



Fact Sheet

United States Air Force

MILITARY FAMILY HOUSING (MFH) DEMOLITION, CONSTRUCTION, RENOVATION AND LEASING (DCR&L) PROGRAM ENVIRONMENTAL IMPACT STATEMENT (EIS) EGLIN AIR FORCE BASE AND HURLBURT FIELD, FLORIDA

Environmental Issues to be Evaluated in the EIS

While screening potential alternative development sites for implementing the Military Family Housing (MFH) Demolition, Construction, Renovation, and Leasing (DCR&L) Program, the Air Force identified several environmental issues that will be addressed in the EIS. These environmental issues are related to the potential for impacts to the natural or human-related environment associated with implementing the Proposed Action at the each of the alternative locations. The EIS will analyze the extent to which implementation of the Proposed Action will impact these resource issues. If the analysis shows the potential for significant environmental impacts, the Air Force would identify appropriate mitigation measures. The environmental issues identified to date, and how they relate to the Proposed Action and Alternatives, are described below.

Noise – Issues associated with noise are related to the potential for construction and demolition noise to impact the public and housing residents. The EIS will assess the potential impacts from noise resulting from demolition and construction activities as described in the Proposed Action.

Safety – Safety issues associated with the Proposed Action are related to potential unexploded ordnance (UXO) discoveries during construction. The EIS will analyze potential for UXO discoveries. In identifying potential sites on which to construct new housing, the Air Force selected only those sites outside known weapon safety footprints

Environmental Justice – Environmental justice issues are associated with whether or not there are low-income or minority individuals or communities that may be adversely impacted by implementation of the housing privatization initiative at Eglin AFB and Hurlburt Field. Potential impacts may also result from the movement of families from one community and school district to another. The EIS will assess potential impacts to environmental justice from implementation of the Proposed Action.

Solid Waste – Solid waste issues are related to how the solid waste generated from the project is disposed of, whether or not the amounts of solid waste would create a burden on local landfills, and whether or not any of the solid waste contains recyclable materials. The EIS will assess potential impacts related to solid waste issues resulting from the Proposed Action.

Cultural Resources – Cultural resources are defined as historic or archaeological sites with cultural or historic significance. These resources are protected by the *National Historic Preservation Act*. The presence of cultural resources has been identified at several of the existing housing areas and at various areas available for housing development. As a result, the EIS will evaluate potential impacts to cultural resources associated with the implementation of the Proposed Action. The Air Force will consult with the Florida State Historic Preservation Officer and the Advisory Council on Historic Preservation (as appropriate) regarding potential impacts to these resources.

Biological Resources – Issues related to biological resources are associated with the potential for land clearing activities and a human presence in previously undeveloped areas to adversely impact habitats and wildlife in the project areas. The existing housing areas do not provide habitat for sensitive species; however, several of the potential locations for the construction of new housing are undeveloped. Therefore, the EIS will analyze potential impacts to biological resources resulting from land clearing activities and the population of these previously unoccupied areas by housing residents.

Threatened and Endangered Species – No threatened or endangered species or associated habitat are known to exist near the potential housing development areas or other alternative locations. Potential impacts to threatened and endangered species are not likely.

Hazardous Materials/Waste – Hazardous materials and hazardous waste issues are related to whether or not the Proposed Action involves the use and generation of hazardous materials and hazardous waste, whether or not Environmental Restoration Program (ERP) contaminated sites (areas that have soil or groundwater contamination due to such things as fuel spills) are within the vicinity of the project sites or alternative locations. The EIS will evaluate the potential for hazardous waste generation associated with demolition and construction and the existence of any ERP sites within or near the project sites (including whether there are any impacts to the ERP sites) and alternative locations.

Water Resources – Issues associated with water resources are associated with the potential impacts to surface and groundwater quality and wetlands resulting from implementation of the Proposed Action. Potential impacts may result from an increase in stormwater runoff, turbidity in surface waters during the construction of boat docks, and sedimentation of nearby surface waters. The EIS will assess the potential for impacts to water resources resulting from demolition and construction activities associated with the Proposed Action.

Air Quality – Air quality issues are associated with whether or not implementation of with the Proposed Action has the potential to impact air quality. Impacts may be related to construction equipment emissions, fugitive dust emissions from construction and demolition activities, and increased use of vehicles from any extended commutes. The EIS will analyze the potential impact of these emissions to local and regional air quality.

Socioeconomics – Socioeconomic issues are associated with the potential for implementation of the Proposed Action at the alternative locations to impact the social or economic environment of surrounding communities. This may occur from disruption of school districts due to family relocation, from the use of local resources for project activities, and the development of new housing developments near existing communities. The EIS will assess the potential for socioeconomic impacts associated with relocation of families and use of local resources resulting from the Proposed Action.

Utility Infrastructure – Issues associated utility infrastructure are related to the potential for the Proposed Action to impact local utilities. The EIS will evaluate the ability of the surrounding areas to accommodate new utilities, whether or not there is appropriate transportation access to the new housing area developments, and identify the coordination and planning procedures necessary to minimize potential conflicts between utility providers.

Soils/Erosion – Soils and erosion issues are related to the potential for construction and the subsequent presence of new structures to contribute to the erosion of surrounding soils due to soil/ground disturbance. Excess stormwater runoff resulting from the addition of impervious surfaces may also contribute to soil erosion. The EIS will analyze the potential for construction and demolition activities associated with the Proposed Action to create soil erosion impacts.

Land Use and Planning – The main issue associated with land use and planning is the potential for conflicts between land owners and different user-groups to arise if housing developments are located within or near areas that are not compatible with residential development or are not compatible with future community land use planning. The EIS will assess whether or not implementation of the Proposed Action at the alternative locations is compatible with existing or future land use.

Transportation – Transportation issues are related to the potential for traffic disruption or stoppages, whether or not there will be an increase in traffic flow, and the ability of transportation routes to accommodate any increased traffic flow during peak usage times. The EIS will analyze potential impacts to roadways and community transportation from location of housing developments at the alternative locations.