayflower Parcel and US Highway 40</i> | ADT of 13,000 trips per day |
| • proposed south portal road <i>if constructed</i> | ADT of 1,000 trips per day |
| • US Highway 40 Northbound (NB) | ADT of 23,000 trips per day |
| • US Highway 40 Southbound (SB) | ADT of 23,000 trips per day |
| • NB off-ramp | ADT of 5,000 trips per day |
| • NB on-ramp | ADT of 5,000 trips per day |
| • SB off-ramp | ADT of 7,000 trips per day |
| • SB on-ramp | ADT of 7,000 trips per day |

3.6.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to traffic, the proposed action would be identical to the no action alternative.

3.7 Cultural Resources (archaeological, architectural, traditional cultural properties)

3.7.1 Affected Environment

Cultural resources are any place, site, building, structure object, or collection of these that were built or used by people. Some cultural resources, such as traditional cultural properties and sacred sites, may be a place without any visible evidence of human use or modification.

The vicinity of the proposed action (Heber Valley / Wasatch County) was originally discovered by Native Americans; the Timpanogos Utes being the most recent. The area was used primarily as a summer hunting ground and as an area where materials for hunting tools could be found and produced (Heber 2019).

A cultural resources inventory of the entire Mayflower Parcel was conducted on September 27, 2017. The purpose of the survey was to identify, record, and evaluate any cultural resources within the project boundary. No cultural resource sites were found within the survey area (Commonwealth 2017).

3.7.2 Environmental Consequences

3.7.2.1 Proposed Action

As stated above, the cultural resources inventory did not identify any sites on the Mayflower Parcel.

The proposed action has been determined to have no adverse effect to historic properties. The Utah State Historic Preservation Office (SHPO) concurred with this determination on January 25, 2018 (Appendix A). A copy of the final EA would be forwarded to SHPO for their records. the USAF notified 20 consulting tribes in January of 2018. No concerns were expressed (see Appendix A). A copy of the final EA would be forwarded to the consulting tribes for their records.

If cultural resources were to be identified on the part of the Mayflower Parcel owned by the USAF, the Hill AFB cultural resources program manager would be notified and unanticipated discovery of archaeological deposits procedures would be implemented with direction from the Hill AFB cultural resources program manager in accordance with Standard Operating Procedure 5 in the Hill AFB *Integrated Cultural Resources Management Plan* (Hill 2016).

If human remains were to be identified during construction activities for the contiguous resort facility on land owned by MIDA, ground-disturbing activities in the immediate vicinity would cease, and those remains would be treated consistent with all requirements of *Utah Code Annotated* (UCA) 76-9-704, UCA 9-8-302, UCA 9-8-309, and UCA 9-9-401 et seq.

3.7.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to cultural resources, the proposed action would be identical to the no action alternative.

3.8 Noise

3.8.1 Affected Environment

The Mayflower Parcel is vacant, and is surrounded by vacant land. Review of satellite imagery shows the closest residences are approximately 0.4 miles to the northeast, and state park campsites are approximately 0.4 miles to the southeast.

3.8.2 Environmental Consequences

3.8.2.1 Proposed Action

Noise would be produced by equipment during construction. The closest receptors are 0.4 miles away. This distance of 0.4 miles between source and receptors is greater than many construction projects of similar characteristics.

No operational noise would be generated on the land received by the USAF. Operations at the contiguous resort facility would include outdoor music concerts facing west, up the ski hill. MIDA would address operational noise issues by enforcing Section 4.09 (I) of its development standards (MIDA 2013), as follows:

- Activities that emit offensive or objectionable noise would not permitted;
- The noise level emanating from any use or operation shall not exceed the limits in standards adopted by MIDA regarding noise control;
- MIDA would establish maximum noise limitations for amphitheaters and areas where special events would occur; and
- a permit would be issued by MIDA for each event.

Projected future traffic volumes are low and no noise sensitive receptors are located within close proximity of the proposed action. Therefore, no noise impacts would be anticipated to occur as a result of the proposed resort or transportation improvements.

3.8.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to noise, the proposed action would be identical to the no action alternative.

3.9 Soils

3.9.1 Affected Environment

As stated in section 3.0,

- Liquefaction hazards are likely to be low.
- No collapsible soils or shrink-swell soils were identified.
- No problem soil areas were identified on the property.

No contaminated sediments or soils are known to exist on the 1.58-acre sub parcel to be owned by the USAF. On the 4.78 acres of the Mayflower Parcel to be owned by MIDA, contaminated sediments and soils exist in the wetlands and stream channel, as well as areas to the west (Figure 13).

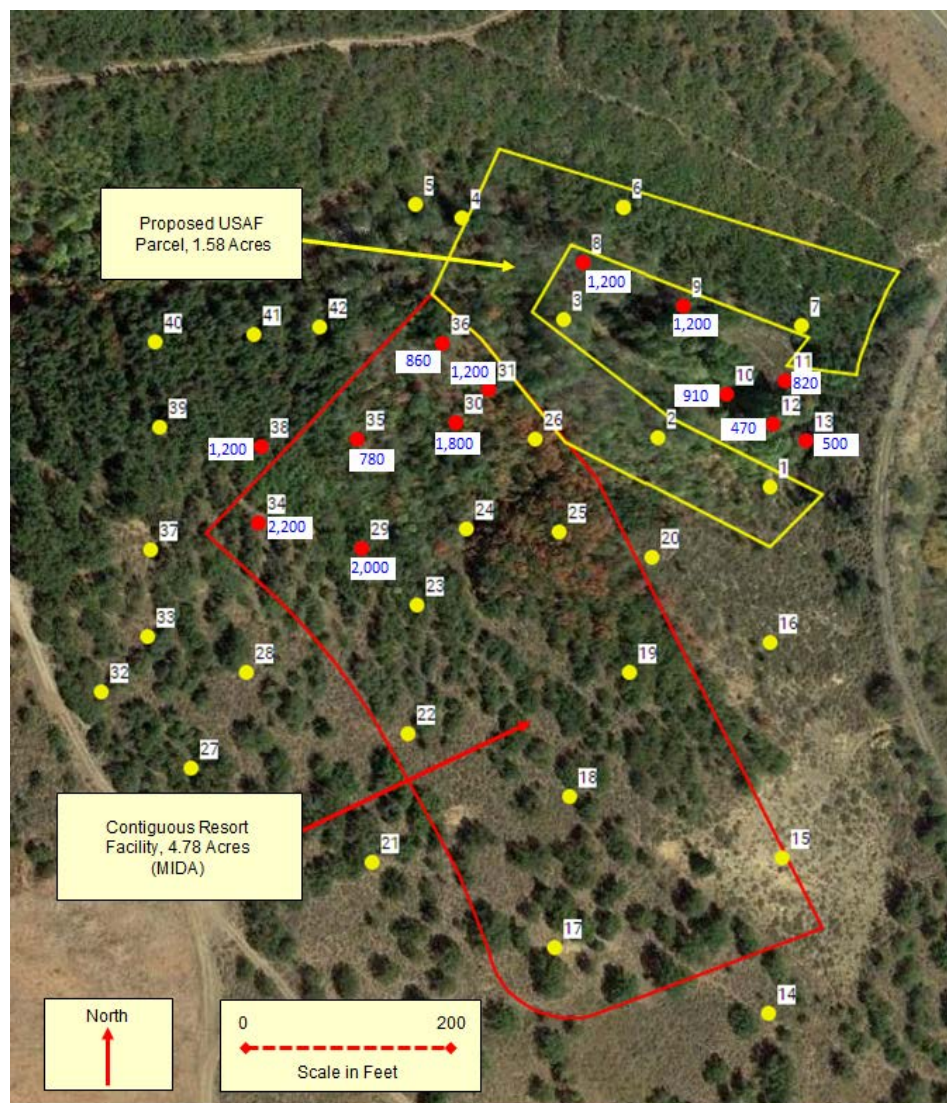


Figure 13: Locations of Shallow Soil Samples

Figure 13 shows all 42 sampling locations. The only analyte to exceed RRBSLs was lead. The locations exceeding the RRBSL of 400 parts per million in soil are shown in red, and the analyzed value is shown for those locations. No exceedances were identified for the 1.58-acre sub parcel to be owned by the USAF. All land not within the 1.58-acre sub parcel to be owned by the USAF or the contiguous resort facility would be retained by Extell Development Company.

Figures 2 and 3 show the location the former Mayflower Mine, approximately 1,000 feet south of the Mayflower Parcel. It is not part of the proposed action. It is only mentioned for context. The Mayflower Mine's claim was filed in 1873, and the mine was permanently closed in 1972 (US Geological Survey [USGS 2019]). Because mining operations can create soil contamination issues, soil samples were collected in the vicinity of the former Mayflower Mine. Contaminated soils were identified associated with the former Mayflower Mine. Effects to soils in the general vicinity of the proposed action, as described in the RAP (Barr 2019), are discussed under cumulative effects, Section 4.1.9.

3.9.2 Environmental Consequences

3.9.2.1 Proposed Action

The RAP (Barr 2019) explains how contaminated sediments and soils on the sub parcel retained by MIDA would be remediated and safely stored on site. *Topsoil would be excavated to the extent defined by site characterization and placed in a covered engineered repository. These areas would be excavated in lifts, field screened using X-ray fluorescence (XRF) technology, and confirmation samples collected. Topsoil removal would be anticipated to generate approximately 1,000 cubic yards (CY) of material.*

The engineered repository would be located in the former waste rock area of the Mayflower Mine. It would be covered to prevent migration and potential leaching of the encapsulated materials. The cover would be inspected and maintained to ensure its continuing effectiveness (italic section was paraphrased).

No contamination above the applicable RRBSLs would remain. There is no other known soil contamination on the Mayflower Parcel. However, if unusual odors or soil discoloration were to be observed during any excavation or trenching necessary to complete the proposed action, the soil would be stored on plastic sheeting and MIDA would be notified. Any soil determined to be hazardous would be eventually labeled, transported, treated, and disposed in accordance with federal and state regulations.

The RAP (Barr 2019) addresses contaminated soils associated with the former Mayflower Mine. They would be stockpiled and later treated, stored, and/or disposed in compliance with cleanup goals specified by DERR (see Section 4.1.9).

3.9.2.2 No Action

The only difference between this alternative and the proposed action would be, under no action, the 1.58-acre sub parcel would be owned by MIDA and leased to Extell Development Company. With respect to soils, the proposed action would be identical to the no action alternative.

4.0 CUMULATIVE EFFECTS

4.1 Cumulative Effects on Resources

As stated throughout Section 3, the environmental effects of the proposed action and no action are identical. The resort will proceed with or without the USAF action and the USAF has no control over the overall resort development. This discussion of cumulative effects applies equally to both the proposed action and no action.

Much is unknown regarding proposed development outside the 4.78 acres of the contiguous resort facility. Portions of the larger resort facility near those 4.78 acres were shown in Figure 4. The day lodge, maintenance building, plaza, ski valet building, summer amphitheater, visitor center, skier drop off area, and ski runs would be constructed at the same time as the contiguous resort facility. No design has been prepared or schedule been proposed for constructing additional hotel or housing units, recreational facilities, or commercial spaces, either adjacent to the 4.78 acres, on the larger surrounding resort of approximately 1,000 acres, or on the remainder of the 7,460 acres under MIDA's jurisdiction. It is not known when or exactly how currently vacant parcels on the additional 2,617 acres of the JSPA (jurisdiction of the JSSD) would develop.

All of the above development would be consistent with JSPA's *The Jordanelle Specially Planned Area (JSPA) Overlay Zone Plan Book* (JSSD 2014) and therefore how the Wasatch County Planning Office, Wasatch County Planning Commission, and Wasatch County Council established what they considered to be appropriate cumulative development that could affect the various resource areas. The USAF has no control over any of the development (of the contiguous resort facility, the larger surrounding resort, acres under MIDA jurisdiction, acres under JSSD jurisdiction, or the remainder of Wasatch County).

4.1.1 Biological Resources

For biological resources, the area related to cumulative effects would include the 7,460 acres under MIDA's jurisdiction and the additional 2,617 acres of the JSPA (jurisdiction of the JSSD).

Dennis Wenger, senior ecologist and principal at Frontier Corporation, provided the following paragraphs.

The natural habitats in and around the Mayflower Parcel have been substantially modified since the advent of mining in the 1800s, construction of the old railroad grade on the east boundary of the Mayflower Parcel, construction of US Highway 40, construction of neighboring ski resorts, and construction of the Jordanelle Reservoir. There are no habitats in or around the Mayflower Parcel that are in ideal condition for any of the sensitive species listed by USFWS or Utah's Division of Wildlife Resources (DWR).

The Mayflower Parcel is located on mid-mountain hillslopes on the east side of the Wasatch Range. There are hundreds of acres of similar habitat on similar hillslopes from Park City to the north and Heber City to the south. The Mayflower Parcel represents a small percentage of the total habitat available for wildlife in this area and the proposed development would not result in

a significant reduction in potential wildlife habitat for any of the species identified by USFWS or DWR (italic section was paraphrased).

The RAP (Barr 2019) explains that the beaver pond/wetland area (the same off-site area called Detention Pond B in the storm drainage system control system analysis [Psomas 2019]) would be reconstructed as part of remedial efforts described in Sections 4.1.2 and 4.1.9.

Dennis Wenger, senior ecologist and principal at Frontier Corporation, provided the following paragraphs.

Plants that are currently present in the contaminated beaver pond/wetland area consist of species commonly found in palustrine scrub/shrub wetlands in perturbed settings, including narrow leaf willow, cattail, hardstem clubrush, Baltic rush, and various sedges and grasses commonly found on disturbed sites.

A water treatment facility would be installed to improve the quality of the former Mayflower Mine portal water. 1.43 acres of existing contaminated beaver pond/wetland area would be replaced with 1.89 acres of reconstructed wetlands fed by treated water. This net gain of 0.46 acres of beaver pond/wetland area would be a 32 percent increase in aquatic resource habitat.

The reconstructed wetlands would be revegetated with native plants (similar plant communities, but with improved aquatic resource functional capacities). The uncontaminated soils would improve habitat for terrestrial and aquatic organisms, and would increase water quality buffering capacities (italic section was paraphrased).

The proposed development represents 0.07 percent of the area related to cumulative effects.

4.1.2 Water Quality

For water quality, the area related to cumulative effects would include the Mayflower Parcel, the stream at the northern edge of the parcel, nearby wetlands and floodplains, areas described in the RAP (Barr 2019), and the receiving body of water, the Jordanelle Reservoir. Due to the measures stated above in Section 3.2.2, surface water quality would be protected for the Mayflower Parcel during construction activities and operations. No degradation to the stream at the northern edge of the parcel or nearby wetlands and floodplains is predicted, and therefore, no degradation to the Jordanelle Reservoir is predicted.

Water from the former Mayflower Mine area flows to the beaver pond/wetland area (Detention Pond B), then to Detention Pond A, and then to the Jordanelle Reservoir (Figure 8, Figure 11).

Off site, but in the general vicinity of the proposed action, the RAP (Barr 2019) discusses how surface water near the beaver pond/wetland area and the former Mayflower Mine [Figure 14]) would be remediated. *Surface water is present in the beaver pond/wetland area and in the Mayflower waste rock (MFWR) area as the result of Mayflower Mine discharge and breaks in the outlet works. The mine water outlet works would be repaired and the discharge would be temporarily rerouted around the MFWR area and the beaver pond/wetland area to allow the remedial actions to be performed in dry soil. This action would remove the metals from*

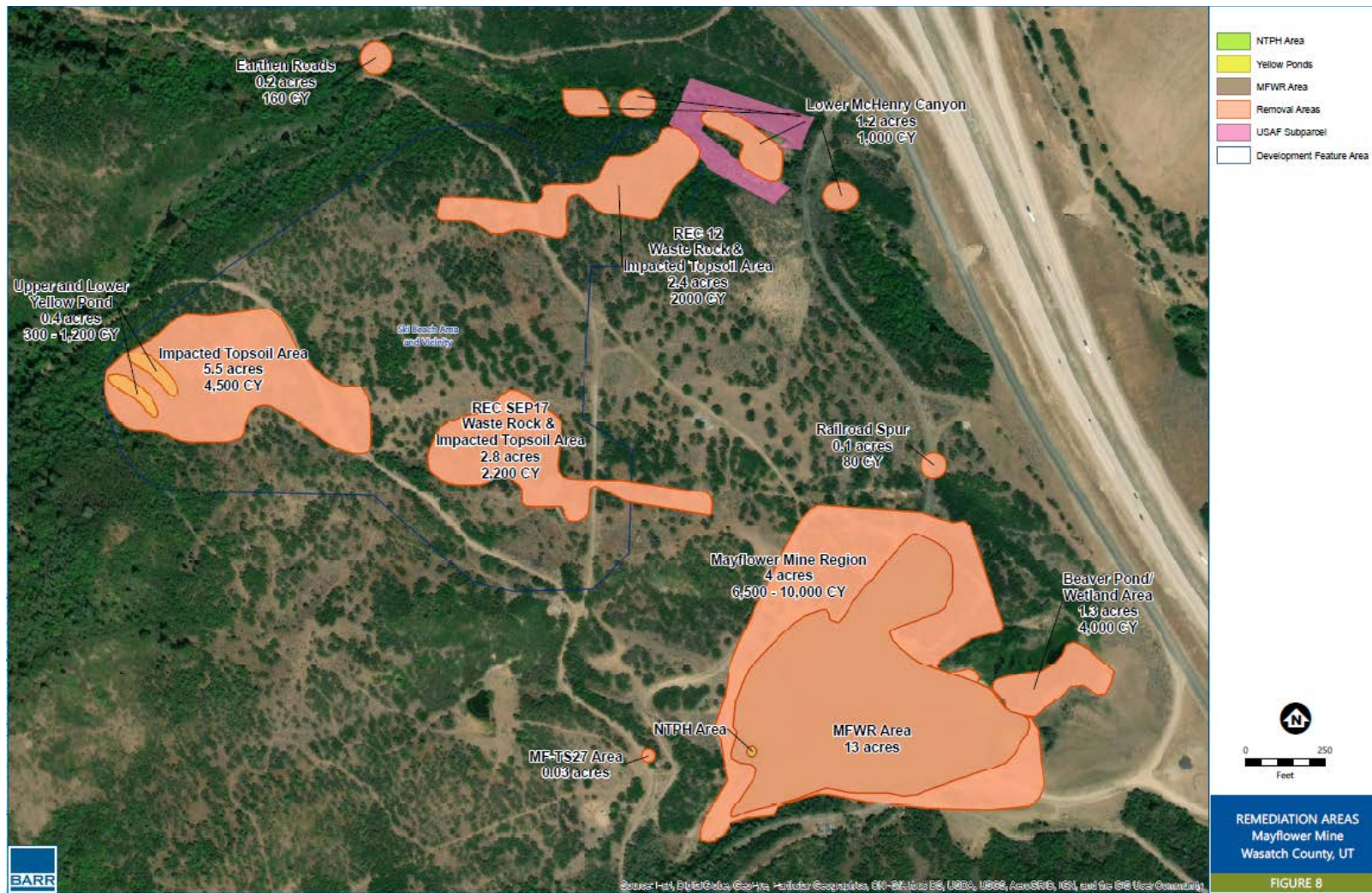
impacted surface waters. Management of the ongoing mine water discharge during construction would be coordinated with Utah regulators.

For mine water management, Extell Development Company provided its interim plan for submission of a UPDES permit application in a letter dated January 31, 2018, and committed to working on a permit application when a remediation plan had been developed and approved by DERR. Extell Development Company is now moving forward with a UPDES permit application. All future management of the Mayflower Mine water would be performed in compliance with regulatory approvals and the final UPDES permit (italic section was paraphrased).

Related to areas defined as jurisdictional waters of the US, any remedial activities that would occur below the ordinary high water mark and/or the limit of a wetland could not begin until a permit is issued compliant with Section 404 of the Clean Water Act. A project-specific SWPPP would be prepared and its provisions followed.

Off site, but in the general vicinity of the proposed action, the RAP by Barr Engineering (Barr 2019) addresses one localized area of groundwater contamination near the former Mayflower Mine portal, approximately 1,000 feet south of the 6.36-acre Mayflower Parcel (shown as NTPH in Figure 14). *Total petroleum hydrocarbons (TPH) were observed at 21 feet below grade. This localized groundwater would be anticipated to dissipate due to diversion of Mayflower Mine portal water and excavating TPH-impacted soils. Excavation would confirm the presence or absence of groundwater. If groundwater is present, it would be managed in accordance with one of the following protocols:*

- *Small volume: the water would be entrained in the excavated TPH soil and disposed at an appropriately permitted off-site facility.*
- *Larger volume: the water would be pumped, containerized, sampled for waste profiling, and then disposed at an appropriately permitted off-site facility. Groundwater removal would continue until the excavation becomes dry or until the groundwater meets regulatory criteria as demonstrated through confirmation sampling (italic section was paraphrased).*



Source: Barr 2019

Figure 14: Areas of Proposed Remedial Actions

4.1.3 Wastewater

For wastewater, the area related to cumulative effects would include all infrastructure of the receiving entity, the Jordanelle Special Service District (JSSD).

Due to the measures stated above in Section 3.3.2, wastewater would be properly contained and handled during construction activities and operations. The *JSSD Water and Sewer Master Plan* (Bowen 2015) documents JSSD's ability to accommodate future wastewater flows. JSSD has a plan in place to provide sufficient sanitary sewer capacity and wastewater treatment capacity through 2055 to all of its current and future customers. Related to the sanitary sewer system, one force main, three new sewer lines, and two new lift stations are planned. Related to the wastewater treatment plant, at least 2.5 million gallons per day of treatment capacity would be added to the existing plant.

4.1.4 Solid and Hazardous Waste

For solid and hazardous waste, the area related to cumulative effects would include the 7,460 acres under MIDA's jurisdiction and the additional 2,617 acres of the JSPA (jurisdiction of the JSSD).

Solid waste in generated in Wasatch County is transferred to a landfill in neighboring Duchesne County operated by the Duchesne/Wasatch Bluebench Landfill Special Service District. This landfill has sufficient capacity to meet the solid waste management needs of Duchesne and Wasatch Counties for well over 100 years (Advanced 2018).

For the 7,460 acres under MIDA's jurisdiction, regulated waste (small quantities of used engine oil, old gasoline, and similar wastes) would either be recycled, or treated and/or disposed at permitted facilities selected by Extell Development Company managers and their contractors. To the extent feasible, recycling programs would be implemented.

For the additional 2,617 acres of the JSPA (jurisdiction of the JSSD), federal, state, and local requirements would apply to ensure proper handling of regulated waste.

The proposed development represents 0.07 percent of the area related to cumulative effects.

4.1.5 Air Quality

For outdoor air quality, the area related to cumulative effects would include Wasatch County.

The population of Wasatch County is projected to double between 2015 and 2040 (Gardner 2017). The projected air emissions (based on doubling 2014 values) are therefore, all in tpy:

| | |
|-----------------|--------|
| VOCs | 24,910 |
| CO | 12,430 |
| NO _x | 2,356 |
| PM-10 | 8,302 |
| PM-2.5 | 1,246 |
| SO ₂ | 13.2 |

The proposed development represents 0.001 percent of the area related to cumulative effects.

Related to indoor radon, for the 7,460 acres under MIDA's jurisdiction, Extell Development Company and MIDA would consult with geotechnical and soils engineers on a case-by-case basis to provide, when necessary, passive or active radon ventilation systems. For the additional 2,617 acres of the JSPA (jurisdiction of the JSSD), any relevant federal, state, and local requirements would apply.

4.1.6 Traffic

For traffic, the area related to cumulative effects would include US Highway 40, the Mayflower interchange, the southwest frontage road, and if constructed, the proposed south portal road.

The traffic discussions presented in Section 3.6.2 are cumulative effects. As explained there, traffic studies have been completed and conceptual designs have been prepared such that improvements would be constructed in time to meet increasing demand.

4.1.7 Cultural Resources

For cultural resources, the area related to cumulative effects would include the 7,460 acres under MIDA's jurisdiction and the additional 2,617 acres of the JSPA (jurisdiction of the JSSD).

If human remains were to be identified during construction activities on any of the 10,077 total applicable acres, ground-disturbing activities in the immediate vicinity would cease, and those remains would be treated consistent with all requirements of UCA 76-9-704, UCA 9-8-302, UCA 9-8-309, and UCA 9-9-401 et seq.

4.1.8 Noise

For noise, the area related to cumulative effects would include the 7,460 acres under MIDA's jurisdiction and the additional 2,617 acres of the JSPA (jurisdiction of the JSSD).

For the 7,460 acres under MIDA's jurisdiction, MIDA would address operational noise issues by enforcing Section 4.09 (I) of its development standards (MIDA 2013), as follows:

- Activities that emit offensive or objectionable noise would not be permitted;
- The noise level emanating from any use or operation shall not exceed the limits in standards adopted by MIDA regarding noise control;
- MIDA would establish maximum noise limitations for amphitheaters and areas where special events would occur; and
- a permit would be issued by MIDA for each event.

For the additional 2,617 acres of the JSPA (jurisdiction of the JSSD), noise complaints would be addressed by the Wasatch County Sheriff's Department.

Projected future traffic volumes along US Highway 40 are low and no noise sensitive receptors are located within close proximity of the proposed action. Therefore, no noise impacts would be

anticipated to occur as a result of the proposed resort combined with transportation improvements.

The proposed development represents 0.07 percent of the area related to cumulative effects.

4.1.9 Soils

For soils, the area related to cumulative effects would include the 7,460 acres under MIDA's jurisdiction and the additional 2,617 acres of the JSPA (jurisdiction of the JSSD).

Off site, but in the general vicinity of the proposed action, the RAP by Barr Engineering (Barr 2019) discusses how soils for six areas (Figure 14) would be remediated.

Mayflower Waste Rock Area

Topsoil in the MFWR Area is impacted both within the historical waste rock pile (about 13 acres) and in some outlying areas (about 4 additional acres). The extent of contamination would be field verified during RAP implementation. The historical waste rock pile would be incorporated into the engineered repository constructed as part the remediation; therefore, the majority of topsoil in this area would not be removed. Some of the thinner waste rock at the edges of the pile, as well as the outlying areas of contaminated topsoil, would be excavated to the extent defined by site characterization and consolidated within the engineered repository. These areas would be excavated in lifts, field screened with an XRF, and confirmation samples collected.

Topsoil removal would be anticipated to generate 6,500-10,000 CY to consolidate in the engineered repository.

The mining related metal debris present in the waste rock face and rail tracks near the portal would be removed and properly recycled or disposed off-site at a scrap metals recycling facility or a construction and demolition landfill.

The majority of the contaminated subsurface soil in this area would be covered in place. As mentioned above, some of the thinner waste rock at the edges of the pile would be removed and consolidated into a smaller footprint to the extent practical.

Subsurface soil removal would be anticipated to generate on the order of 10,000 CY to consolidate in the engineered repository.

Sediment in the mine portal area would be considered soil when the mine water is diverted and the area dries out. This soil would be excavated and consolidated within a smaller footprint or would be left in place. In either case, the material would be covered as part of the engineered repository.

Sediment removal volumes are accounted for in the volumes specified above (italic section was paraphrased).

Northern Total Petroleum Hydrocarbon (NTPH) Area

The extent of TPH contamination would be determined in the field. As much as 10 feet of overburden would be removed to reach the contaminated soils. Soils would be screened by visual and olfactory observation as well as using a photoionization detector (PID). Soil that is stained, odiferous, or is determined to be contaminated due to an elevated PID reading would be excavated and stockpiled on plastic sheeting and sampled for petroleum constituents and metals to profile for off-site disposal. Stockpiled soil awaiting disposal would be covered with plastic sheeting until it can be loaded for transport to the disposal facility.

Should additional petroleum impacted soils be identified during the excavation of test pits, they would be managed consistent with the approach described above.

The NTPH area is located at the edge of the waste rock pile and may contain contaminated topsoil and/or waste rock. Any non-petroleum contaminated topsoil or waste rock removed would be placed in the engineered repository.

Waste rock removal volumes are accounted for in the volumes specified above for the MFWR Area (italic section was paraphrased).

Beaver Pond / Wetland Area

The beaver pond/wetland area is currently in a very low depression west of US Highway 40. Clean soils generated from foundation excavations and other general earthworks at the site would be used to raise the base grade of the wetland area to buttress the waste rock pile to improve stability. Prior to filling, the existing contaminated sediment in the beaver pond/wetland area would be excavated to a depth of 2 feet. The excavation would take place after the area has naturally dewatered following diversion of the mine water. Removed sediment would be consolidated in the engineered repository in an area that can accommodate potential subsidence due to the presence of organics in the sediment. After sediment removal, confirmation samples would be collected from the newly exposed soil surface. Subsurface soil would continue to be removed until confirmation sampling indicates that the cleanup criteria have been achieved. Clean fill would then be placed to raise the grade and development features would be constructed.

Sediment removal would be anticipated to generate approximately 4,000 CY to consolidate in the engineered repository. No contaminated sediment or soil would remain in the beaver pond/wetland area after remediation (italic section was paraphrased).

Yellow Ponds and Impacted Area

Contaminated topsoil exists both as the surface layer of the upper and lower ponds as well as in the surrounding area. The extent of contamination has not been defined and would be field verified during RAP implementation. Topsoil in the ponds would be addressed with the subsurface soil. Topsoil in the impacted area would be excavated to the extent defined by site characterization and placed in the engineered repository. These areas would be excavated in lifts, field screened with an XRF, and confirmation samples collected.

Topsoil removal would be anticipated to generate approximately 4,500 CY to consolidate in the engineered repository.

Contaminated subsurface soil exists in the upper and lower pond areas. Samples collected in this area were composited in the 2-4 foot depth interval, so the vertical extent of the contamination is unknown. Initial excavation in this area would be to a depth of two feet. Additional excavation would be guided by a combination of visual cues (discolored soil) and XRF readings. When XRF readings indicate that the removal has been successful, confirmation samples would be collected from the floor and sidewalls of the excavation.

Subsurface soil removal would be anticipated to generate 300-1,200 CY to consolidate in the engineered repository. This relatively low volume of acidic soil would be mixed in with other removed soils/waste rock (which is slightly alkaline) to neutralize its acidity prior to covering (italic section was paraphrased).

Recognized Environmental Condition (REC) 12 and REC SEP17 Waste Rock Piles and Impacted Areas

Note, the northeast portion of REC 12 is the 4.78 acres of the contiguous resort facility.

Topsoil in the REC 12 and REC SEP17 waste rock pile and impacted areas would be excavated to the extent defined by site characterization and placed in the engineered repository. The extent of contamination would be field verified during RAP implementation. These areas would be excavated in lifts, field screened with an XRF, and confirmation samples collected.

Topsoil removal would be anticipated to generate approximately 4,200 CY to consolidate in the engineered repository.

Contaminated subsurface soil was identified in one sample in the REC SEP17 area. Lead in that sample exceeded the cleanup level at one foot deep. No samples were collected below one foot at this location so the total depth of contamination is unknown. Initial excavation in this area would be to a depth of one foot. Additional excavation would be guided by screening with an XRF. When XRF readings indicate that the removal has been successful, confirmation samples would be collected from the floor and sidewalls.

Subsurface soil removal would be anticipated to generate minimal volume; perhaps on the order of 50 CY to consolidate in the engineered repository (italic section was paraphrased).

Railroad Spur / Earthen Roads

Topsoil in the railroad spur and earthen roads areas would be excavated to the extent defined by site characterization and placed in the engineered repository. Since the earthen roads and former railroad spur, which is now a road, may be used as haul roads during site remediation, cleanup would occur after all other areas had been remediated. These areas would be excavated in lifts, field screened with an XRF, and confirmation samples collected.

Topsoil removal would be anticipated to generate approximately 250 CY to consolidate in the engineered repository (italic section was paraphrased).

For the 7,460 acres under MIDA’s jurisdiction, MIDA would address any newly discovered contaminated sediments and soils by developing remedial action plans in conjunction with DERR. Contaminated materials would be stockpiled and later treated, stored, and/or disposed in compliance with cleanup goals specified by DERR.

For the additional 2,617 acres of the JSPA (jurisdiction of the JSSD), federal, state, and local requirements would apply to ensure proper handling of contaminated soils.

The proposed development represents 0.07 percent of the area related to cumulative effects.

4.3 Summary Comparison of Predicted Environmental Effects

This section only applies to the alternatives considered in detail.

| Resource Area | Alternative A Proposed Action – Complete a Land Exchange for Part of the Mayflower Parcel | Alternative B No Action |
|---------------------------|--|-------------------------------|
| Biological Resources | Some loss of vegetative cover, nesting and foraging activities by birds, and mammal habitat. Wildlife interactions would be discouraged. Nearby wildlife crossings exist on US Highway 40. Strategies are in place to protect the Jordanelle fishery. 26.5 nearby acres would be protected as open space. Wetlands would be protected, and in small areas, remediated and/or improved. | Identical to proposed action. |
| Water Quality | No contact with groundwater except for one small area of remediation near the former Mayflower Mine. During construction activities and operations, water quality would be protected by implementing stormwater management practices. Runoff flow rates would be 90 percent of pre-development levels. Surface water quality would be protected, and in small areas, improved. | Identical to proposed action. |
| Wastewater | During construction activities and operations, regulated liquids would be recycled, treated, and/or disposed in accordance with applicable regulations. During operations, comply with local wastewater system standards. | Identical to proposed action. |
| Solid and Hazardous Waste | Adequate landfill space is available. Regulated wastes would be recycled, treated, and/or disposed in accordance with applicable regulations. | Identical to proposed action. |

| | | |
|--------------------|---|-------------------------------|
| Air Quality | Temporary air emissions from construction equipment and operational emissions from a boiler and a backup generator would be created. No emissions would be above the general conformity thresholds. | Identical to proposed action. |
| Traffic | Projections have been completed and plans are in place to improve the road system in time to meet increasing traffic levels. | Identical to proposed action. |
| Cultural Resources | No effect. | Identical to proposed action. |
| Noise | Noise levels would not be anticipated to affect applicable receptors during construction, operations, or from future increasing traffic on US Highway 40. | Identical to proposed action. |
| Soils | Contaminated sediments and soils would be removed and placed in an engineered repository, or transported off-site for disposal at a permitted facility. | Identical to proposed action. |

Table 4: Summary Comparison of Predicted Environmental Effects

5.0 PUBLIC COMMENT PERIOD

A 30-day public comment period was initiated on July 24, 2019. Public notices were placed in the Park Record (Summit County, Utah) and the Wasatch Wave (Wasatch County, Utah). Appendix D shows the advertisements as published. No comments were received.

6.0 LIST OF PREPARERS

Streamline Consulting, LLC

Randal B. Klein, PE, Project Manager, (801) 451-7872

Commonwealth Heritage Group, Inc.

Donald D. Southworth, Principal Investigator, (801) 394-0013

Frontier Corporation USA

Dennis C. Wenger, Senior Ecologist, (435) 753-9502

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APPENDIX A

CULTURAL RESOURCES COORDINATION



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

W. Robert James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

12 January 2005

Mr. James Dykman
State Historic Preservation Officer
300 Rio Grande
Salt Lake City, Utah 84101

Dear Mr. Dykman

URS Corporation conducted a cultural resources inventory on October 12, 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately use the Silver Mountain property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed, is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

The Area of Potential Effect (APE) includes 26.6 acres of undeveloped land located just outside Park City, Utah. Previous cultural resources inventories in and around the vicinity of the APE were conducted in 1977 (U-77-BL-028b), 1981 (U-81-BL-0053b), 1991 (U-91-BL-430b), 1993 (U-93-DH-458psw), and 1998 (U-97-A1-061bp). Although no new historic properties were identified in the current APE, one previously recorded site, the Maple No. 1 Mine Prospect (42SM255), was confirmed in the APE. This site was originally determined ineligible for listing in the National Register of Historic Places (U-97-A1-061bp) and a re-evaluation during the current inventory reaffirmed this determination.

Based on the attached report, we have determined that the proposed project will have no effect upon historic properties. We request your concurrence in this determination as specified in 36 CFR § 800.

Should you or your staff have any questions regarding the proposed project, please feel free to contact our Cultural Resources Program Manager, Mr. Sam Johnson, 75 CEG/CEVR, at (801) 775-3653 or at Sam.Johnson@hill.af.mil.

Sincerely

A handwritten signature in cursive script, reading "W. Robert James", is positioned above the typed name.

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

4 Attachments:

1. Completed SHPO "Cover Sheet"
2. Final Report, Park City EBS
3. 7.5' Series USGS Map
4. Updated IMACS site inventory form



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Gwen Davis, Chair
Northwestern Band of Shoshone Nation
862 South Main, Suite 6
Brigham City, UT 84302-3000

Dear Ms. Davis

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Based on the attached report, we have determined that the proposed project will have no effect to cultural resources. As required under Section 106 regulations of the National Historic Preservation Act, Hill AFB is seeking your input regarding any concerns that your tribe may have in relation to the proposed project area. Please contact Mr. Sam Johnson, CEG/CEVR, at (801) 775-3653 or sam.johnson@hill.af.mil if you have any concerns, comments, or questions regarding the proposed project.

Sincerely

A handwritten signature in cursive script, reading "WR James", is positioned above the typed name.

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

2 Attachments:

1. Final Report, Park City EBS.
2. 7.5' Series USGS Map



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Patty Timbimboo-Madsen,
Cultural/Natural Resources Manager
Northwestern Band of Shoshone Nation
862 South Main, Suite 6
Brigham City, UT 84302-3000

Dear Ms. Timbimboo-Madsen

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Sincerely

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

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1. Final Report, Park City EBS.
2. 7.5' Series USGS Map



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Richard Brannan, Chair
Arapaho Tribe of Wind River Reservation
Arapaho Business Council
P.O. Box 396
Fort Washakie, WY 82514

Dear Mr. Brannan

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Sincerely

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Chief, Environmental Management Division
Civil Engineer Group

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Anthony Addison, Sr., Co-Chair
Arapaho Tribe of Wind River Reservation
Arapaho Business Council
P.O. Box 396
Fort Washakie, WY 82514

Dear Mr. Addison, Sr.

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Sincerely

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Carl Venne, Chair
Crow Tribe of Montana
Crow Tribal Council
P.O. Box 159
Crow Agency, MT 59022

Dear Mr. Venne

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Sincerely

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

2 Attachments:

1. Final Report, Park City EBS.
2. 7.5' Series USGS Map



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Cedric Black Eagle, Vice-Chair
Crow Tribe of Montana
Crow Tribal Council
P.O. Box 159
Crow Agency, MT 59022

Dear Mr. Black Eagle

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Ivan Posey, Chair
Eastern Shoshone Business Council
PO Box 538
Fort Washakie, WY 82514

Dear Mr. Posey

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Sincerely

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W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
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75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Arlen Shoyo, Sr., Co-Chair
Eastern Shoshone Business Council
PO Box 538
Fort Washakie, WY 82514

Dear Mr. Shoyo, Sr.

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75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Amos Murphy, Chair
Goshute Indian Tribe
PO Box 6036
Ibapah, UT 84034

Dear Mr. Murphy

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Paul Tsosie, Tribal Administrator
Goshute Indian Tribe
PO Box 6036
Ibapah, UT 84034

Dear Mr. Tsosie

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Wayne Taylor, Jr., Chair
Hopi Tribe
Cultural Preservation Office
PO Box 123
Kykotsmovi, AZ 86039

Dear Mr. Taylor

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
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Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Joe Shirley, President
Navajo Nation
PO Box 9000
Highway 264, Tribal Hills Drive
Window Rock, AZ 86515

Dear Mr. Shirley

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Alan Downer
Navajo Nation
Historic Preservation Department
PO Box 4950
Window Rock, AZ 86515

Dear Mr. Downer

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Lora Tom, Chair
Paiute Indian Tribe of Utah
440 North Paiute Dr.
Cedar City, UT 84720

Dear Ms. Tom

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Dorena Martineau, Cultural Resources Manager
Paiute Indian Tribe of Utah
440 North Paiute Dr.
Cedar City, UT 84720

Dear Ms. Martineau

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75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Arlen Quetawki, Sr., Governor
Pueblo of Zuni
Zuni Heritage and Historic Preservation Office
PO Box 1149
Zuni, NM 87327

Dear Mr. Quetawki

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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Sincerely

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W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Carmelita Sanchez, Lieutenant Governor
Pueblo of Zuni
Zuni Heritage and Historic Preservation Office
PO Box 1149
Zuni, NM 87327

Dear Ms. Sanchez

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Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Evelyn James, President
San Juan Southern Paiute Tribe
PO Box 1989
Tuba City, AZ 86045

Dear Ms. James

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Sincerely

W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

2 Attachments:

1. Final Report, Park City EBS.
2. 7.5' Series USGS Map



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Nancy Murrillo, Chair
Shoshone-Bannock Tribes of the Fort Hall Business Council
PO Box 306
Fort Hall, ID 83203

Dear Ms. Murrillo

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Carolyn Smith, Cultural Resources Coordinator
Shoshone-Bannock Tribes of the Fort Hall Business Council
PO Box 306
Fort Hall, ID 83203

Dear Ms. Smith

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Larae Buckskin, Research Assistant, Cultural Resources
Shoshone-Bannock Tribes of the Fort Hall Business Council
PO Box 306
Fort Hall, ID 83203

Dear Ms. Buckskin

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Sincerely

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W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
Civil Engineer Group

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Terry Gibson, Chair
Shoshone-Paiute Tribes of the Duck Valley Reservation
PO Box 219
Owyhee, NV 89832

Dear Mr. Gibson

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Ted Howard, Cultural Resources Representative
Shoshone-Paiute Tribes of the Duck Valley Reservation
PO Box 219
Duck Valley Reservation
Owyhee, NV 89832

Dear Mr. Howard

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Leon Bear, Chair
Skull Valley Band of Gosiute Indians
3359 S. Main St. # 808
Salt Lake City, UT 84115

Dear Mr. Bear

URS Corporation conducted a cultural resources inventory on 12 October 2004 on lands administered by Hill Air Force Base (AFB), known as the Silver Mountain Recreational Annex, Summit County, Utah. The work was conducted in response to ultimately using the Silver Mountain Property to provide an exclusive recreational property to Hill AFB service members, civilian employees, retirees, and their families. The Silver Mountain property will either be (1) leased to a private entity, which would develop the land and reserve a certain percentage of rooms for Department of Defense customers in exchange for a discounted lease payment, or (2) traded to Park City in exchange for other developable or developed recreational property. Enclosed is a copy of the URS report (U-04-UI-1112m) summarizing the work in the project area.

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HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Te-Moak Tribe of Western Shoshone
525 Sunset Street
Elko, NV 89801

To Whom It May Concern

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Maxine Natchees, Chair
Ute Indian Tribe
PO Box 190
Fort Duchesne, UT 84026

Dear Ms. Natchees

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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Betsy Chappoose, Director, Cultural Rights and Protection
Ute Indian Tribe
PO Box 190
Fort Duchesne, UT 84026

Dear Ms. Chappoose

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75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Selwin White Skunk, Chair
Ute Mountain Ute Tribe
PO Box 248
Towaoc, CO 81334

Dear Mr. White Skunk

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Sincerely

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W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
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DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

18 January 2005

Mary Jane Yazzie, Council Chair
White Mesa Ute Council
PO Box 7096
Blanding, UT 84511

Dear Ms. Yazzie

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THE PAIUTE INDIAN TRIBE OF UTAH

440 North Paiute Drive • Cedar City, Utah 84720 • (435) 586-1112



February 1, 2005

Mr. William R. James
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

Dear Mr James:

PROJECT: Silver Mountain Recreational Annex, Summit County, Utah

The Paiute Indian Tribe of Utah is in Receipt of your letter January 18, 2005 and have reviewed the material and have no objections pertaining to the Project. Our interest is not limited to cultural resources but include plants and animals as well as natural springs or other places of cultural significance. These particular areas that the proposed is being considered for, is lands that are part if the aboriginal Southern Paiute home lands.

Please notify the Paiute Indian Tribe of Utah of any cultural information that is found including type and location, also updates or changes to the Project.

Sincerely,

Dorena Martineau
Culture Resources
Paiute Indian Tribe of Utah

| | | |
|------|------|------|
| CEV | CEVC | CEVO |
| CEVR | JAE | PA |



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Economic Development

YVETTE DONOSSO DIAZ
Executive Director Designee

Division of State History / Utah State Historical Society

PHILIP F. NOTARIANNI
Division Director

Sam Jaynie
CEV ☒ CEVC ☐ CEVO ☒
CEVR ☒ JAE ☒ PA ☐

received
MAR 03 2005

February 24, 2005

W. Robert James, Ph.D., P.E.
Chief, Environmental Management Division
75 CEG/CEV
7274 Wardleigh Road
Hill Air Force Base UT 84056-5137

RE: Silver Mountain Recreation Annex U-04-UI-1112

In Reply Please Refer to Case No. 05-0212

Dear Dr. James:

The Utah State Historic Preservation Office received the referenced information on February 17, 2005. After consideration of the consultation request in behalf of the Department of the Air Force, the Utah Preservation Office provides the following comments per §36CFR800.

Section 106 Consultation DOD; USHPO concurs with the agency determination of **No Historic Properties Affected**, SM 255 Not Eligible.

This information is provided on request to assist with Section 106 responsibilities as specified in §36CFR800. My email address is: jdykman@utah.gov

As ever,

James L. Dykmann
Deputy State Historic
Preservation Officer - Archaeology

JLD:05-0212 OFR

c: URS Corporation, 8181 East Tufts Ave., Denver, CO 80237

CEV ☐ CEVC ☐ CEVO ☐
CEVR ☐ JAE ☐ PA ☐



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Roy Brown
Northern Arapaho Tribe
Arapaho Business Council
PO Box 396
Fort Washakie WY 82514

Dear Chairman Brown

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

Please address any concerns, questions, and comments to Ms. Anya Kitterman at anya.kitterman@us.af.mil or (801) 586-2464.

Sincerely

A handwritten signature in black ink, appearing to read "A. Fry", is located below the word "Sincerely".

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Devin Oldman, Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Harry Barnes
Blackfeet Tribe
Blackfeet Tribal Business Council
PO Box 850
Browning MT 59417

Dear Chairman Barnes

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

Please address any concerns, questions, and comments to Ms. Anya Kitterman at anya.kitterman@us.af.mil or (801) 586-2464.

Sincerely

A handwritten signature in black ink, appearing to read "Allen W. Fry", is located below the word "Sincerely".

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah

cc:
John Murray, Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Rupert Steele
Confederated Tribes of the Goshute Reservation
PO Box 6104
Ibapah UT 83034

Dear Chairman Steele

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Zelda Johnny, Cultural Resources Representative
Phyllis Naranjo, Secretary



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman AJ Not Afraid
Crow Tribe
Crow Tribal Council
PO Box 129
Crow Agency MT 59022

Dear Chairman Not Afraid

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
William Big Day, Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Rodney Mike
Duckwater Shoshone Tribe
PO Box 140068
Duckwater NV 89314

Dear Chairman Mike

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Warren Graham, Cultural Resources Manager



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Clint Wagon
Eastern Shoshone Tribe
PO Box 538
Fort Washakie WY 82514

Dear Chairman Wagon

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Wilford Ferris III, Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Alvin S. Marques
Ely Shoshone Tribe
16 Shoshone Circle
Ely NV 89301

Dear Chairman Marques

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Cindy Marques, Cultural Resources



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Timothy Nuvangyaoma
Hopi Tribe
Hopi Tribal Council
PO Box 9000
Kykotsmovi AZ 86039

Dear Chairman Nuvangyaoma

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Leigh Kuwanwisiwma, Director of Cultural Preservation



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

President Russell Begaye
Navajo Nation
HWY 264, Tribal Hills Drive
Window Rock AZ 86515-9000

Dear President Begaye

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:

Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:

Tamara Billie, Acting Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

January 17, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

Chairman Darren Parry
Northwestern Band of Shoshone Nation
707 North Main Street
Brigham City UT 84302

Dear Chairman Parry

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah

cc:
Patty Timbimboo-Madsen, Cultural Resources Director



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairwoman Tami Borchardt-Slayton
Paiute Indian Tribe of Utah
440 North Paiute Drive
Cedar City UT 84721

Dear Chairwoman Borchardt-Slayton

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Dorena Martineau, Cultural Resources Director



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

January 17, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

Governor Val R. Panteah Sr.
Pueblo of Zuni
PO Box 339
Zuni NM 87327

Dear Governor Panteah

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah

cc:
Kurt Dongoske, Tribal Historic Preservation Officer



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

January 17, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

President Carlene Yellowhair
San Juan Southern Paiute Tribe
PO Box 2950
Tuba City AZ 86045

Dear President Yellowhair

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Nathan Small
Shoshone-Bannock Tribes of the Fort Hall Reservation
PO Box 306
Fort Hall ID 83203

Dear Chairman Small

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:

Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:

Carolyn Smith, Cultural Resources Coordinator



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Ted Howard
Shoshone-Paiute Tribes of the Duck Valley Reservation
PO Box 219
Owyhee NV 89832

Dear Chairman Howard

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairwoman Candace Bear
Skull Valley Band of Goshute Indians
407 Skull Valley Road
Skull Valley UT 84029

Dear Chairwoman Bear

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:

Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairwoman Lydia Johnson
Te-Moak Tribe of Western Shoshone
525 Sunset Street
Elko NV 89801

Dear Chairwoman Johnson

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties,
Utah



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

January 17, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

Chairman Luke Duncan
Ute Indian Tribe
PO Box 190
Fort Duchesne UT 84026

Dear Chairman Duncan

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Betsy Chapoose, Director of Cultural Rights & Protection



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Harold Cuthair
Ute Mountain Ute Tribe
PO Box 248
Towaoc CO 81334

Dear Chairman Cuthair

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:

Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:

Terry Knight, Tribal Historic Preservation Officer
Nikki Shurack, Cultural Resources



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Casey Franco
Wells Band of Western Shoshone
PO Box 809
Well NV 89835

Dear Chairman Franco

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

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Sincerely

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Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Steven Brady, Vice-Chair
Heather Martinez, Tribal Administrator



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

January 19, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

Dr. Chris Merritt
State Historic Preservation Office
300 Rio Grande
Salt Lake City UT 84101

RE: Section 106 Review – Mayflower Parcel, Park City Land Exchange

Dear Dr. Merritt

Hill Air Force Base is working in conjunction with the Military Installation Development Authority (MIDA) on an exchange of properties located in Park City and Wasatch County, Utah, in anticipation of possible future development. An Environmental Assessment (EA) has been completed for this exchange and is currently out for public comment (Attachment 1).

In advance of the exchange, Streamline Consulting, L.L.C. requested Commonwealth Heritage Group, Inc. to conduct a full survey of the 6 acre proposed Mayflower Parcel in Wasatch County to fully understand the nature of the cultural resources in the area. The cultural resources inventory was conducted in September 2017 with no historic properties identified and a single isolate recorded. Enclosed, please find a copy of the report, *A Cultural Resource Inventory of a Six-Acre Parcel Near the Mayflower Mine in Wasatch County, Utah*, summarizing the work in the project area. It is our determination that the proposed work will have **no effect** to historic properties.

Hill AFB has determined that the proposed exchange and any future development on the parcel will have **no effect** to historic properties and recommends that the proposed exchange proceed. We request your concurrence in this determination as specified in 36 CFR 800. Should you or your staff have any questions, please contact Ms. Anya Kitterman, Cultural Resource Manager, at (801) 586-2464 or at anya.kitterman@us.af.mil.

Sincerely

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

2 Attachments

1. Environmental Assessment: Proposed Land Exchange, Summit and Wasatch Counties, Utah
2. Final Report, A Cultural Resource Inventory of a Six-Acre Parcel Near the Mayflower Mine in Wasatch County, Utah

CC:

Blackfeet Indian Tribe (*Attachment 2*)
Confederated Tribes of the Goshute Indian Reservation (*Attachment 2*)
Crow Tribe of Montana (*Attachment 2*)
Duckwater Shoshone Tribe (*Attachment 2*)
Eastern Shoshone Tribe (*Attachment 2*)
Ely Shoshone Tribe (*Attachment 2*)
Hopi Tribe (*Attachment 2*)
Navajo Nation (*Attachment 2*)
Northern Arapaho Tribe (*Attachment 2*)
Northwestern Band of Shoshone Nation (*Attachment 2*)
Paiute Indian Tribe of Utah (*Attachment 2*)
Pueblo of Zuni (*Attachment 2*)
San Juan Southern Paiute Tribe (*Attachment 2*)
Shoshone-Bannock Tribes of the Fort Hall Reservation (*Attachment 2*)
Shoshone-Paiute Tribes of the Duck Valley Reservation (*Attachment 2*)
Skull Valley Band of Goshute Indians (*Attachment 2*)
Te-Moak Tribe of Western Shoshone (*Attachment 2*)
Ute Indian Tribe (*Attachment 2*)
Ute Mountain Ute Tribe (*Attachment 2*)
Wells Band of Western Shoshone (*Attachment 2*)



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 75TH AIR BASE WING (AFMC)
HILL AIR FORCE BASE UTAH

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

January 17, 2018

Chairman Timothy Nuvangyaoma
Hopi Tribe
Hopi Tribal Council
PO Box 9000
Kykotsmovi AZ 86039

Dear Chairman Nuvangyaoma

Hill Air Force Base (AFB) has been working for numerous years on a proposed land exchange in Summit and Wasatch Counties. It has been determined that due to the nature of the land exchange and potential future use of the property, an Environmental Assessment (EA) was necessary. This letter includes the draft EA for your review (Attachment 1). The EA proposes two alternative locations with the Mayflower Parcel being the preferred alternative. Archaeological inventories have been undertaken at both locales with no historic properties identified. Reports summarizing this work will be forwarded to your office for review.

Please address any concerns, questions, and comments to Ms. Anya Kitterman at anya.kitterman@us.af.mil or (801) 586-2464.

Sincerely

*no historic properties
significant to the
Hopi Tribe affected*

*for
Kuwanwisiwma
1-23-18*

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

Attachment:
Draft Environmental Assessment (EA): Proposed Land Exchange, Summit and Wasatch Counties, Utah

cc:
Leigh Kuwanwisiwma, Director of Cultural Preservation



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director

January 25, 2018

Alan W. Fry
Chief, Installation Management Division
Hill Air Force Base Archaeology
7290 Winer St
Bldg. 383
Hill AFB, Utah 84056

RE: A Cultural Resources Inventory of a Six-Acre Parcel Near the Mayflower Mine in Wasatch County, Utah

For future correspondence, please reference Case No. 18-0165

Dear Mr. Fry,

The Utah State Historic Preservation Office received your request for our comment on the above-referenced undertaking on January 23, 2018. From the information you provided, it appears that no cultural resources were located in the undertaking's Area of Potential Effects. We concur with your determination of No Historic Properties Affected for this undertaking as per §36CFR800.4(d)(1).

This letter serves as our comment on the determinations you have made, within the consultation process specified in §36CFR800.4. If you have questions, please contact me at (801)245-7241 or by email at ehora@utah.gov.

Sincerely,

Elizabeth Hora
Cultural Compliance Reviewer

STRATFORD, MARY K CTR USAF AFMC 75 CEG/CEVC

From: STRATFORD, MARY K CTR USAF AFMC 75 CEG/CEVC
Sent: Tuesday, January 30, 2018 3:45 PM
To: 'Churchill488@hotmail.com'; 'wjferrisiii@yahoo.com'; 'Cindysm2@hotmail.com'; 'lkuwanwisiwma@hopi.nsn.us'; 'tbillie@navajo-nsn.gov'; 'ptimbimboo@nwbshoshone.com'; 'Dorena.martineau@ihs.gov'; 'kdongoske@cableone.net'; 'csmith@sbtribes.com'; 'betsyc@utetribes.com'; 'tmkadmin@elko-nv.com'; 'cyellowhair_sjspt.president@outlook.com'; 'jmflysdown@gmail.com'; 'francocasey47@yahoo.com'; 'Stevenbrady49@yahoo.com'; 'Heatherm.wbc@gmail.com'; 'Howard.ted@shopai.org'; 'cbsvgoshute@gmail.com'; 'tknight@utemountain.org'; 'NShurack@utemountain.org'; 'Phyllis.naranjo@ctgr.us'; 'nathpodd@gmail.com'; 'william.bigday@crow-nsn.gov'; 'chairman@duckwatertribe.org'
Cc: KITTERMAN, ANYA D NH-03 USAF AFMC 75 CEG/CEIE
Subject: Hill AFB CRM Program Consultation Summary for January 2018

Dear Chairpersons, THPOs and Cultural Resource representatives,

During the month of January the Cultural Resources Program at Hill AFB has forwarded the following consultation correspondence to your office:

Invitation to the Annual American Indian Meeting (dated 1/11/2018 - mailed 1/25/2018)

Mayflower Parcel Draft Environmental Assessment (dated 1/17/2018)

Section 106 Review - Mayflower Parcel, Park City Land Exchange (dated 1/19/2018)

Ore Processing Site Mitigation Report (dated 1/22/2018)

I wanted to notify you that the above correspondence and notification packets have been forwarded to your office. Please forward any questions or comments to our Cultural Resource Program Manager, Ms. Anya Kitterman, whose contact information is included below. Let us know if you would like to request a face-to-face meeting as well. Thank you so much for your time and we look forward to hearing from you.

Anya Kitterman
Archaeologist/Cultural Resource Manager
75th CEG/CEIE
Hill Air Force Base
7290 Weiner St.
Bldg 383
Hill AFB, UT 84056-5003
(801) 586-2464
anya.kitterman@us.af.mil

Sincerely,

Kate Stratford

Kate Stratford
75 CEG/CEIE
Cultural Resources GIS Support
801.775.6838
mary.stratford.ctr@us.af.mil

QUARTERLY TRIBAL MEETING

February 15, 2018

Utah National Guard Headquarters

Attendees: Mr. Virgil Johnson, CTGR Councilman; Brock Chapoose, Ute Councilman; Shaun Nelson, UTNG Cultural Resource Manager/NEPA; Rachel Quist, DPG Cultural Resource Manager; Anya Kitterman, Hill AFB Cultural Resource Manager; Jamie Brand, UTNG Native American Outreach Coordinator; Nate Anderson, DPG Archaeologist; Laurie Fisher, UTNG Archaeologist

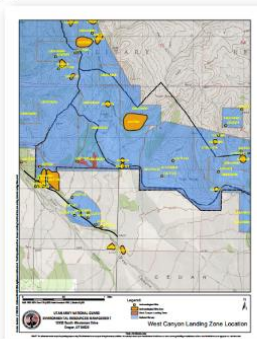
By phone: Patty Timbimboo-Madsen, NWB Cultural Resource Manager; Mr. Mike Tinsley, CTGR Councilman; Troy Johnson, Environmental, TEAD

UTAH NATIONAL GUARD



West Canyon Landing Zone

- Landing Zone Complex
 - West Canyon at Camp Williams
 - Helicopter landing pads
 - Short graveled runway
 - Large area surrounding pads with vegetation
 - Project has potential to impact approx. 12 acres
 - 42UT1130, 30x40 meter, single previously reported trash scatter



West Canyon: UTNG is preparing to construct a landing zone near the mouth of West Canyon at Camp Williams. This project is to support Black Hawk Helicopters performing sling-load operations. Railroad Ties will be used on the landing zone pads. The pads could affect approximately 12 acres of previously used land. The area has been surveyed for cultural resources. The project has the potential to impact a historic trash scatter. You will be seeing a letter soon. It does not have the potential to impact any prehistoric sites.

Virgil Johnson: Has there been excavating in the area?

Shaun Nelson: No previous testing

Virgil Johnson: Are there cultural artifacts in the area?

Shaun Nelson: Not within the APE. There are sites to the SW. These sites are being managed through no vehicle traffic. The blue area on the map is the area that has been surveyed.

Virgil Johnson: If there are artifacts found will you please notify the tribes so we can do ceremonials for our ancestors? This is a critical point from the Native perspective. Artifacts cannot be disturbed and remains should be protected.

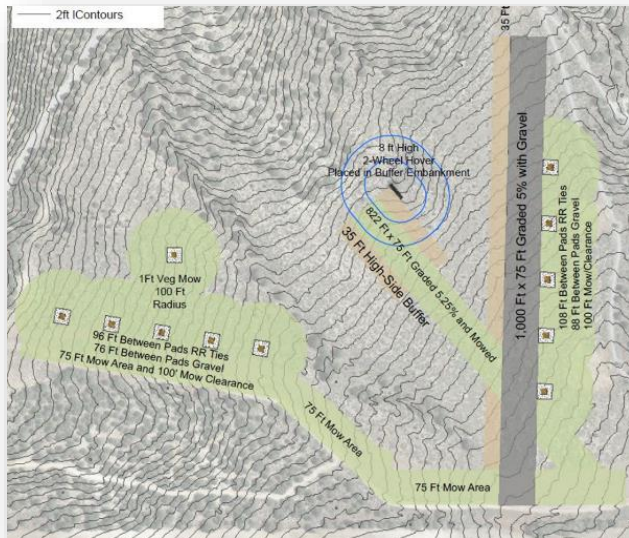
Shaun Nelson: If we run into anything the Tribes will be notified. The area was surveyed over 10 years ago. There will be monitoring during the project and a notification will go out to the tribes if anything is found.

Brock Chapoose: When was the last time the area was surveyed?

Shaun Nelson: IT has been a while, about 15 years. We will do monitoring throughout project.

Virgil Johnson to Patty Timbimboo-Madsen (on phone): Do you concur with this opinion?

Patty Timbimboo-Madsen: **In support of Virgil's request** (Comments sent at later date.)



Virgil Johnson: Any artifacts including sherds, burials need ceremonials for soldier protection.


The squares on the map are the landing pads. They are concrete blocks. Railroad ties will be used on flatten areas to keep those concrete pads from freezing to the ground. The UTNG will also be clearing vegetation near the pads by mowing. This is for fire protection and the vegetation is a hazard to aircraft. The helicopters need to be able to taxi through without any debris. Junipers will be eliminated by chain saws. The green area on the map is the vegetation area.

Virgil Johnson: I would like to reiterate that if remains are found that the Tribes be notified. In the West anyplace you dig you could find remains/artifacts.

Shaun Nelson: There are other areas more prone to findings. In the 1970s Utah State excavated a site where the Richfield Armory now stands, a place called Backhoe Village. Found when footings were being put in. We will keep you notified.

Nephi Infrastructure

- Nephi Infrastructure:
 - Working with Nephi City to install a water line to support a future Readiness Center near the airport.
 - Proposed water line route will parallel existing roads and remain within previously disturbed areas.



Nephi Infrastructure: If you look at the map you can see the Nephi Municipal Airport. There is an agricultural field just to the north of the airport. UTNG is currently working with Nephi City to install a water line to support a future Readiness Center near the airport. The proposed water line route will parallel existing roads and remain within previously disturbed areas. UTNG acquired the land 8 years ago. It is located on the northwest corner of the airfield.

The darker area on the left of the dry strip on the map, is where UTNG will construct

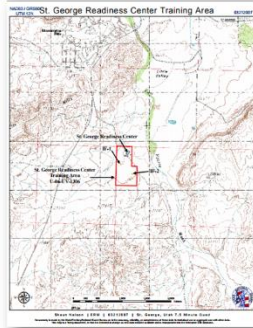
a new readiness center. There are currently no utilities. Running water should be in place before construction. The water line will begin on the East side of the highway, near the compass icon on the map, to the road just above the compass icon. It will follow that road. The area has been previously disturbed. There will be 3 miles of trenching. This is a Nephi City project, but UTNG will be facilitating the environmental, cultural and tribal consultation work on the project. I will get a good map out to tribal representatives soon.

Virgil Johnson: What are we talking time wise?

Shaun Nelson: Work will begin this summer.

St. George Land Exchange

- St. George Land Exchange:
 - The UTARNG is working with the BLM to transfer ownership
 - 80 acres adjacent to the St. George Armory into State ownership.
 - Property is currently licensed for UTARNG use through the BLM, it has been managed by the UTARNG since the armory was constructed.
 - Management of the parcel will not change.



St. George Land Exchange: The topographical map on the slide has not been updated to show all the development within the St. George area. There is an entire city around the armory now (Bloomington Hills) The red border shows the 70 acre parcel. The National Guard is working with the BLM to transfer ownership of 70 acres of land adjacent to the St. George Armory into State ownership. The land transfer is through the Authorization Act. The land is currently under license from BLM. Making it state land the National Guard can more

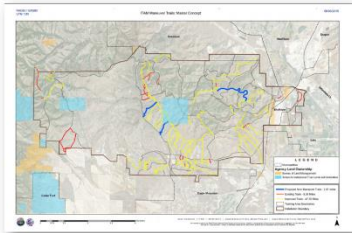
effectively manage the land. There are no plans to expand development and no change in how the land is managed. There is limited training on the land.

Virgil Johnson: Have you notified the Paiute, especially the Shivwitz? There are 5 bands down there.

Shaun Nelson: We will. There will be Tribal letters going out to all the tribes we consult with. We send the Paiute letters on all the projects we do.

Maneuver Trails EA

- Maneuver Trail Environmental Assessment
 - Environmental Assessment for proposed improvements to maneuver trails across Camp Williams.
 - This project will involve improvement of many existing trails, and construction of additional maneuver trails in some locations.



Maneuver Trails EA: Camp Williams has a **network of Maneuver Trails. We don't** maintain them like roads. They do not meet the same specifications as roads. You can practice convoying on these trails. We just periodically maintain them for training. UTNG will be conducting an Environmental Assessment for proposed improvements to maneuver trails across Camp Williams. This project will involve improvement of many existing trails, and construction of additional maneuver trails in some locations. The trails will not use gravel and will not be as wide.

They are roads to get vehicles from point A to point B. Many of the trails have been there for decades and are maintained to keep open. The plan is to have new trails constructed and for a number of existing trails to be improved. UTNG sent out a notification in November 2015. There will be **continued dialogue at this year's Annual Meeting**. Improvements and new trails will not impact any cultural resource sites. There are, however, 8 sites that are close to trails. Plan specifics will be discussed at the Annual Meeting. UTNG is also willing to set-up a dedicated meeting for more discussion on the project specifics.

Virgil Johnson: When will that be approximately?

Shaun Nelson: UTNG will be conducting the Environmental Assessment this year. Trail construction will begin next year. We might want to set up site visits prior to the beginning of the project.

Virgil Johnson: It looks like a good size.

Shaun Nelson: The blue lines on the map are the new trails. There is a new proposed trail up in the north area. The project is still developing.

Camp Williams Wind Turbine EA



- Camp Williams Wind Turbine:
 - Working to develop an Environmental Assessment prior to installation of a new Wind Turbine near the cantonment area.
 - Proposed turbine location is within the northern portion of the cantonment area within a graveled parking area.
 - New turbine will replace an existing turbine which is at the end of its service life.



Camp Williams Wind Turbine EA:

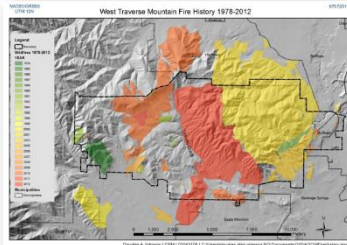
There are currently 2 wind turbines at Camp Williams; one that **works and one that doesn't (cannot reorder/find parts)**. Due to one not working, UTNG will be putting in a new one. The map show two yellow **dots with X's** through them. The turbine will be within a developed area where there has been a lot of disturbance. We will have monitoring on site. The area affected is less than 1/10 of an acre. A new base/foundation will be constructed and there will be excavation with the

new base. The yellow circle with a red X at the center of the map (to the right) shows that the turbine is on sloped land with no development. Again, this land has had a great deal of disturbance. The tower is high at over 100 feet. UTNG will be sending out a letter with Project specifics.

Integrated Wildland Fire Management Plan



- Integrated Wildland Fire Management Plan (IWFMP):
 - Department of the Army Guidance requires installations with unimproved grounds (training areas) that present a wildfire hazard to develop an IWFMP that is compliant with the Integrated Natural Resources Plan (INRMP), existing fire and emergency services program plan(s), and the Integrated Cultural Resource Management Plan (ICRMP).
 - The UTNG is working with CEMML to develop a Camp Williams IWFMP, and is completing an Environmental Assessment to implement the plan.



Integrated Wildland Fire Management Plan:

The Department of the Army has required that each installation with undeveloped training areas have an Integrated Wildland Fire Management Plan. In 2010 a wildland fire went off post. This fire burned down 3 homes in Herriman (Orange area on map.) Fire risk reduction is **UTNG's top priority. The red area** shows a fire that started off post and then burned onto camp, from kids playing with fireworks. The Plan will address vegetation treatments. There is grazing, cattle and goats, which helps

reduce fuels and cheatgrass. Herbicides are used, fire breaks are also used. There is also potential for prescribed burns. The Center for Environmental Management of Military Lands (CEMML) from Colorado State University is completing the Environmental Assessment and helping to draft the plan. There will be scoping meetings and open houses. It is still in the early in the process. The plan is about 10% complete. The plan will be highlighted at Annual Meeting. The Integrated Natural Resource Plan for Camp Williams will be initiated during the Wildland Fire Management Plan.

Virgil Johnson: Natural Resources? What are you referring to?

Shaun Nelson: The plants, traditional plant that we should be managing a certain way. UTNG will be discussing ideas (fire resistant grass) with Hill AFB what they have been working on within the UTR.

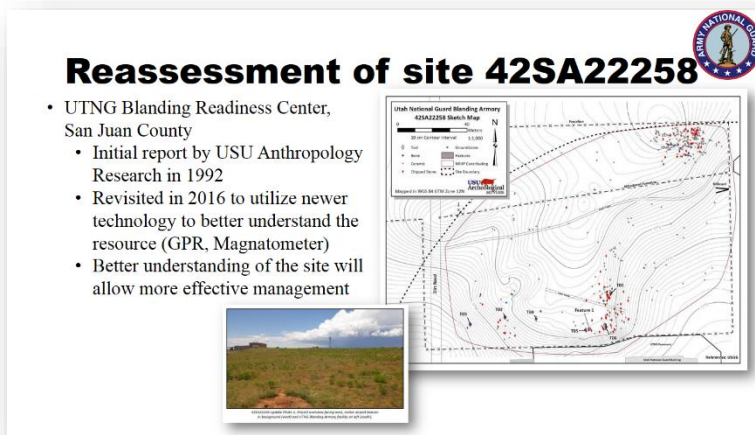
Virgil Johnson: **When we were in Wendover last year, wasn't it Dugway who talked about protecting certain plants to prevent fires from getting near buildings?** The Goshute need to look at that. We have Sage on the foothills and need a fire break for the residential area. **Why couldn't we do that on the reservation. I'm impressed.**

Anya Kitterman: It was actually on the Range. We will try to get the group out to restoration sites at the Annual Meeting and have Russell point out the types of plants used.

Virgil Johnson: I would like to see that help the residential area.

Reassessment of site 42SA22258

- UTNG Blanding Readiness Center, San Juan County
 - Initial report by USU Anthropology Research in 1992
 - Revisited in 2016 to utilize newer technology to better understand the resource (GPR, Magnetometer)
 - Better understanding of the site will allow more effective management



The slide includes a map of the site area, showing various features and a legend. A small photograph at the bottom left shows a grassy field with a fence and a tower in the background.

Reassessment of site 42SA22258: Site 42SA22258 is located at the UTNG Blanding Readiness Center in San Juan County. The Center is at the South end of town and the acreage dates back to the Ancestral Puebloan. One site is adjacent to the armory. The initial report was done in the early 1990s. Nothing has been done since then other than some minor testing by Utah State University. The report did not tell a lot about the site. The site currently has fencing, but locals have been collecting for years. The fencing also keeps soldiers from training on the site. Cannon Heritage revisited

the site in 2016 utilizing newer technology, such as, Ground Penetrating Radar and the Magnetometer. Two clusters were found, one to the North and one near the Armory building, possibly subsurface.

Brock Chapoose: How is it being managed?

Shaun Nelson: Fenced in to keep everyone out.

Brock Chapoose: Are you monitoring or had any revisits?

Shaun Nelson: Once a year. UTNG will walk over the site for monitoring and make sure no one is sneaking on there.

Virgil Johnson: In San Juan County, several years ago artifacts were taken and the feds came in.

Unfortunately it's common. Protecting and preserving is hard to do. The people of San Juan County like to collect stuff. Better your monitoring and keep them in check. It preserves artifacts. Like Brock said, to keep monitoring to keep people of their toes.

Shaun Nelson: **Based on Brock's comment, UTNG will have more frequent monitoring, maybe 2 or 3 times a year.** It is a 6 feet chain link fence. There are several men down there that can help keep an eye on it.

Brock Chapoose: Have you thought of photo monitoring? Our tribe recommends photo monitoring, we have seen changes.

Shaun Nelson: We will implement that.

Virgil Johnson: Have you talked with the Navajo? Maybe those that are nearby can help. I will tell my contact to notify UTNG. Davis Fieldfred is a Navajo Councilman from the area. I will email you his information.

Patty Timbimboo-Madsen: Like the idea of the photo monitoring for comparison, maybe photo one year and site visit the next year.

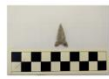
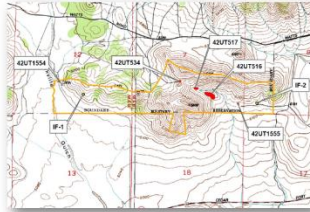
The bottom photo on the slide is a site overview. The tower is part of the Blanding Airport.

Reassessment of site 42UT1555



- Site 42UT1555 was reported in 2007.

- Larger than initially recorded.
- Follow-up site survey
- Finalizing an updated site form to file with the Utah State Historic Preservation Office.
- Site is located within an area that is periodically grazed to reduce fuels and reduce fire danger.
- New site boundary will be protected with fencing to ensure cattle do not cause damage.



Reassessment of site 42UT1555: Site 42UT1555 is on the south boundary of Camp Williams. The topographical map has not been updated to show development. The yellow area on the map shows solid houses (Eagle Mountain). Their backyards back-up against the Camp Williams property. UTNG will implement grazing to reduce fuels in the area. There are around 3 to 4 sites in the area. One site is fenced. The fence protects it from grazing cattle. Unfortunately site 1555 is bisected by a maneuver trail. How do I fence it, is a big question? Laurie was able to look at

the site and see additional items. The site will be reassessed to update the site boundary. UNTG will be sending out a letter for review. UTNG will most likely re-route the trail around the site then fence the site in. Temporary electric fence to keep cattle out.

Brock Chapoose: Is access allowed?

Shaun Nelson: There is no public access. There is only a 3 strand barbed wire there. But it can be approached without knowing that the site is there. Laurie has left it unmarked.

Laurie Fisher: It could be munitions as far as anyone knows.

Shaun Nelson: There are stakes for National Guard training, but all they know is that it is an environmentally sensitive site. **We don't tell them it is an archaeological site.**

Rachel Quist: We tell our groups they are waste sites.

Brock Chapoose: Sometimes you can make them look more natural with boulders.

Virgil Johnson: I appreciate the information you have provided. Please notify the tribes if anything is disturbed.

Brock Chapoose: If you find anything email us. You should get a faster response.

Shaun Nelson and Jamie Brand: We do both email and letter. To both Tribal leadership and Cultural Resource Representative.

Hill Air Force Base



UTTR Wildland Fire 2017: As previously discussed in our last quarterly meeting, we had a fire on the north range this past summer. It was ~11,000 acres. Surveyors will be going in June this year to assess areas affected by the fire. It will be surveyed to see if there are any sites that we were not aware of or if the fire impacted any known sites. It is a hilly area where there are ~6 sites, 3 of which are rockshelters with no artifacts found on the surface. The survey will verify if there is anything additional in the area. The area has been used heavily since 40s for testing.

Patty Timbimboo-Madsen: Will this be a documented change included in your office?

Anya Kitterman: Yes, all findings will be updated in our records and a report will be forwarded to tribes for review. A final report will be housed at the SHPO office.

Integrated Wildland Fire Management Plan: Hill AFB is moving forward creating an Integrated Wildland Fire Management Plan. Hill would like to know how tribes want sites to be managed during a fire and whether this changes based on if it was a natural or man-made fire. A MOU will be implemented with tribes detailing how Air Force will treat sites. Hill will be reaching out to tribes shortly to begin meetings to discuss a path forward.

Brock Chapoose: Notify Tribes?

Anya Kitterman: Both Cultural and Natural Resources are not often told about fires. The Plan should talk about immediate notification to Cultural Resources, so we can then tell tribes and SHPO. The MOU will tie directly into the plan, whether it is an appendix or otherwise.

Shaun Nelson: UTNG would like to be invited to any meetings. UTNG would like a common approach to Wildland Fires. Go together to meetings, individual meetings for MOUs.

Hill AFB will mail and email Fire Plan to tribes, follow-up with phone calls.

Virgil Johnson: When will it be sent out?

Anya Kitterman: The Fire Plan is still in development and we will just be starting the MOU process. It will likely be after Annual Meeting.

Patty Timbimboo-Madsen: Do you have any kind of schedule for the meetings?

Anya Kitterman: Nothing as of yet, as we are just beginning the process.

Park City EA and Land Exchange: Prior to the 2002 Olympics, the Air Force had property at Snowbasin which was exchanged for a parcel near Park City. The city has asked this property be maintained as natural as possible which does not provide for recreation activities to replace those lost at Snow Basin. Therefore it was determined that the ~21 acres should be exchanged with 2 acres in the Deer Valley vicinity. The EA has already been forwarded to tribes for review. Public Comments were due on the 20th, but if the tribes need more time, please notify Anya so she can forward that information along. A Cultural Resource assessment was completed on the new property though no work is currently proposed at the property. No cultural resources were found during the inventory, though the area is known for mining. A piece of metal cable was the only item found with no date or context. Hill AFB has forwarded a report with the findings to tribes for review.

Brock Chapoose: What would happen if anything additional was found in the future?

Anya Kitterman: If we find anything further we will notify tribes ASAP. Once Hill AFB has sent the report to SHPO. They have 30 days to review (tribes have more time to review). Hill AFB does not have any plans for the property. There is nothing urgent there. Any additional work proposed at the property would go through the normal consultation process, the EA is for the land exchange only.

Ore Processing Site Cleanup: Over the past decade Hill AFB has been working at cleaning up its MMRP sites, including work at the Ore Processing site. This is one of the locations found off range. Previous consultation has occurred detailing the plans for the clean up of the ore processing site and an MOA was established with SHPO to mitigate the adverse effects to the site. The Plan of Action was sent to tribes several years ago for review and the work was completed earlier this year. The report was forwarded to tribes about a month ago. There will be no further action at the site.

A partial Haskett Point was removed prior to work being undertaken and was returned by GPS to the same location after excavation and backfill work was completed.

WSEP Launch Pad Site: The AF is still proposing to develop the WSEP launch pad site for drones south of Wendover which has previously been consulted on. It was determined an EA was necessary and that development is currently with the FAA. On hold due to internal federal issues and concerns, but still planned. It is hoped there will be more information at the Annual Meeting.

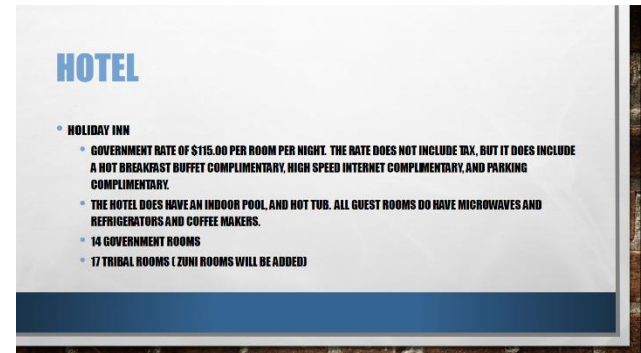


Annual Meeting: This year will be the first one on one leadership meeting. Time has been set aside for leaders only to talk. One hour has been set aside for this meeting, while the table/open discussion will be 2 hours allowing for leaders to attend both.

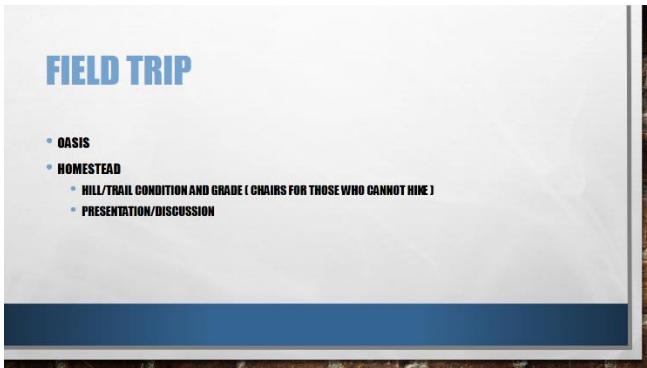
Virgil Johnson: Is this a leadership only meeting, all tribal leaders in the room or other individuals?

Anya Kitterman: It is for leaders only but will be

a group setting, all tribal leaders with all installation leaders. This is the first year we are trying this approach. It is based on the leadership meeting held during **the Governor's Summit**. Installation staff will be in the other room at the tables to answer questions about projects or other concerns.

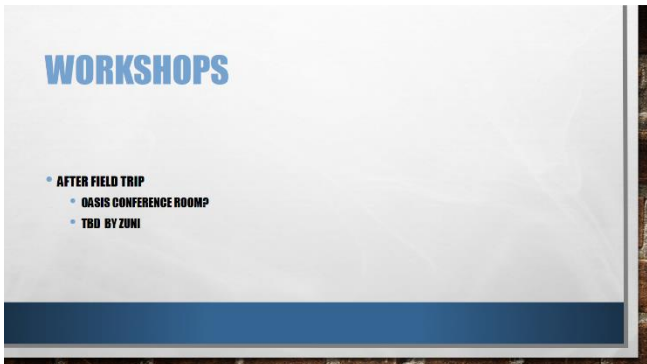


The Zuni do not pray before a meal. They said they have no problem having another tribe conducting the prayer for the Evening Social, though they do not mind another tribe stepping in to this role. Does anyone want to volunteer now? Northwestern Band have confirmed they will provide someone.



Day 2 will be an extended day, since we have an hour of travel to and from Oasis, plus sign-in. There will be a security form with **everyone's information before we** can go on the UTTR. Jamie will be emailing those attending to get **full name, Driver's License # and state of issue, Date of Birth, and phone number.** Information must be turned in at least 2 weeks prior to visit. We thought **about those that don't have a driver's license and we are waiting to hear back from** Oasis. There will be a site tour of Oasis, as well as Homestead Cave. The cave has a steep slope, not sure

who will be able to get there. The Homestead Cave trip will be limited in number due to road and trail conditions. A Natural Resource tour will take place at the same time and highlight restoration work. Virgil Johnson: Requested visiting a site that shows the fire break plants previously discussed. Anya Kitterman: We should be able to see some of the fire breaks. Anya will talk with Russ to target a site to see. Russ has confirmed a site that will demonstrate both fire break plant species/techniques, as well as show native habitat restoration work.



Virgil Johnson: Is the UTTR in Box Elder County?
Anya Kitterman: Oasis is at the North Range north of I-80, and spans both Tooele and Box Elder County. It is located at the Military Lands exit.

Invites and information have gone out. Please let us know if you have not received them.

Please contact
Allen Fry, ITLO, allen.fry@us.af.mil,

Anya Kitterman, Cultural Resources, anya.kitterman@us.af.mil
Russ Lawrence, Natural Resources, clair.lawrence@us.af.mil
if you need anything.

Dugway Proving Ground



Quarterly Tribal Meeting – Agenda

- Environmental Assessments (EA):
 1. New EA for Large Scale Explosive Testing
 2. Update to timeline for Boeing CST-100 Supplemental EA

US Army Dugway Proving Ground Cultural Resources Brief Quarterly Tribal Meeting

Rachel Quist
15 Feb 2018

Installation Management Command integrates and delivers base support to enable readiness for a globally-responsive Army

We are the Army's Home
Serving the Rugged Professional

New EA for Large Scale Explosive Testing

Two Projects in a single EA:

1. **Derailed:** Large-Scale single detonation of up to 110,000 lbs TNT Net Equivalent Weight
2. **COMET:** Small-scale multiple detonations of up to 25,000 lbs TNT Net Equivalent Weight

No Chemicals will be released during this testing

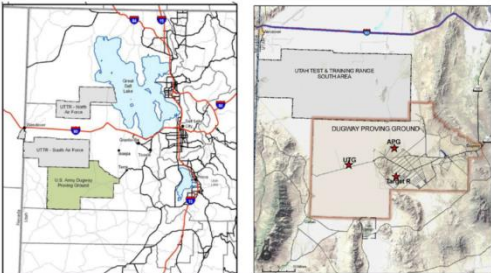
Dugway is currently working on a new Environmental Assessment for a large scale explosive testing. This has an aggressive schedule. Details were sent out to Rachel last week. The EA will be a combo of 2 projects; Derailed and COMET. Both are conventional detonations; there are NO chemicals involved, just explosions. The Derailed project is a one-time large explosion, simulating an explosion of a rail car. 110,000 lbs. of TNT. It is on the large side of TNT measurements, but the explosion is on the small side of an atomic weapon, about 1/8 of Trinity, but seems large compared to TNT. The explosion will be 50 feet in diameter. COMET is smaller multiple explosions of 25,000

lbs. of TNT. It will be located on the all-purpose grid. The left map shows DPG in green. The right map shows the All-purpose grid labeled APG above the star in the middle of the map. The UTG grid is where the chemicals are tested. This grid is located near the mudflats.

New EA for Large Scale Explosive Testing

Location:

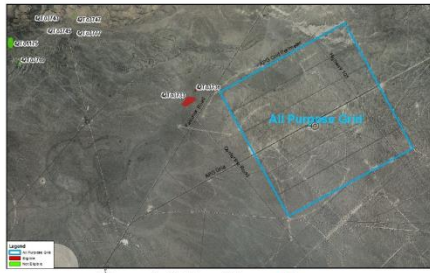
All Purpose Grid (APG) on Dugway Proving Ground



The APG is 700 acres, 100% of which has been surveyed. Two sites near the grid are eligible. They are about 400 meters to the west of the grid. No shock wave or ground vibrations will effect these 2 sites. Sites have lithic scatter, mostly tools, early archaic, about 7,000 years ago. For this test mission the EAs have been contracted out to environmental firms (better quality). The EAs are just in the beginning stages, but will be aggressive. The draft EA will go out next month to the tribes and public near the end of March. There will be a 30 day comment period.

New EA for Large Scale Explosive Testing

Cultural Resource Concerns:



UTM Zone 12N 18QD-04 124,900 Cultural Resource Map for Large Scale Explosive Tests EA



Rachel Quist / DPG/EP / 4/20/17 / rachel.quist@blm.gov

UNCLASSIFIED
9 of 13

The All Purpose Test Grid is shown in blue on the map. The roads are located at very specific intervals. It was built in the 50s and this was how they measured how far the smoke traveled. The roads align with the wind direction. The grid has been used for the same type of testing in the past.

Brock Chapoose: Is this where you are doing both tests?

Rachel Quist: yes

Virgil Johnson: Are the roads going to be closed for testing. I remember you talking about closing the road near Fish Springs.

Rachel Quist: if the testing might go off-post then we will close roads. These explosions are small enough that they won't close any off-post roads

Jamie Brand: I believe Mr. Johnson is talking about another project with the air space down at the southern end of Dugway. The project was discussed at last year's Annual Meeting. There will be adequate notice before roads are closed.

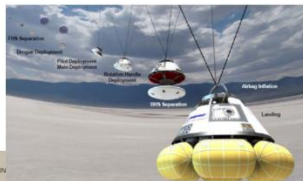
Anya Kitterman: This is an Air Force Project that Senator Hatch started. And yes, we will give at least 60-90 day notice of road closures for this project.

Brock Chapoose: Are you going to check sites before and after testing?

Rachel Quist: I like the idea of photo monitoring. It is an excellent idea.

Boeing CST-100 Supplemental EA

- Replacement of NASA's Space Shuttle Program
- Balloon Drop Test from 40K feet
- Purpose of test is to collect parachute data for model correction
 - Parachute inflation characteristics
 - Landing system performance



Boeing CST-100 Supplemental EA: This project was mentioned at last year's Annual Meeting. The CST stands for Commercial Space Travel. This is what will be replacing the space shuttle program. The pic on the lower right looks similar to the Apollo but with balloons. The project is to test the landing capabilities of the balloons. There is already an EA for this project. It was finalized in January 2016. DPG heard that there will be additional testing that was not part of the original EA; larger landing site, might need to launch from BLM land, and maybe sonic boom analysis. The Supplemental EA is now available for Rachel to look at. As soon as it becomes available to Rachel and assuming the document is OK, she will send it to the tribes for review. I do not know what is in it.

Boeing CST-100 Supplemental EA

- **January 2016:**
 - Tribes, members of the public, and regulatory agencies notified of intent via letter
- **January - February 2016:**
 - Meetings/open house held in Wendover, Tooele, Salt Lake City, and Dugway
- **April 2016**
 - Draft Environmental Assessment (EA) prepared
 - Draft EA sent to Tribes (April 5)
 - Hopi comment letter (15 April): only interesting in consulting if adverse effects to sites.
- **June 2016**
 - 30-day comment period closes.
 - Dugway signed the Finding of No Significant Impact (FONSI) implementing the EA
- **2017 2018**
 - Boeing identified need to modify EA
 - May need to launch from BLM land near Gold Hill
 - May need to involve UTTR airspace and/or land
 - Will need to include info regarding future landings from space
 - This will include a sonic boom analysis
 - Additional information will be sent when known (spring 2018?)

NEW



Rachel Quist / DPG/EP / 4/20/17 / rachel.quist@blm.gov

UNCLASSIFIED
7 of 13

Brock Chapoose: When will this happen?

Rachel Quist: This is a hurry up and wait project

Virgil Johnson: I am interested in seeing this ☺

Rachel Quist: They will be dropped from hot air balloons possibly near Gold Hill. They want to see how it bounces.

Virgil Johnson: Our reservation reaches the western part of Dugway. I want to go on record to make sure that there are things in place so nothing catastrophic happens for the protection of all. That everything will be taken care

of to assist tribal members. There are ranches in the West Desert as well as Ibapah and other homes East of Deep Creek. Is it part of the plan that military thinks of the “what ifs”? Is there coverage and protection for native and rural areas? You never know, like what happened in 1968. There is a safety factor that needs to be taken into consideration.

Rachel Quist: I will give that feedback to leadership. Every test has a plan and goes through a safety review. If the project might go off-post there is another review and the project might not happen. Things have improved since 1968.

Patty Timbimboo-Madsen: What happened in 1968?

Anya Kitterman: There are contingency plans in place. In 2013/2014 Madeleine (Chair at time) approved an MOU for how close testing is for the Goshute tribe to be notified. There may not have been much follow-up. If you are still interested please mention to Mr. Fry.

Virgil Johnson: The military is more transparent in what they are doing than in the past. I know that DPG is a place that will continue testing. I appreciate the information and that we are kept abreast of what is going on.

Shaun Nelson: Meeting is adjourned.



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

06 September 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Bldg 593N
Hill AFB, UT 84056-5137

Dr. Chris Merritt
State Historic Preservation Office
300 Rio Grande
Salt Lake City, Utah 84101

RE: Section 106 Review – Red Maple/Silver Mountain Transfer, Park City Land Exchange

Dear Dr. Merritt,

Hill Air Force Base is working in conjunction with the Military Installation Development Authority (MIDA) on an exchange of properties located in Park City and Wasatch County, Utah. An Environmental Assessment (EA) is being finalized and will be sent out for public and tribal review shortly.

As a part of this undertaking, ~26 acres of land in Park City (referred to as the Silver Mountain or Red Maple parcel) will be transferred from the AF to MIDA in exchange for a 2 acre parcel in Wasatch County for which we've previously consulted. In 2004, an intensive cultural resource survey was undertaken in advance of potential development on this property (U-04-UI-1112m- Attachment 1), in addition to numerous earlier archaeological surveys (U-77-BL-028b, U-81-BL-0053b, U-91-BL-430b, U-93-DH-458psw, U-97-A1-061bp. It was found at that time that only one previously record and determined ineligible site (42SM255) fell in the APE. This determination was reaffirmed in the 2004 survey. The project at that time was determined to have **no effect** to historic properties and concurred on by your office (Attachments 2 & 3). As such, Hill AFB has determined that the current proposed transfer to MIDA will have **no effect** to historic properties and recommends that the proposed transfer proceed.

We request your concurrence in this determination as specified in 36 CFR 800. All previous survey and site records are on file with your office. Should you or your staff have any questions, please contact Ms. Anya Kitterman, Cultural Resource Manager, at (801) 586-2464 or at anya.kitterman@us.af.mil.

Sincerely

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

3 Attachments

1. Silver Mountain EBS Report
2. Silver Mountain EBS Report SHPO consultation letter
3. Silver Mountain EBS Report SHPO concurrence letter

CC

Blackfeet Indian Tribe (*Attachment 1*)
Confederated Tribes of the Goshute Indian Reservation (*Attachment 1*)
Crow Tribe of Montana (*Attachment 1*)
Duckwater Shoshone Tribe (*Attachment 1*)
Eastern Shoshone Tribe (*Attachment 1*)
Ely Shoshone Tribe (*Attachment 1*)
Hopi Tribe (*Attachment 1*)
Navajo Nation (*Attachment 1*)
Northern Arapaho Tribe (*Attachment 1*)
Northwestern Band of Shoshone Nation (*Attachment 1*)
Paiute Indian Tribe of Utah (*Attachment 1*)
Pueblo of Zuni (*Attachment 1*)
San Juan Southern Paiute Tribe (*Attachment 1*)
Shoshone-Bannock Tribes of the Fort Hall Reservation (*Attachment 1*)
Shoshone-Paiute Tribes of the Duck Valley Reservation (*Attachment 1*)
Skull Valley Band of Goshute Indians (*Attachment 1*)
Te-Moak Tribe of Western Shoshone (*Attachment 1*)
Ute Indian Tribe (*Attachment 1*)
Ute Mountain Ute Tribe (*Attachment 1*)
Wells Band of Western Shoshone (*Attachment 1*)



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Don Hartley
Director
State Historic Preservation Officer

September 24, 2018

Allen Fry
Chief, Installation Management Division
Hill Air Force Base Archaeology
7290 Winer St
Bldg. 383
Hill AFB, Utah 84056

RE: Silver Mountain/Red Maple Transfer Notification

For future correspondence, please reference Case No. 18-2021

Dear Mr. Fry,

The Utah State Historic Preservation Office received your request for our comment on the above-referenced undertaking on September 19, 2018.

We concur with your determinations of eligibility and effect for this undertaking.

This letter serves as our comment on the determinations you have made within the consultation process specified in §36CFR800.4. If you have questions, please contact me at (801)245-7241 or by email at ehora@utah.gov.

Sincerely,

Elizabeth Hora
Cultural Compliance Reviewer

From: [STRATFORD, MARY K CTR USAF AFMC 75 CEG/CEVC](#)
To: ["Cindysm2@hotmail.com"](#); ["lkuwanwisiwma@hopi.nsn.us"](#); ["tbillie@navajo-nsn.gov"](#);
["ptimbimboo@nwbshoshone.com"](#); ["dmartineau@utahpaiutes.org"](#); ["kdongoske@cableone.net"](#);
["csmith@sbtribes.com"](#); ["betsyc@utetribes.com"](#); ["tmkadmin@elko-nv.com"](#);
["cyellowhair_sjspt.president@outlook.com"](#); ["jmflysdown@gmail.com"](#); ["francocasey47@yahoo.com"](#);
["Stevenbrady49@yahoo.com"](#); ["Heatherm.wbc@gmail.com"](#); ["Howard.ted@shopai.org"](#);
["cbsvgoshute@gmail.com"](#); ["tknight@utemountain.org"](#)
Cc: [KITTERMAN, ANYA D NH-03 USAF AFMC 75 CEG/CEIE](#)
Subject: Hill AFB CRM Program Consultation Summary for September 2018
Date: Tuesday, September 25, 2018 3:05:00 PM

Dear Chairpersons, THPOs and Cultural Resource representatives,

During the month of September the Cultural Resources Program at Hill AFB has forwarded the following consultation correspondence/notifications to your office:

- o Section 106 Review - Red Maple/Silver Mountain Transfer, Park City Land Exchange (dated 9/6/2018)
- o 30MM Site Fire Break Inventory Report U15HL0603 (dated 9/6/2018)

I wanted to notify you that the above correspondence and notification packets have been forwarded to your office. Please forward any questions or comments to our Cultural Resource Program Manager, Ms. Anya Kitterman, whose contact information is included below. Let us know if you would like to request a face-to-face meeting as well. Thank you so much for your time and we look forward to hearing from you.

Anya Kitterman
Archaeologist/Cultural Resource Manager
75th CEG/CEIE
Hill Air Force Base
7290 Weiner St.
Bldg 383
Hill AFB, UT 84056-5003
(801) 586-2464
anya.kitterman@us.af.mil

Sincerely,

Kate Stratford

Kate Stratford
75 CEG/CEIE
Cultural Resources Program Support
801.775.6838
mary.stratford.ctr@us.af.mil



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

January 19, 2018

Allen Fry
Chief, Installation Management Division
75 CEG/CEI
5713 Lahm Lane, Building 593N
Hill AFB UT 84056-5137

Dr. Chris Merritt
State Historic Preservation Office
300 Rio Grande
Salt Lake City UT 84101

RE: Section 106 Review – Mayflower Parcel, Park City Land Exchange

Dear Dr. Merritt

Hill Air Force Base is working in conjunction with the Military Installation Development Authority (MIDA) on an exchange of properties located in Park City and Wasatch County, Utah, in anticipation of possible future development. An Environmental Assessment (EA) has been completed for this exchange and is currently out for public comment (Attachment 1).

In advance of the exchange, Streamline Consulting, L.L.C. requested Commonwealth Heritage Group, Inc. to conduct a full survey of the 6 acre proposed Mayflower Parcel in Wasatch County to fully understand the nature of the cultural resources in the area. The cultural resources inventory was conducted in September 2017 with no historic properties identified and a single isolate recorded. Enclosed, please find a copy of the report, *A Cultural Resource Inventory of a Six-Acre Parcel Near the Mayflower Mine in Wasatch County, Utah*, summarizing the work in the project area. It is our determination that the proposed work will have **no effect** to historic properties.

Hill AFB has determined that the proposed exchange and any future development on the parcel will have **no effect** to historic properties and recommends that the proposed exchange proceed. We request your concurrence in this determination as specified in 36 CFR 800. Should you or your staff have any questions, please contact Ms. Anya Kitterman, Cultural Resource Manager, at (801) 586-2464 or at anya.kitterman@us.af.mil.

Sincerely

cc:ccw

Allen W. Fry
Chief, Installation Management Division
Installation Tribal Liaison Officer

San
K. Kitterman

9-26-18

| Red Maple SHPO and Tribal Consultation Spreadsheet | | | | |
|--|-----------|------------|--------------|---|
| Title | Date | SHPO Reply | Tribal Reply | Notes |
| 2018 1st Quarter Tribal Meeting | 15-Feb-18 | N/A | N/A | Ute inquired as to what would happen if anything was found on the property in the future. It was noted the Hill Inadvertant Archaeological Discovery Protocol would be implemented. No other comments/concerns expressed. Minutes forwarded to all consulting tribes by UTNG. |
| EA to 20 Tribes (Draft EA to tribes) | 17-Jan-18 | N/A | Hopi | Hopi concurred. No other tribal response. |
| EBS Report Follow Up | 6-Sep-18 | Concur | Paiute | Originally consulted on in 2005, follow up in 2018. Paiute concurred. No other tribal response. |
| Red Maple Archaeological Survey | 19-Jan-18 | Concur | Hopi | Hopi concurred. |
| Email Follow Up Consultation | 30-Jan-18 | N/A | | Included Draft EA and Mayflower Parcel CR Inventory Report. No response from tribes. |
| Email Follow Up Consultation | 25-Sep-18 | N/A | | Included Land Exchange/EBS Report follow up from 2005. No response from tribes. |
| 2019 Annual Meeting | 25-Apr-19 | N/A | | Status update of project. |

APPENDIX B

SCOPING CONTACTS AND AGENCY COMMENTS

Military Installation Development Authority

Paul Morris, Director, (801) 949-2602

Extell Development Company

Brooke E. Hontz, Assistant Vice President of Development, (435) 640-1941

Travis Richardson, Construction Manager, (435) 214-0009

Kurt Krieg, Vice President of Development, (435) 731-8992

Psomas Corporation

Scott Rocke, PE, Principal, (801) 450 2356

Barr Engineering

Laurie Goldner, PhD, Senior Environmental Consultant, (801) 333-8427

Park City Municipal Corporation

Diane Foster, City Manager, (435) 615-5151

Bruce Erickson, Planning Director, (435) 615-5008

Heinrich Deters, Trails & Open Space Manager, (435) 615-5205

Wasatch County

Doug Smith, Planning Director, (435) 657-3205

Kelly Christensen, Solid and Hazardous Waste Director, (435) 654-1661

Jacee Fassold, Stormwater, (435) 657-3298

Ivan Spencer, GIS System Administrator, (435) 657-3194

Duchesne County

Hal Giles, Landfill Manager, (435) 822-2003

Chet Hovey, Consultant to Duchesne County Landfill, (801) 773-3155

Jordanelle Special Service District

Ron Phillips, General Manager, (801) 850-7460

Utah Department of Transportation

Matt Parker, Project Manager, (801) 227-8025
Larry Montoya, Project Manager, (801) 227-8055

Utah Division of Environmental Response and Remediation

David Bird, Environmental Engineer, (801) 536-4219

Utah State Historic Preservation Office

Elizabeth Hora, Cultural Compliance Reviewer, (801) 245-7241
Chris Merritt, Deputy SHPO, (801) 245-7263

Utah Division of Wildlife Resources

Chris Crockett, Native Aquatics Project Leader, (801) 491-5678

Hunt Electric, Inc.

Darrin Sanders, Engineering Division Manager, (801) 891-5436

CCI Mechanical, Inc.

Spencer J. Allen, PE, Engineering Manager, (801) 973-1218

Horrocks Engineers, Inc.

John Dorny, PE, Principal, (801) 763-5276
Michael Heaps, PE, Traffic Engineer, (801) 763-5100

Hales Engineering, LLC

Ryan Hales, PE, Traffic Engineer, (801) 766-4343

Desert Rose Environmental

Alane E. Boyd, PE, Water Quality, (801) 580-9692

Deer Valley Resort Company

Bob Wheaton, President, (435) 645-6669
Steve Issowits, Director of Real Estate, (435) 640-2630

Wasatch County Resident

Mike Kosakowski, (202) 255-4496



October 4, 2017

Randy Klein
Streamline Consulting, LLC
1713 Sweetwater Ln.
Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

Dear Mr. Klein

This letter shall serve to confirm that consistent with **Recital C** and Paragraph **3.2 Conveyance; Open Space Restriction** of the Red Maple Purchase and Sale Agreement dated April 27th, 2015, Park City will not allow residential or commercial development of the Red Maple parcel upon acquisition and uses on the parcel will be limited to open space/recreation either by deed restriction, conservation easement or similar instrument subject to any existing rights of record.

Sincerely,

A handwritten signature in blue ink, appearing to read "D.F.", with a long horizontal line extending to the right.

Diane Foster, City Manager
Park City Municipal Corp.

Cc: Paul Morris, MIDA

Randal Klein

From: Bob Wheaton <bwwheaton@deervalley.com>
Sent: Thursday, October 05, 2017 6:42 AM
To: rbklein@streamlineut.com
Cc: joseph.linford.5@us.af.mil; samuel.johnson.5@us.af.mil; Diane Foster; Tom Fisher (tfisher@summitcounty.org); Mike Davis; Doug Smith; kchristensen@wasatch.utah.gov; Ron Phillip; utahkos@gmail.com; Bob Wheaton; Steve Issowits; jim.blankenau@parkcity.org; pbondurant@summitcounty.org; dhill@wasatch.utah.gov; Paul Morris
Subject: Re: Environmental Assessments (EAs), Scoping Versions

Randal, thanks for this. I don't have any comments to offer and support either site on the Deer Valley resort side of Highway 40.
All the best.
Bob

Bob Wheaton
President/G.M.
Deer Valley Resort
P. O. Box 889
Park City, UT 84060
(435) 645-6669 direct office
deervalley.com

Deer Valley Resort is honored to be ranked #1 for Access, Guest Service, Grooming, Lodging, Dining, On-mountain Food and Kid-Friendliness by the readers of SKI Magazine for 2017.

On Wed, Oct 4, 2017 at 4:58 PM, Randal Klein <rbklein@streamlineut.com> wrote:

I have talked with most, but not all of you on the telephone. Please review the attached documents and let me know if you have comments by October 18th. Today's versions will help me determine if I will be addressing issues important to the various stakeholders as I prepare the remainder of the documents. By the end of October, I'll distribute the 90% draft EAs, which will include sections describing the affected environment and environmental consequences.

In the attached WORD documents, edit tracking is turned on. You can make comments in the files, save them, and return them to me, or you can send me comments in the body of an e-mail if you prefer. If you have no comments, please let me know that as well.

The two documents are close to identical: one states the Pioche Parcel is preferred, the other states the Mayflower Parcel is preferred. You really only need to review one of the two attachments.

Randal Klein

From: Tom Fisher <tfisher@summitcounty.org>
Sent: Thursday, October 05, 2017 3:10 PM
To: rbklein@streamlineut.com
Subject: RE: Environmental Assessments (EAs), Scoping Versions

Randy,

Summit County does not have anything significant to make comments on.

Sincerely,
Tom

Tom Fisher
County Manager
P.O. Box 128
60 North Main
Coalville, UT 84017
Mobile: 970-640-1757
tfisher@summitcounty.org



From: Randal Klein [<mailto:rbklein@streamlineut.com>]
Sent: Wednesday, October 04, 2017 4:59 PM
To: joseph.linford.5@us.af.mil; samuel.johnson.5@us.af.mil; diane.foster@parkcity.org; Tom Fisher; mdavis@wasatch.utah.gov; dsmith@wasatch.utah.gov; kchristensen@wasatch.utah.gov; ron@jssd.us; utahkos@gmail.com; bob@deervalley.com; steve@deervalley.com; jim.blankenau@parkcity.org; Philip Bondurant; dhill@wasatch.utah.gov; paultmorris@outlook.com
Subject: Environmental Assessments (EAs), Scoping Versions

I have talked with most, but not all of you on the telephone. Please review the attached documents and let me know if you have comments by October 18th. Today's versions will help me determine if I will be addressing issues important to the various stakeholders as I prepare the remainder of the documents. By the end of October, I'll distribute the 90% draft EAs, which will include sections describing the affected environment and environmental consequences.

In the attached WORD documents, edit tracking is turned on. You can make comments in the files, save them, and return them to me, or you can send me comments in the body of an e-mail if you prefer. If you have no comments, please let me know that as well.

The two documents are close to identical: one states the Pioche Parcel is preferred, the other states the Mayflower Parcel is preferred. You really only need to review one of the two attachments.

Thanks,

Randy Klein

Randal Klein

From: Mike Kosakowski <utahkos@gmail.com>
Sent: Tuesday, October 31, 2017 1:45 PM
To: rbklein@streamlineut.com
Subject: Re: MIDA EA

Randal

Answer: The public (including me) were not told that a SPUI was planned for 2040, but sometime sooner.

Your suggested language is fine. The conclusion is that MIDA will not generate the critical traffic flow necessitating a SPUI.

Your question on the complimentary one way roads can be debated when the additional development approaches the critical traffic flow. That will occur long after this project is approved and built.

Thanks

Mike

Sent from my iPad

On Oct 31, 2017, at 11:41 AM, Randal Klein <rbklein@streamlineut.com> wrote:

Thanks Mike.

A question and an observation.

Question: Where you said *even if this conclusion is accurate for the western access road, it is not accurate for the access road bordering US40 on the east*, I don't believe that the one-way frontage road concept could work if only one side could be constructed. What am I missing?

Observation: Where you said *other aspects to the Concept Plan that would decrease traffic at the Mayflower interchange and the possible need for a SPUI arrangement*, the timeframe for UDOT to make the decision is far in the future. The e-mail I received from Matt Parker at UDOT stated *The Mayflower interchange will have to be converted to a SPUI by 2040 to handle the traffic generated*. In the interim, many things could happen that would change UDOT's conclusion as the best configuration. For the purposes of these EAs, the important thing to know is, UDOT is planning well in advance and it appears UDOT will obtain funding and construct the improvements in time to be effective. I'll make an edit to the EAs, changing of the relevant sentence to now say: *According to the Utah Department of Transportation (UDOT - Parker 2017), the current Mayflower interchange would be improved when necessary (most likely prior to 2040) to accommodate future traffic volumes. As of the writing of this document, the most likely configuration would be a single-point urban interchange.*

Thanks,

Randy Klein
Streamline Consulting, LLC
1713 Sweetwater Ln.

Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

From: Mike Kosakowski [<mailto:utahkos@gmail.com>]
Sent: Tuesday, October 31, 2017 11:04 AM
To: rbklein@streamlineut.com
Subject: MIDA EA

Randal

Thank you for the opportunity to review the draft EAs. Also thank you for incorporating my comments.

Although it does not affect the proposed MIDA action, please be aware that UDOT's conclusion on the transportation study that the Concept Plan "conflicted with the required geometry" has not been presented to the public for review. In addition, even if this conclusion is accurate for the western access road, it is not accurate for the access road bordering US40 on the east. There are also other aspects to the Concept Plan that would decrease traffic at the Mayflower interchange and the possible need for a SPUI arrangement.

Mike Kosakowski

Sent from my iPad

On Oct 30, 2017, at 4:11 PM, Randal Klein <rbklein@streamlineut.com> wrote:

Mike,

I wanted to be sure you received the environmental assessments I sent to you on Friday.

Thanks,

Randy Klein
Streamline Consulting, LLC
1713 Sweetwater Ln.
Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

Randal Klein

From: Mike Davis <mdavis@wasatch.utah.gov>
Sent: Friday, November 03, 2017 12:16 PM
To: rbklein@streamlineut.com
Subject: RE: Draft EA, Mayflower Parcel

Randy,

We have reviewed your document and do not find any substantial concerns. Thank you,
Mike Davis
Wasatch County Manager

From: Randal Klein [<mailto:rbklein@streamlineut.com>]
Sent: Wednesday, November 01, 2017 4:38 PM
To: joseph.linford.5@us.af.mil; samuel.johnson.5@us.af.mil; diane.foster@parkcity.org; tfisher@summitcounty.org; Mike Davis <mdavis@wasatch.utah.gov>; Doug Smith <dsmith@wasatch.utah.gov>; Kelly Christensen <kchristensen@wasatch.utah.gov>; ron@jssd.us; bob@deervalley.com; steve@deervalley.com; jim.blankenau@parkcity.org; pbondurant@summitcounty.org; Dwight Hill <dhill@wasatch.utah.gov>; paultmorris@outlook.com
Cc: 'Hontz, Brooke' <BHontz@extell.com>
Subject: Draft EA, Mayflower Parcel

In the attached WORD document, edit tracking is turned on. You can make comments in the file, save it, and return it to me, or you can send me comments in the body of an e-mail if you prefer. If you have no comments, please let me know that as well. I would appreciate obtaining replies by November 17.

Thanks,

Randy Klein

Randal B. Klein, PE
Streamline Consulting, LLC
1713 Sweetwater Ln.
Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

Randal Klein

From: Philip Bondurant <pbondurant@summitcounty.org>
Sent: Wednesday, November 08, 2017 1:25 PM
To: rbklein@streamlineut.com
Subject: RE: Draft EA, Mayflower Parcel

The Summit County Health Department has no comment for the draft environmental assessment.

Thank you

Phil Bondurant MPH, LEHS, HHS

Director of Environmental Health
Summit County Health Dept.
650 Round Valley Drive
Park City, UT 84060
(435) 333-1584

From: Randal Klein [<mailto:rbklein@streamlineut.com>]
Sent: Wednesday, November 01, 2017 4:38 PM
To: joseph.linford.5@us.af.mil; samuel.johnson.5@us.af.mil; diane.foster@parkcity.org; Tom Fisher; mdavis@wasatch.utah.gov; dsmith@wasatch.utah.gov; kchristensen@wasatch.utah.gov; ron@jssd.us; bob@deervalley.com; steve@deervalley.com; jim.blankenau@parkcity.org; Philip Bondurant; dhill@wasatch.utah.gov; paultmorris@outlook.com
Cc: 'Hontz, Brooke'
Subject: Draft EA, Mayflower Parcel

In the attached WORD document, edit tracking is turned on. You can make comments in the file, save it, and return it to me, or you can send me comments in the body of an e-mail if you prefer. If you have no comments, please let me know that as well. I would appreciate obtaining replies by November 17.

Thanks,

Randy Klein

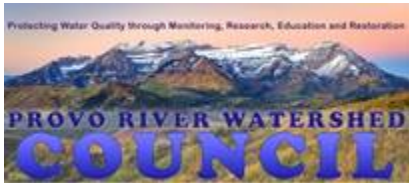
Randal B. Klein, PE
Streamline Consulting, LLC
1713 Sweetwater Ln.
Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

Randal Klein

From: Alane Boyd, P.E. <alane@desertroseenv.com>
Sent: Wednesday, December 20, 2017 1:02 PM
To: rbklein@streamlineut.com; 'Doug Smith'
Cc: 'Travis Hair'; 'Luke Robinson'; 'Sandy Wingert'
Subject: RE: Draft EA Comment, Mayflower Parcel

Randy,
Thanks for clarifying this. You have addressed the issue for me. Happy holidays!

Alane E. Boyd, P.E.
Desert Rose Environmental
801-580-9692



From: Randal Klein [<mailto:rbklein@streamlineut.com>]
Sent: Tuesday, December 19, 2017 3:17 PM
To: 'Doug Smith' <dsmith@wasatch.utah.gov>; alane@desertroseenv.com
Subject: Draft EA Comment, Mayflower Parcel

Doug and Alane,

I am responding to your comment, "A more detailed delineation study would have to be completed during spring growing season to confirm or deny presence of wetlands or channel segments that would be regulated under Section 404 of the CWA."

The location described in the biological resources report as potential wetlands or channel segments that would be regulated under Section 404 of the CWA is not proposed for development, but would be preserved as open space. This is stated in Sections 1.7.2 (biological), 1.7.2 (water quality), and 4.2.1.2.

I'm guessing you were responding to a sentence in Section 3.3.1, which I have now modified to say, "If development is ever proposed in the areas that could be potential wetlands or channel segments (Frontier 2017) a more detailed delineation study would have to be completed during spring growing season."

Thanks,

Randy Klein
Streamline Consulting, LLC
1713 Sweetwater Ln.
Farmington UT 84025

APPENDIX C

AIR QUALITY CALCULATIONS

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF AIR ANALYSIS (ROAA)

1. General Information: The Air Force's Air Conformity Applicability Model (ACAM) was used to perform an analysis to assess the potential air quality impact/s associated with the action in accordance with the Air Force Instruction 32-7040, Air Quality Compliance And Resource Management; the Environmental Impact Analysis Process (EIAP, 32 CFR 989); and the General Conformity Rule (GCR, 40 CFR 93 Subpart B). This report provides a summary of the ACAM analysis.

a. Action Location:

Base: HILL AFB
State: Utah
County(s): Wasatch
Regulatory Area(s): NOT IN A REGULATORY AREA

b. Action Title: Mayflower Hotel and Resort

c. Project Number/s (if applicable):

d. Projected Action Start Date: 6 / 2019

e. Action Description:

MIDA was created by the Utah Legislature in 2007 to facilitate development of military land in Utah. USAF is working closely with MIDA to fulfill the intent of the act. To accomplish that goal, USAF proposes to exchange its Red Maple parcel for an equally-valued parcel contiguous to property where through agreements among the private developer, MIDA, and USAF, the developer would provide a four-season, high-quality resort experience for military personnel, Department of Defense (DoD) civilian employees, and military retirees, all of whom would have a reservation priority and discounted room rates. This approach would provide DoD patrons with access to improved amenities compared to the 1960s era hospitality units in Snow Basin, which was a morale, welfare, and recreation facility. The resort facility would also be open to the general public.

Other Alternatives were: No Action; Develop the Red Maple Parcel; Utilize a Different Parcel; Return the Red Maple Parcel to the Secretary of Interior.

f. Point of Contact:

Name: Randal Klein
Title: Civilian
Organization: Streamline Consulting, LLC
Email: rbklein@streamlineut.com
Phone Number: (801) 451-7872

2. Air Impact Analysis: Based on the attainment status at the action location, the requirements of the General Conformity Rule are:

_____ applicable
__X__ not applicable

Total combined direct and indirect emissions associated with the action were estimated through ACAM on a calendar-year basis for the "worst-case" and "steady state" (net gain/loss upon action fully implemented) emissions.

"Air Quality Indicators" were used to provide an indication of the significance of potential impacts to air quality. These air quality indicators are EPA General Conformity Rule (GCR) thresholds (de minimis levels) that are applied out of context to their intended use. Therefore, these indicators do not trigger a regulatory requirement; however, they provide a warning that the action is potentially significant. It is important to note that these indicators only provide a clue to the potential impacts to air quality.

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF AIR ANALYSIS (ROAA)

Given the GCR de minimis threshold values are the maximum net change an action can acceptably emit in non-attainment and maintenance areas, these threshold values would also conservatively indicate an actions emissions within an attainment would also be acceptable. An air quality indicator value of 100 tons/yr is used based on the GCR de minimis threshold for the least severe non-attainment classification for all criteria pollutants (see 40 CFR 93.153). Therefore, the worst-case year emissions were compared against the GCR Indicator and are summarized below.

Analysis Summary:

2019

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.389 | 100 | No |
| NOx | 2.789 | 100 | No |
| CO | 2.136 | 100 | No |
| SOx | 0.006 | 100 | No |
| PM 10 | 3.704 | 100 | No |
| PM 2.5 | 0.120 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.005 | 100 | No |
| CO2e | 639.3 | | |

2020

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.527 | 100 | No |
| NOx | 3.761 | 100 | No |
| CO | 3.146 | 100 | No |
| SOx | 0.009 | 100 | No |
| PM 10 | 0.166 | 100 | No |
| PM 2.5 | 0.163 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.007 | 100 | No |
| CO2e | 889.8 | | |

2021

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 4.921 | 100 | No |
| NOx | 4.443 | 100 | No |
| CO | 3.492 | 100 | No |
| SOx | 0.011 | 100 | No |
| PM 10 | 0.200 | 100 | No |
| PM 2.5 | 0.197 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.007 | 100 | No |
| CO2e | 1254.2 | | |

AIR CONFORMITY APPLICABILITY MODEL REPORT RECORD OF AIR ANALYSIS (ROAA)


2022

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 2.352 | 100 | No |
| NOx | 2.674 | 100 | No |
| CO | 1.561 | 100 | No |
| SOx | 0.007 | 100 | No |
| PM 10 | 0.130 | 100 | No |
| PM 2.5 | 0.129 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.001 | 100 | No |
| CO2e | 1241.4 | | |

2023 - (Steady State)

| Pollutant | Action Emissions (ton/yr) | AIR QUALITY INDICATOR | |
|--------------------------|---------------------------|-----------------------|------------------------|
| | | Threshold (ton/yr) | Exceedance (Yes or No) |
| NOT IN A REGULATORY AREA | | | |
| VOC | 0.080 | 100 | No |
| NOx | 2.047 | 100 | No |
| CO | 1.036 | 100 | No |
| SOx | 0.006 | 100 | No |
| PM 10 | 0.102 | 100 | No |
| PM 2.5 | 0.102 | 100 | No |
| Pb | 0.000 | 25 | No |
| NH3 | 0.000 | 100 | No |
| CO2e | 1093.0 | | |

None of estimated emissions associated with this action are above the GCR indicators, indicating no significant impact to air quality; therefore, no further air assessment is needed.



Randal Klein, Civilian

June 11, 2019

DATE

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

1. General Information

- Action Location

Base: HILL AFB
State: Utah
County(s): Wasatch
Regulatory Area(s): NOT IN A REGULATORY AREA

- Action Title: Mayflower Hotel and Resort

- Project Number/s (if applicable):

- Projected Action Start Date: 6 / 2019

- Action Purpose and Need:

The purpose of the proposed action is to complete a land exchange and subsequent lease of the property as permitted by the Act in a manner that would provide access to a private, four-season hotel and resort with skier access, open space, and trails, along with dining, entertainment, and other amenities accessible to military personnel, DoD civilian employees, and military retirees at substantially reduced rates.

The proposed action complies with the requirements and intent of the Act and is needed in order to provide USAF with a sufficient parcel of property at a location that would allow USAF, in association with MIDA, to benefit from the development of a privately-constructed resort that will provide recreational opportunities to military personnel, retirees, and DoD civilians as intended by Act

- Action Description:

MIDA was created by the Utah Legislature in 2007 to facilitate development of military land in Utah. USAF is working closely with MIDA to fulfill the intent of the act. To accomplish that goal, USAF proposes to exchange its Red Maple parcel for an equally-valued parcel contiguous to property where through agreements among the private developer, MIDA, and USAF, the developer would provide a four-season, high-quality resort experience for military personnel, Department of Defense (DoD) civilian employees, and military retirees, all of whom would have a reservation priority and discounted room rates. This approach would provide DoD patrons with access to improved amenities compared to the 1960s era hospitality units in Snow Basin, which was a morale, welfare, and recreation facility. The resort facility would also be open to the general public.

Other Alternatives were: No Action; Develop the Red Maple Parcel; Utilize a Different Parcel; Return the Red Maple Parcel to the Secretary of Interior.

- Point of Contact

Name: Randal Klein
Title: Civilian
Organization: Streamline Consulting, LLC
Email: rbklein@streamlineut.com
Phone Number: (801) 451-7872

- Activity List:

| Activity Type | | Activity Title |
|---------------|---------------------------|----------------------------|
| 2. | Construction / Demolition | Earthwork and Construction |
| 3. | Heating | Boiler |
| 4. | Emergency Generator | Diesel Generator |

Emission factors and air emission estimating methods come from the United States Air Force's Air Emissions Guide for Air Force Stationary Sources, Air Emissions Guide for Air Force Mobile Sources, and Air Emissions Guide for Air Force Transitory Sources.

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

2. Construction / Demolition

2.1 General Information & Timeline Assumptions

- Activity Location

County: Wasatch

Regulatory Area(s): NOT IN A REGULATORY AREA

- Activity Title: Earthwork and Construction

- Activity Description:

Earthwork and Construction

- Activity Start Date

Start Month: 6

Start Month: 2019

- Activity End Date

Indefinite: False

End Month: 2

End Month: 2022

- Activity Emissions:

| Pollutant | Total Emissions (TONs) |
|-----------------|------------------------|
| VOC | 8.082656 |
| SO _x | 0.025062 |
| NO _x | 10.937689 |
| CO | 8.953435 |
| PM 10 | 4.063118 |

| Pollutant | Total Emissions (TONs) |
|-------------------|------------------------|
| PM 2.5 | 0.472190 |
| Pb | 0.000000 |
| NH ₃ | 0.020935 |
| CO ₂ e | 2567.4 |
| | |

2.1 Site Grading Phase

2.1.1 Site Grading Phase Timeline Assumptions

- Phase Start Date

Start Month: 6

Start Quarter: 1

Start Year: 2019

- Phase Duration

Number of Month: 2

Number of Days: 0

2.1.2 Site Grading Phase Assumptions

- General Site Grading Information

Area of Site to be Graded (ft²): 160000

Amount of Material to be Hauled On-Site (yd³): 60000

Amount of Material to be Hauled Off-Site (yd³): 0

- Site Grading Default Settings

Default Settings Used: Yes

Average Day(s) worked per week: 5 (default)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

- Construction Exhaust (default)

| Equipment Name | Number Of Equipment | Hours Per Day |
|--|---------------------|---------------|
| Graders Composite | 1 | 8 |
| Other Construction Equipment Composite | 1 | 8 |
| Rubber Tired Dozers Composite | 1 | 8 |
| Tractors/Loaders/Backhoes Composite | 2 | 7 |

- Vehicle Exhaust

Average Hauling Truck Capacity (yd³): 20 (default)

Average Hauling Truck Round Trip Commute (mile): 20 (default)

- Vehicle Exhaust Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|------|------|------|------|------|--------|----|
| POVs | 0 | 0 | 0 | 0 | 0 | 100.00 | 0 |

- Worker Trips

Average Worker Round Trip Commute (mile): 20 (default)

- Worker Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|-------|-------|------|------|------|------|----|
| POVs | 50.00 | 50.00 | 0 | 0 | 0 | 0 | 0 |

2.1.3 Site Grading Phase Emission Factor(s)

- Construction Exhaust Emission Factors (lb/hour) (default)

| Graders Composite | | | | | | | | |
|--|--------|-----------------|-----------------|--------|--------|--------|-----------------|------------------|
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0982 | 0.0014 | 0.6490 | 0.5786 | 0.0316 | 0.0316 | 0.0088 | 132.96 |
| Other Construction Equipment Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0595 | 0.0012 | 0.3971 | 0.3522 | 0.0158 | 0.0158 | 0.0053 | 122.63 |
| Rubber Tired Dozers Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.2226 | 0.0024 | 1.6948 | 0.8387 | 0.0682 | 0.0682 | 0.0200 | 239.58 |
| Tractors/Loaders/Backhoes Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0471 | 0.0007 | 0.3018 | 0.3630 | 0.0159 | 0.0159 | 0.0042 | 66.904 |

- Vehicle Exhaust & Worker Trips Emission Factors (grams/mile)

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO _{2e} |
|------|---------|-----------------|-----------------|---------|---------|---------|----|-----------------|------------------|
| LDGV | 000.324 | 000.002 | 000.258 | 003.564 | 000.009 | 000.008 | | 000.024 | 00337.887 |
| LDGT | 000.408 | 000.003 | 000.454 | 005.022 | 000.012 | 000.011 | | 000.025 | 00436.368 |
| HDGV | 000.821 | 000.005 | 001.266 | 017.577 | 000.028 | 000.025 | | 000.045 | 00782.573 |
| LDDV | 000.127 | 000.003 | 000.143 | 002.464 | 000.004 | 000.004 | | 000.008 | 00327.381 |
| LDDT | 000.301 | 000.004 | 000.444 | 004.579 | 000.007 | 000.007 | | 000.008 | 00470.734 |
| HDDV | 000.496 | 000.013 | 005.440 | 001.784 | 000.196 | 000.180 | | 000.028 | 01503.300 |
| MC | 002.670 | 000.003 | 000.842 | 013.810 | 000.029 | 000.025 | | 000.053 | 00399.144 |

2.1.4 Site Grading Phase Formula(s)

- Fugitive Dust Emissions per Phase

$$PM10_{FD} = (20 * ACRE * WD) / 2000$$

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

PM10_{FD}: Fugitive Dust PM 10 Emissions (TONs)
20: Conversion Factor Acre Day to pounds (20 lb / 1 Acre Day)
ACRE: Total acres (acres)
WD: Number of Total Work Days (days)
2000: Conversion Factor pounds to tons

- Construction Exhaust Emissions per Phase

$$CEE_{POL} = (NE * WD * H * EF_{POL}) / 2000$$

CEE_{POL}: Construction Exhaust Emissions (TONs)
NE: Number of Equipment
WD: Number of Total Work Days (days)
H: Hours Worked per Day (hours)
EF_{POL}: Emission Factor for Pollutant (lb/hour)
2000: Conversion Factor pounds to tons

- Vehicle Exhaust Emissions per Phase

$$VMT_{VE} = (HA_{OnSite} + HA_{OffSite}) * (1 / HC) * HT$$

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)
HA_{OnSite}: Amount of Material to be Hauled On-Site (yd³)
HA_{OffSite}: Amount of Material to be Hauled Off-Site (yd³)
HC: Average Hauling Truck Capacity (yd³)
(1 / HC): Conversion Factor cubic yards to trips (1 trip / HC yd³)
HT: Average Hauling Truck Round Trip Commute (mile/trip)

$$V_{POL} = (VMT_{VE} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)
VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)
0.002205: Conversion Factor grams to pounds
EF_{POL}: Emission Factor for Pollutant (grams/mile)
VM: Vehicle Exhaust On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

- Worker Trips Emissions per Phase

$$VMT_{WT} = WD * WT * 1.25 * NE$$

VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)
WD: Number of Total Work Days (days)
WT: Average Worker Round Trip Commute (mile)
1.25: Conversion Factor Number of Construction Equipment to Number of Works
NE: Number of Construction Equipment

$$V_{POL} = (VMT_{WT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)
VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)
0.002205: Conversion Factor grams to pounds
EF_{POL}: Emission Factor for Pollutant (grams/mile)
VM: Worker Trips On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

2.2 Trenching/Excavating Phase

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

2.2.1 Trenching / Excavating Phase Timeline Assumptions

- Phase Start Date

Start Month: 7
Start Quarter: 1
Start Year: 2019

- Phase Duration

Number of Month: 2
Number of Days: 0

2.2.2 Trenching / Excavating Phase Assumptions

- General Trenching/Excavating Information

| | |
|---|-------|
| Area of Site to be Trenched/Excavated (ft²): | 20000 |
| Amount of Material to be Hauled On-Site (yd³): | 16000 |
| Amount of Material to be Hauled Off-Site (yd³): | 0 |

- Trenching Default Settings

Default Settings Used: Yes

Average Day(s) worked per week: 5 (default)

- Construction Exhaust (default)

| Equipment Name | Number Of Equipment | Hours Per Day |
|---|---------------------|---------------|
| Excavators Composite | 2 | 8 |
| Other General Industrial Equipmen Composite | 1 | 8 |
| Tractors/Loaders/Backhoes Composite | 1 | 8 |

- Vehicle Exhaust

| | |
|---|--------------|
| Average Hauling Truck Capacity (yd³): | 20 (default) |
| Average Hauling Truck Round Trip Commute (mile): | 20 (default) |

- Vehicle Exhaust Vehicle Mixture (%)

| | LDGV | LDGT | HDBGV | LDDV | LDDT | HDDV | MC |
|------|------|------|-------|------|------|--------|----|
| POVs | 0 | 0 | 0 | 0 | 0 | 100.00 | 0 |

- Worker Trips

Average Worker Round Trip Commute (mile): 20 (default)

- Worker Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|-------|-------|------|------|------|------|----|
| POVs | 50.00 | 50.00 | 0 | 0 | 0 | 0 | 0 |

2.2.3 Trenching / Excavating Phase Emission Factor(s)

- Construction Exhaust Emission Factors (lb/hour) (default)

| Construction Exhaust Emission Factors (lb/ton) (default) | | | | | | | | |
|--|------------|-----------------------|-----------------------|-----------|--------------|---------------|-----------------------|------------------------|
| Graders Composite | | | | | | | | |
| | VOC | SO_x | NO_x | CO | PM 10 | PM 2.5 | CH₄ | CO_{2e} |
| Emission Factors | 0.0982 | 0.0014 | 0.6490 | 0.5786 | 0.0316 | 0.0316 | 0.0088 | 132.96 |
| Other Construction Equipment Composite | | | | | | | | |
| | VOC | SO_x | NO_x | CO | PM 10 | PM 2.5 | CH₄ | CO_{2e} |
| Emission Factors | 0.0595 | 0.0012 | 0.3971 | 0.3522 | 0.0158 | 0.0158 | 0.0053 | 122.63 |
| Rubber Tired Dozers Composite | | | | | | | | |

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
|--|--------|-----------------|-----------------|--------|--------|--------|-----------------|------------------|
| Emission Factors | 0.2226 | 0.0024 | 1.6948 | 0.8387 | 0.0682 | 0.0682 | 0.0200 | 239.58 |
| Tractors/Loaders/Backhoes Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0471 | 0.0007 | 0.3018 | 0.3630 | 0.0159 | 0.0159 | 0.0042 | 66.904 |

- Vehicle Exhaust & Worker Trips Emission Factors (grams/mile)

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO _{2e} |
|------|---------|-----------------|-----------------|---------|---------|---------|----|-----------------|------------------|
| LDGV | 000.324 | 000.002 | 000.258 | 003.564 | 000.009 | 000.008 | | 000.024 | 00337.887 |
| LDGT | 000.408 | 000.003 | 000.454 | 005.022 | 000.012 | 000.011 | | 000.025 | 00436.368 |
| HDGV | 000.821 | 000.005 | 001.266 | 017.577 | 000.028 | 000.025 | | 000.045 | 00782.573 |
| LDDV | 000.127 | 000.003 | 000.143 | 002.464 | 000.004 | 000.004 | | 000.008 | 00327.381 |
| LDDT | 000.301 | 000.004 | 000.444 | 004.579 | 000.007 | 000.007 | | 000.008 | 00470.734 |
| HDDV | 000.496 | 000.013 | 005.440 | 001.784 | 000.196 | 000.180 | | 000.028 | 01503.300 |
| MC | 002.670 | 000.003 | 000.842 | 013.810 | 000.029 | 000.025 | | 000.053 | 00399.144 |

2.2.4 Trenching / Excavating Phase Formula(s)

- Fugitive Dust Emissions per Phase

$$PM10_{FD} = (20 * ACRE * WD) / 2000$$

PM10_{FD}: Fugitive Dust PM 10 Emissions (TONs)

20: Conversion Factor Acre Day to pounds (20 lb / 1 Acre Day)

ACRE: Total acres (acres)

WD: Number of Total Work Days (days)

2000: Conversion Factor pounds to tons

- Construction Exhaust Emissions per Phase

$$CEE_{POL} = (NE * WD * H * EF_{POL}) / 2000$$

CEE_{POL}: Construction Exhaust Emissions (TONs)

NE: Number of Equipment

WD: Number of Total Work Days (days)

H: Hours Worked per Day (hours)

EF_{POL}: Emission Factor for Pollutant (lb/hour)

2000: Conversion Factor pounds to tons

- Vehicle Exhaust Emissions per Phase

$$VMT_{VE} = (HA_{OnSite} + HA_{OffSite}) * (1 / HC) * HT$$

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)

HA_{OnSite}: Amount of Material to be Hauled On-Site (yd³)

HA_{OffSite}: Amount of Material to be Hauled Off-Site (yd³)

HC: Average Hauling Truck Capacity (yd³)

(1 / HC): Conversion Factor cubic yards to trips (1 trip / HC yd³)

HT: Average Hauling Truck Round Trip Commute (mile/trip)

$$V_{POL} = (VMT_{VE} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)

0.002205: Conversion Factor grams to pounds

EF_{POL}: Emission Factor for Pollutant (grams/mile)

VM: Vehicle Exhaust On Road Vehicle Mixture (%)

2000: Conversion Factor pounds to tons

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

- Worker Trips Emissions per Phase

$$VMT_{WT} = WD * WT * 1.25 * NE$$

VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)

WD: Number of Total Work Days (days)

WT: Average Worker Round Trip Commute (mile)

1.25: Conversion Factor Number of Construction Equipment to Number of Works

NE: Number of Construction Equipment

$$V_{POL} = (VMT_{WT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)

VMT_{VE}: Worker Trips Vehicle Miles Travel (miles)

0.002205: Conversion Factor grams to pounds

EF_{POL}: Emission Factor for Pollutant (grams/mile)

VM: Worker Trips On Road Vehicle Mixture (%)

2000: Conversion Factor pounds to tons

2.3 Building Construction Phase

2.3.1 Building Construction Phase Timeline Assumptions

- Phase Start Date

Start Month: 9

Start Quarter: 1

Start Year: 2019

- Phase Duration

Number of Month: 30

Number of Days: 0

2.3.2 Building Construction Phase Assumptions

- General Building Construction Information

Building Category: Commercial or Retail

Area of Building (ft²): 564737

Height of Building (ft): 110

Number of Units: N/A

- Building Construction Default Settings

Default Settings Used: Yes

Average Day(s) worked per week: 5 (default)

- Construction Exhaust (default)

| Equipment Name | Number Of Equipment | Hours Per Day |
|-------------------------------------|---------------------|---------------|
| Cranes Composite | 1 | 7 |
| Forklifts Composite | 3 | 8 |
| Generator Sets Composite | 1 | 8 |
| Tractors/Loaders/Backhoes Composite | 3 | 7 |
| Welders Composite | 1 | 8 |

- Vehicle Exhaust

Average Hauling Truck Round Trip Commute (mile): 20 (default)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

- Vehicle Exhaust Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|------|------|------|------|------|--------|----|
| POVs | 0 | 0 | 0 | 0 | 0 | 100.00 | 0 |

- Worker Trips

Average Worker Round Trip Commute (mile): 20 (default)

- Worker Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|-------|-------|------|------|------|------|----|
| POVs | 50.00 | 50.00 | 0 | 0 | 0 | 0 | 0 |

- Vendor Trips

Average Vendor Round Trip Commute (mile): 40 (default)

- Vendor Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|------|------|------|------|------|--------|----|
| POVs | 0 | 0 | 0 | 0 | 0 | 100.00 | 0 |

2.3.3 Building Construction Phase Emission Factor(s)

- Construction Exhaust Emission Factors (lb/hour) (default)

| Cranes Composite | | | | | | | | |
|-------------------------------------|--------|-----------------|-----------------|--------|--------|--------|-----------------|------------------|
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0953 | 0.0013 | 0.7235 | 0.3981 | 0.0286 | 0.0286 | 0.0086 | 128.84 |
| Forklifts Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0344 | 0.0006 | 0.1923 | 0.2166 | 0.0085 | 0.0085 | 0.0031 | 54.473 |
| Generator Sets Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0430 | 0.0006 | 0.3483 | 0.2755 | 0.0168 | 0.0168 | 0.0038 | 61.089 |
| Tractors/Loaders/Backhoes Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0471 | 0.0007 | 0.3018 | 0.3630 | 0.0159 | 0.0159 | 0.0042 | 66.904 |
| Welders Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0343 | 0.0003 | 0.1832 | 0.1842 | 0.0116 | 0.0116 | 0.0031 | 25.680 |

- Vehicle Exhaust & Worker Trips Emission Factors (grams/mile)

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO _{2e} |
|------|---------|-----------------|-----------------|---------|---------|---------|----|-----------------|------------------|
| LDGV | 000.324 | 000.002 | 000.258 | 003.564 | 000.009 | 000.008 | | 000.024 | 00337.887 |
| LDGT | 000.408 | 000.003 | 000.454 | 005.022 | 000.012 | 000.011 | | 000.025 | 00436.368 |
| HDGV | 000.821 | 000.005 | 001.266 | 017.577 | 000.028 | 000.025 | | 000.045 | 00782.573 |
| LDDV | 000.127 | 000.003 | 000.143 | 002.464 | 000.004 | 000.004 | | 000.008 | 00327.381 |
| LDDT | 000.301 | 000.004 | 000.444 | 004.579 | 000.007 | 000.007 | | 000.008 | 00470.734 |
| HDDV | 000.496 | 000.013 | 005.440 | 001.784 | 000.196 | 000.180 | | 000.028 | 01503.300 |
| MC | 002.670 | 000.003 | 000.842 | 013.810 | 000.029 | 000.025 | | 000.053 | 00399.144 |

2.3.4 Building Construction Phase Formula(s)

- Construction Exhaust Emissions per Phase

$$CEE_{POL} = (NE * WD * H * EF_{POL}) / 2000$$

CEE_{POL}: Construction Exhaust Emissions (TONs)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

NE: Number of Equipment
WD: Number of Total Work Days (days)
H: Hours Worked per Day (hours)
EF_{POL}: Emission Factor for Pollutant (lb/hour)
2000: Conversion Factor pounds to tons

- Vehicle Exhaust Emissions per Phase

$$VMT_{VE} = BA * BH * (0.32 / 1000) * HT$$

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)
BA: Area of Building (ft²)
BH: Height of Building (ft)
(0.32 / 1000): Conversion Factor ft³ to trips (0.32 trip / 1000 ft³)
HT: Average Hauling Truck Round Trip Commute (mile/trip)

$$V_{POL} = (VMT_{VE} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)
VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)
0.002205: Conversion Factor grams to pounds
EF_{POL}: Emission Factor for Pollutant (grams/mile)
VM: Worker Trips On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

- Worker Trips Emissions per Phase

$$VMT_{WT} = WD * WT * 1.25 * NE$$

VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)
WD: Number of Total Work Days (days)
WT: Average Worker Round Trip Commute (mile)
1.25: Conversion Factor Number of Construction Equipment to Number of Works
NE: Number of Construction Equipment

$$V_{POL} = (VMT_{WT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)
VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)
0.002205: Conversion Factor grams to pounds
EF_{POL}: Emission Factor for Pollutant (grams/mile)
VM: Worker Trips On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

- Vender Trips Emissions per Phase

$$VMT_{VT} = BA * BH * (0.05 / 1000) * HT$$

VMT_{VT}: Vender Trips Vehicle Miles Travel (miles)
BA: Area of Building (ft²)
BH: Height of Building (ft)
(0.05 / 1000): Conversion Factor ft³ to trips (0.05 trip / 1000 ft³)
HT: Average Hauling Truck Round Trip Commute (mile/trip)

$$V_{POL} = (VMT_{VT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)
VMT_{VT}: Vender Trips Vehicle Miles Travel (miles)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

0.002205: Conversion Factor grams to pounds
EF_{POL}: Emission Factor for Pollutant (grams/mile)
VM: Worker Trips On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

2.4 Architectural Coatings Phase

2.4.1 Architectural Coatings Phase Timeline Assumptions

- Phase Start Date

Start Month: 9
Start Quarter: 1
Start Year: 2021

- Phase Duration

Number of Month: 6
Number of Days: 0

2.4.2 Architectural Coatings Phase Assumptions

- General Architectural Coatings Information

Building Category: Non-Residential
Total Square Footage (ft²): 564737
Number of Units: N/A

- Architectural Coatings Default Settings

Default Settings Used: Yes
Average Day(s) worked per week: 5 (default)

- Worker Trips

Average Worker Round Trip Commute (mile): 20 (default)

- Worker Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|-------|-------|------|------|------|------|----|
| POVs | 50.00 | 50.00 | 0 | 0 | 0 | 0 | 0 |

2.4.3 Architectural Coatings Phase Emission Factor(s)

- Worker Trips Emission Factors (grams/mile)

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO _{2e} |
|------|---------|-----------------|-----------------|---------|---------|---------|----|-----------------|------------------|
| LDGV | 000.324 | 000.002 | 000.258 | 003.564 | 000.009 | 000.008 | | 000.024 | 00337.887 |
| LDGT | 000.408 | 000.003 | 000.454 | 005.022 | 000.012 | 000.011 | | 000.025 | 00436.368 |
| HDGV | 000.821 | 000.005 | 001.266 | 017.577 | 000.028 | 000.025 | | 000.045 | 00782.573 |
| LDDV | 000.127 | 000.003 | 000.143 | 002.464 | 000.004 | 000.004 | | 000.008 | 00327.381 |
| LDDT | 000.301 | 000.004 | 000.444 | 004.579 | 000.007 | 000.007 | | 000.008 | 00470.734 |
| HDDV | 000.496 | 000.013 | 005.440 | 001.784 | 000.196 | 000.180 | | 000.028 | 01503.300 |
| MC | 002.670 | 000.003 | 000.842 | 013.810 | 000.029 | 000.025 | | 000.053 | 00399.144 |

2.4.4 Architectural Coatings Phase Formula(s)

- Worker Trips Emissions per Phase

$$\text{VMT}_{\text{WT}} = (1 * \text{WT} * \text{PA}) / 800$$

VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

1: Conversion Factor man days to trips (1 trip / 1 man * day)
WT: Average Worker Round Trip Commute (mile)
PA: Paint Area (ft²)
800: Conversion Factor square feet to man days (1 ft² / 1 man * day)

$$V_{POL} = (VMT_{WT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL} : Vehicle Emissions (TONs)
 VMT_{WT} : Worker Trips Vehicle Miles Travel (miles)
0.002205: Conversion Factor grams to pounds
 EF_{POL} : Emission Factor for Pollutant (grams/mile)
VM: Worker Trips On Road Vehicle Mixture (%)
2000: Conversion Factor pounds to tons

- Off-Gassing Emissions per Phase

$$VOC_{AC} = (AB * 2.0 * 0.0116) / 2000.0$$

VOC_{AC} : Architectural Coating VOC Emissions (TONs)
BA: Area of Building (ft²)
2.0: Conversion Factor total area to coated area (2.0 ft² coated area / total area)
0.0116: Emission Factor (lb/ft²)
2000: Conversion Factor pounds to tons

2.5 Paving Phase

2.5.1 Paving Phase Timeline Assumptions

- Phase Start Date

Start Month: 10
Start Quarter: 1
Start Year: 2019

- Phase Duration

Number of Month: 1
Number of Days: 0

2.5.2 Paving Phase Assumptions

- General Paving Information

Paving Area (ft²): 204800

- Paving Default Settings

Default Settings Used: Yes
Average Day(s) worked per week: 5 (default)

- Construction Exhaust (default)

| Equipment Name | Number Of Equipment | Hours Per Day |
|------------------------------------|---------------------|---------------|
| Cement and Mortar Mixers Composite | 4 | 6 |
| Pavers Composite | 1 | 7 |
| Paving Equipment Composite | 2 | 6 |
| Rollers Composite | 1 | 7 |

- Vehicle Exhaust

Average Hauling Truck Round Trip Commute (mile): 20 (default)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

- Vehicle Exhaust Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|------|------|------|------|------|--------|----|
| POVs | 0 | 0 | 0 | 0 | 0 | 100.00 | 0 |

- Worker Trips

Average Worker Round Trip Commute (mile): 20 (default)

- Worker Trips Vehicle Mixture (%)

| | LDGV | LDGT | HDGV | LDDV | LDDT | HDDV | MC |
|------|-------|-------|------|------|------|------|----|
| POVs | 50.00 | 50.00 | 0 | 0 | 0 | 0 | 0 |

2.5.3 Paving Phase Emission Factor(s)

- Construction Exhaust Emission Factors (lb/hour) (default)

| Graders Composite | | | | | | | | |
|--|--------|-----------------|-----------------|--------|--------|--------|-----------------|------------------|
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0982 | 0.0014 | 0.6490 | 0.5786 | 0.0316 | 0.0316 | 0.0088 | 132.96 |
| Other Construction Equipment Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0595 | 0.0012 | 0.3971 | 0.3522 | 0.0158 | 0.0158 | 0.0053 | 122.63 |
| Rubber Tired Dozers Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.2226 | 0.0024 | 1.6948 | 0.8387 | 0.0682 | 0.0682 | 0.0200 | 239.58 |
| Tractors/Loaders/Backhoes Composite | | | | | | | | |
| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | CH ₄ | CO _{2e} |
| Emission Factors | 0.0471 | 0.0007 | 0.3018 | 0.3630 | 0.0159 | 0.0159 | 0.0042 | 66.904 |

- Vehicle Exhaust & Worker Trips Emission Factors (grams/mile)

| | VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO _{2e} |
|------|---------|-----------------|-----------------|---------|---------|---------|----|-----------------|------------------|
| LDGV | 000.324 | 000.002 | 000.258 | 003.564 | 000.009 | 000.008 | | 000.024 | 00337.887 |
| LDGT | 000.408 | 000.003 | 000.454 | 005.022 | 000.012 | 000.011 | | 000.025 | 00436.368 |
| HDGV | 000.821 | 000.005 | 001.266 | 017.577 | 000.028 | 000.025 | | 000.045 | 00782.573 |
| LDDV | 000.127 | 000.003 | 000.143 | 002.464 | 000.004 | 000.004 | | 000.008 | 00327.381 |
| LDDT | 000.301 | 000.004 | 000.444 | 004.579 | 000.007 | 000.007 | | 000.008 | 00470.734 |
| HDDV | 000.496 | 000.013 | 005.440 | 001.784 | 000.196 | 000.180 | | 000.028 | 01503.300 |
| MC | 002.670 | 000.003 | 000.842 | 013.810 | 000.029 | 000.025 | | 000.053 | 00399.144 |

2.5.4 Paving Phase Formula(s)

- Construction Exhaust Emissions per Phase

$$CEE_{POL} = (NE * WD * H * EF_{POL}) / 2000$$

CEE_{POL}: Construction Exhaust Emissions (TONs)

NE: Number of Equipment

WD: Number of Total Work Days (days)

H: Hours Worked per Day (hours)

EF_{POL}: Emission Factor for Pollutant (lb/hour)

2000: Conversion Factor pounds to tons

- Vehicle Exhaust Emissions per Phase

$$VMT_{VE} = PA * 0.25 * (1 / 27) * (1 / HC) * HT$$

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

PA: Paving Area (ft²)

0.25: Thickness of Paving Area (ft)

(1 / 27): Conversion Factor cubic feet to cubic yards (1 yd³ / 27 ft³)

HC: Average Hauling Truck Capacity (yd³)

(1 / HC): Conversion Factor cubic yards to trips (1 trip / HC yd³)

HT: Average Hauling Truck Round Trip Commute (mile/trip)

$$V_{POL} = (VMT_{VE} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)

VMT_{VE}: Vehicle Exhaust Vehicle Miles Travel (miles)

0.002205: Conversion Factor grams to pounds

EF_{POL}: Emission Factor for Pollutant (grams/mile)

VM: Vehicle Exhaust On Road Vehicle Mixture (%)

2000: Conversion Factor pounds to tons

- Worker Trips Emissions per Phase

$$VMT_{WT} = WD * WT * 1.25 * NE$$

VMT_{WT}: Worker Trips Vehicle Miles Travel (miles)

WD: Number of Total Work Days (days)

WT: Average Worker Round Trip Commute (mile)

1.25: Conversion Factor Number of Construction Equipment to Number of Works

NE: Number of Construction Equipment

$$V_{POL} = (VMT_{WT} * 0.002205 * EF_{POL} * VM) / 2000$$

V_{POL}: Vehicle Emissions (TONs)

VMT_{VE}: Worker Trips Vehicle Miles Travel (miles)

0.002205: Conversion Factor grams to pounds

EF_{POL}: Emission Factor for Pollutant (grams/mile)

VM: Worker Trips On Road Vehicle Mixture (%)

2000: Conversion Factor pounds to tons

- Off-Gassing Emissions per Phase

$$VOC_P = (2.62 * PA) / 43560$$

VOC_P: Paving VOC Emissions (TONs)

2.62: Emission Factor (lb/acre)

PA: Paving Area (ft²)

43560: Conversion Factor square feet to acre (43560 ft² / acre)² / acre)

3. Heating

3.1 General Information & Timeline Assumptions

- Add or Remove Activity from Baseline? Add

- Activity Location

County: Wasatch

Regulatory Area(s): NOT IN A REGULATORY AREA

- Activity Title: Boiler

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

- Activity Description:

Provide heat and hot water.

- Activity Start Date

Start Month: 9

Start Year: 2021

- Activity End Date

Indefinite: Yes

End Month: N/A

End Year: N/A

- Activity Emissions:

| Pollutant | Emissions Per Year (TONs) |
|-----------------|---------------------------|
| VOC | 0.047143 |
| SO _x | 0.005143 |
| NO _x | 0.857143 |
| CO | 0.720000 |
| PM 10 | 0.065143 |

| Pollutant | Emissions Per Year (TONs) |
|-------------------|---------------------------|
| PM 2.5 | 0.065143 |
| Pb | 0.000000 |
| NH ₃ | 0.000000 |
| CO ₂ e | 1031.9 |
| | |

3.2 Heating Assumptions

- Heating

Heating Calculation Type: Rated Capacity Method

- Rated Capacity Method

Rated Capacity of boiler/furnance (MM Btu): 20

Type of fuel: Natural Gas

Type of boiler/furnance: Industrial (10 - 250 MMBtu/hr)

Heat Value (MMBtu/ft³): 0.00105

- Default Settings Used: Yes

- Boiler/Furnace Usage

Operating Time Per Year (hours): 900 (default)

3.3 Heating Emission Factor(s)

- Heating Emission Factors (lb/1000000 scf)

| VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO ₂ e |
|-----|-----------------|-----------------|----|-------|--------|----|-----------------|-------------------|
| 5.5 | 0.6 | 100 | 84 | 7.6 | 7.6 | | | 120390 |

3.4 Heating Formula(s)

- Heating Fuel Consumption ft³ per Year

$$FC_{RC} = OT * RC / HV / 1000000$$

FC_{RC}: Fuel Consumption for Rated Capacity Method

OT: Operating Time Per Year (hours)

RC: Rated Capacity of boiler/furnance (MM Btu)

HV: Heat Value (MMBTU/ft³)

1000000: Conversion Factor

- Heating Emissions per Year

$$HE_{POL} = FC * EF_{POL} / 2000$$

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

HE_{POL}: Heating Emission Emissions (TONs)

FC: Fuel Consumption

EF_{POL}: Emission Factor for Pollutant

2000: Conversion Factor pounds to tons

4. Emergency Generator

4.1 General Information & Timeline Assumptions

- Add or Remove Activity from Baseline? Add

- Activity Location

County: Wasatch

Regulatory Area(s): NOT IN A REGULATORY AREA

- Activity Title: Diesel Generator

- Activity Description:

Backup Generator

- Activity Start Date

Start Month: 9

Start Year: 2021

- Activity End Date

Indefinite: Yes

End Month: N/A

End Year: N/A

- Activity Emissions:

| Pollutant | Emissions Per Year (TONs) |
|-----------------|---------------------------|
| VOC | 0.032890 |
| SO _x | 0.000574 |
| NO _x | 1.189742 |
| CO | 0.316040 |
| PM 10 | 0.037162 |

| Pollutant | Emissions Per Year (TONs) |
|-------------------|---------------------------|
| PM 2.5 | 0.037162 |
| Pb | 0.000000 |
| NH ₃ | 0.000000 |
| CO ₂ e | 61.1 |
| | |

4.2 Emergency Generator Assumptions

- Emergency Generator

Type of Fuel used in Emergency Generator: Diesel

Number of Emergency Generators: 1

- Default Settings Used: No

- Emergency Generators Consumption

Emergency Generator's Horsepower: 2552

Average Operating Hours Per Year (hours): 36

4.3 Emergency Generator Emission Factor(s)

- Emergency Generators Emission Factor (lb/hp-hr)

DETAIL AIR CONFORMITY APPLICABILITY MODEL REPORT

| VOC | SO _x | NO _x | CO | PM 10 | PM 2.5 | Pb | NH ₃ | CO ₂ e |
|----------|-----------------|-----------------|---------|----------|----------|----|-----------------|-------------------|
| 0.000716 | 0.0000125 | 0.0259 | 0.00688 | 0.000809 | 0.000809 | | | 1.33 |

4.4 Emergency Generator Formula(s)

- Emergency Generator Emissions per Year

$$AE_{POL} = (NGEN * HP * OT * EF_{POL}) / 2000$$

AE_{POL}: Activity Emissions (TONs per Year)

NGEN: Number of Emergency Generators

HP: Emergency Generator's Horsepower (hp)

OT: Average Operating Hours Per Year (hours)

EF_{POL}: Emission Factor for Pollutant (lb/hp-hr)

APPENDIX D

PUBLIC NOTICES



Public Comment Opportunity

The U.S. Air Force is accepting comments from the public on a draft environmental assessment (EA) completed for a proposed land exchange in Summit and Wasatch Counties between the U.S. Air Force (Air Force) and Utah's Military Installation Development Authority (MIDA).

With the proposed land exchange, the Air Force would relinquish its 26.5-acre Red Maple Parcel (in Summit County, Utah) to MIDA, and in return receive from MIDA 1.58 acres of the 6.36-acre Mayflower Parcel (in Wasatch County, Utah), located approximately four miles south/southeast of the Red Maple Parcel. The acreage that the Air Force would receive was determined based on property values and would be equivalent in economic value.

The Air Force prepared the EA to analyze potential environmental and socioeconomic consequences associated with the proposed land exchange and a possible future lease of the new property to provide access (at substantially reduced rates) to a private, four-season hotel and resort for Department of Defense military, civilian employees and military retirees. If leased, the Air Force parcel would not be disturbed, but would remain in its current, undeveloped condition.

Based on the EA, there would not be significant impacts on the human environment or any of the environmental resources described. Because of this, the Air Force proposes a Finding of No Significant Impact, or FONSI, for the proposed land exchange and has determined an Environmental Impact Statement is unnecessary.

The complete EA is available online at:
[www.hill.af.mil/Portals/58/documents/Environmental/Draft Land Exchange EA 07-16-19.pdf](http://www.hill.af.mil/Portals/58/documents/Environmental/Draft%20Land%20Exchange%20EA%2007-16-19.pdf)

Public comment on the EA will be accepted through August 23, 2019.
Comments on the EA can be submitted to:

Sam Johnson
NEPA/EIAP Manager
75 CEG/CEIEA
7290 Weiner St., Bldg. 383
Hill AFB UT 84056-5003
(801) 775-3653
samuel.johnson.5@us.af.mil

into place, he said. So the rhythm of the Morse code is the rhythm of the piece."

The program will be highlighted by soprano Melissa



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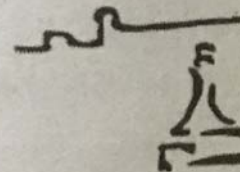
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Comments on the EA can be submitted to:

Sam Johnson
NEPA/EIAP Manager
75 CEG/CEIEA
7290 Weiner St., Bldg. 383
Hill AFB UT 84056-5003
(801) 775-3653
samuel.johnson.5@us.af.mil

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Public Comment Opportunity

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With the proposed land exchange, the Air Force would relinquish its 26.5-acre Red Maple Parcel (in Summit County, Utah) to MIDA, and in return receive from MIDA 1.58 acres of the 6.36-acre Mayflower Parcel (in Wasatch County, Utah), located approximately four miles south/southeast of the Red Maple Parcel. The acreage that the Air Force would receive was determined based on property values and would be equivalent in economic value.

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The complete EA is available online at:
[www.hill.af.mil/Portals/58/documents/Environmental/Draft Land Exchange EA 07-16-19.pdf](http://www.hill.af.mil/Portals/58/documents/Environmental/Draft%20Land%20Exchange%20EA%2007-16-19.pdf)

Public comment on the EA will be accepted through August 23, 2019.
Comments on the EA can be submitted to:

Sam Johnson
NEPA/EIAP Manager
75 CEG/CEIEA
7290 Weiner St., Bldg. 383
Hill AFB UT 84056-5003
(801) 775-3653
samuel.johnson.5@us.af.mil

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