

## **APPENDIX B**

**PUBLIC INVOLVEMENT: 2009–2011**



## PUBLIC INVOLVEMENT: 2009–2011

This Appendix B presents a summary and overview of the public involvement process related to the 4<sup>th</sup> Draft EIS (2010).

Information relating to the 2004 public scoping, agency correspondence, and public review and comment on the 1<sup>st</sup> Draft EIS (2005), 2<sup>nd</sup> (Revised) Draft EIS (2006), and 3<sup>rd</sup> Draft EIS (2008) has been placed in the Administrative Record for this EIS. Requests for information should be directed to Mr. Mike Spaits, Eglin AFB Public Affairs Office, 101 West D Avenue, Suite 110, Eglin Air Force Base, Florida 32542-5499, telephone: (850) 882 2836, or email: mike.spaits@eglin.af.mil.

Public involvement is an integral part of developing a representative EIS. National Environmental Policy Act (NEPA) requirements for public involvement are set forth in the Air Force Environmental Impact Analysis Process, Council on Environmental Quality (CEQ) regulations, at 32 Code of Federal Regulations (CFR) Part 989. These regulations describe what the Air Force must do as a part of the public hearing and public comment process to involve the public. The entire public involvement process ensures that the EIS has adequately addressed significant issues important to the people who will be impacted by the Air Force's decisions.

Note: The EIS is now in the 4<sup>th</sup> Draft iteration. In the 4<sup>th</sup> Draft iteration, the scope has significantly changed from the previous three iterations. As a result, many public comments received on the previous three iterations are no longer applicable since the sections to which they refer and the associated analyses have either been removed or substantially revised. As mentioned above, the previous public comments and associated Air Force responses (many of which are no longer applicable) have been placed in the Administrative Record for this EIS.

This Appendix B is divided into the following sections, which follow the public involvement process for the 4<sup>th</sup> Draft EIS.

### **Reinitiated Public Scoping Process (4<sup>th</sup> Draft EIS - 2010)**

#### **Federal Register Notice of Intent**

#### **Public and Government Notification**

*Public Notice*

*Public Scoping Letter*

*Government Correspondence*

**2010 Public Scoping Comments**

*Summary of Scoping Comments*

**4<sup>th</sup> Draft EIS Public Comment Process (2010)**

**Federal Register Notice of Availability**

**4<sup>th</sup> Draft EIS Cover Letter**

**Media Releases**

**Newspaper Display Ad**

**Public Service Announcement**

**Media Outlets Receiving Media Releases**

**Public Hearings**

**4<sup>th</sup> Draft EIS Public/Agency Comments**

Public/ Agency Comment Identification Guide

Public/ Agency Comments

Air Force Response to Comments on the 4<sup>th</sup> Draft EIS

## **REINITIATED PUBLIC SCOPING PROCESS** **(4<sup>th</sup> DRAFT EIS - 2010)**

The 2010 Public Scoping Period took place from December 30, 2009, to February 1, 2010. A Notice of Intent (NOI) to prepare an EIS was published in the Federal Register on December 30, 2009.

## FEDERAL REGISTER NOTICE OF INTENT

69078

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review and discussion by the Task Force on the Prevention of Suicide by Member of the Armed Forces.

### Special Accommodations

If special accommodations are required to attend (sign language, wheelchair accessibility) please contact Ms. Severine Bennett at (202) 374-5755 or [bennett\\_severine@bah.com](mailto:bennett_severine@bah.com) by January 1, 2010.

Dated: December 24, 2009.

Mitchell S. Bryman,  
Alternate OSD Federal Register Liaison  
Officer, Department of Defense.

[FR Doc. E9-30946 Filed 12-29-09; 8:45 am]

BILLING CODE 5001-06-P

### DEPARTMENT OF DEFENSE

#### Department of the Army

[Docket ID USA-2009-0028]

#### Submission for OMB Review; Comment Request

ACTION: Notice.

**SUMMARY:** The Department of Defense has submitted to OMB for clearance, the following proposal for collection of information under the provisions of the Paperwork Reduction Act (44 U.S.C. Chapter 35).

**DATES:** Consideration will be given to all comments received by January 29, 2010.

**Title, Form, and OMB Number:** Corps of Engineers Civil Works Questionnaire—Generic Clearance; OMB Control Number 0710-0001.

**Type of Request:** Revision.  
**Number of Respondents:** 185,500.  
**Responses Per Respondent:** 1.  
**Annual Responses:** 185,500.

**Average Burden Per Response:** 7 minutes.

**Annual Burden Hours:** 21,642 hours.

**Needs and Uses:** The U.S. Army Corps of Engineer utilizes the data collected from the questionnaire items for planning data to formulate and evaluate alternative water resources development plans, to determine the effectiveness and evaluate the impacts of Corps projects, and in the case of the flood damage mitigation, to obtain information on flood damage incurred, whether or not a project is being considered or exists. All survey questionnaires are administered either by face-to-face, mail, or telephone methods. Public surveys are used to gather data for planning and operating Corps projects and facilities and to determine public preferences and satisfaction.

**Affected Public:** Individuals or households; business or other for-profit;

not-for-profit institutions; farms; State, local or tribal government.

**Frequency:** On occasion.

**Respondent's Obligation:** Voluntary.

**OMB Desk Officer:** Mr. James Laity.

Written comments and recommendations on the proposed information collection should be sent to Mr. Laity at the Office of Management and Budget, Desk Officer for DoD, Room 10236, New Executive Office Building, Washington, DC 20503.

You may also submit comments, identified by docket number and title, by the following method:

• **Federal eRulemaking Portal:** <http://www.regulations.gov>. Follow the instructions for submitting comments.

**Instructions:** All submissions received must include the agency name, docket number and title for this Federal Register document. The general policy for comments and other submissions from members of the public is to make these submissions available for public viewing on the Internet at <http://www.regulations.gov> as they are received without change, including any personal identifiers or contact information.

**DOD Clearance Officer:** Ms. Patricia Toppings.

Written requests for copies of the information collection proposal should be sent to Ms. Toppings at WHS/ESD/Information Management Division, 1777 North Kent Street, RPN, Suite 11000, Arlington, VA 22209-2133.

Dated: December 24, 2009.

Mitchell S. Bryman,  
Alternate OSD Federal Register Liaison  
Officer, Department of Defense.

[FR Doc. E9-30929 Filed 12-29-09; 8:45 am]

BILLING CODE 5001-06-P

### DEPARTMENT OF DEFENSE

#### Department of the Navy

#### Notice of Availability of Government-Owned Inventions; Available for Licensing

**AGENCY:** Department of the Navy, DoD.  
**ACTION:** Notice.

**SUMMARY:** The invention listed below is assigned to the United States Government as represented by the Secretary of the Navy. U.S. Patent No. 7,233,284: Handheld GPS jammer locator, Navy Case No. 97678.

**ADDRESSES:** Requests for copies of the inventions cited should be directed to Naval Air Warfare Center Weapons Division, Code 4L4000D, 1900 N. Knox Road Stop 6312, China Lake, CA 93555-6106 and must include the Navy Case number.

### FOR FURTHER INFORMATION CONTACT:

Michael D. Seltzer, Ph.D., Head,  
Technology Transfer Office, Naval Air  
Warfare Center Weapons Division, Code  
4L4000D, 1900 N. Knox Road Stop  
6312, China Lake, CA 93555-6106,  
telephone 760-939-1074, FAX 760-  
939-1210, *E-mail:*  
[michael.seltzer@navy.mil](mailto:michael.seltzer@navy.mil).

**Authority:** 35 U.S.C. 207, 37 CFR Part 404.7.

Dated: December 18, 2009.

A. M. Vallandigham,

Lieutenant Commander, Judge Advocate  
General's Corps, U.S. Navy, Federal Register  
Liaison Officer.

[FR Doc. E9-30898 Filed 12-29-09; 8:45 am]

BILLING CODE 3810-FF-P

### DEPARTMENT OF DEFENSE

#### Department of the Air Force

#### Notice of Intent To Prepare a Supplemental Environmental Impact Statement for the Military Housing Privatization Initiative at Eglin AFB, Florida and Hurlburt Field, Florida

**AGENCY:** United States Air Force, Air  
Force Materiel Command, Air Force  
Special Operations Command.

**ACTION:** Notice of Intent.

**SUMMARY:** Pursuant to the National Environmental Policy Act of 1969 (NEPA, 42 United States Code [USC] 4321-4347), the Council on Environmental Quality (CEQ) NEPA Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and the United States Air Force's (Air Force) Environmental Impact Analysis Process (EIAP, 32 CFR Part 989), the Air Force is issuing this notice to advise the public of its intent to prepare a Supplemental Environmental Impact Statement (SEIS) for the Military Housing Privatization Initiative (MHPI) at Eglin AFB, Florida and Hurlburt Field, Florida.

This NOI describes the Air Force's proposed alternatives, scoping process, and identifies the Air Force's point of contact. As part of the SEIS, the Air Force will analyze potential environmental impacts associated with the alternatives for the MHPI, including a No Action Alternative. This is the fourth revision to the SEIS, which will describe the changes in the alternative development process used to identify potential parcels of land for the MHPI, consider F-35 aircraft noise profiles, identify new alternatives resulting from this process, and identify the potential impacts to the affected environment from MHPI.

**Purpose:** The purpose of this action is for the Air Force to implement the MHPI by leveraging private sector funds, expertise, and efficiency with Air Force resources (land and residences). The Air Force would "privatize" its military family housing assets (those currently owned and operated by the government as opposed to leased housing) to accelerate the improvement and availability of housing for military families.

**Proposed Action:** To obtain 1,477 military family housing units through some mixture of parcels from the five alternatives listed below plus the Hurlburt Field parcels. To implement the MHPI, the Air Force's proposed action includes the conveyance of all 1,413 existing military family housing units and infrastructure distributed among several parcels of land located on Eglin AFB and Hurlburt Field to a private developer.

Of the existing units, the private developer would demolish 1,404, renovate units in place, and accept the Air Force's conveyance of nine existing historic units "as is." The private developer would construct 1,477 new units (548 units for Hurlburt Field and 929 units for Eglin AFB) in phases and return nine historic units (five historic units located at Georgia Avenue on Eglin AFB and four historic units at Camp Pinchot) to the Air Force for adaptive reuse for purposes other than residential housing (e.g., offices, meeting places, etc.) once replacement units are constructed. At completion of the project, a private developer would own and operate 1,477 military family housing units (548 units for Hurlburt Field and 929 units for Eglin AFB) on behalf of the Air Force.

All construction and demolition activities would occur on Air Force-owned property at Eglin AFB and Hurlburt Field. The Air Force would lease the real property underlying the current units to the private developer. For areas not designated for rebuilding, this lease would last only until demolition is complete or once replacement units are built (in the case of the historic units), at which time the property would be returned to the Air Force. For areas designated for rebuilding, renovation, or conveyance as is, the real property would be leased to the private developer for a period of 50 years from the date of the transaction. In addition, the existing Hurlburt Field FAMCAMP area would relocate as part of this proposed action.

**Alternatives:** Activities described under the Proposed Action, including construction of housing on Hurlburt Field, would be common across all

alternatives, except the No Action Alternative. The alternatives for MHPI differ in the distribution of the housing. The following locations are being considered:

**Alternative 1. Crestview Park/Duke Field Area** consists of two parcels totaling 567 acres. The area is located approximately one mile northwest of Duke Field, just south of the Yellow River along the northern border of the Eglin Reservation.

**Alternative 2. Eglin Northeast Area** comprises four parcels totaling 2,458 acres. The area is located approximately one mile southeast of Mossy Head, Florida, right inside the northeastern Eglin Reservation border.

**Alternative 3. White Point Area** comprises seven parcels totaling 416 acres. The area is located at White Point along the coastline of Choctawhatchee Bay south of Niceville, Florida, and adjacent to SR-20.

**Alternative 4. Eglin Main Base/Valparaiso Area** comprises eight parcels totaling 695 acres. The largest parcel (620 acres) is located in the southwest corner of Eglin Main Base adjacent to the New Plew housing area. The remaining parcels are located along the northeast border of Eglin Main Base, near the East Gate and adjacent to Valparaiso.

**Alternative 5. North Fort Walton Beach Area** comprises five parcels totaling 457 acres with a 50 acre buffer area. Three parcels were previously identified in MHPI NEPA documentation as the "Camp Pinchot Expansion Area" (located adjacent to the Camp Pinchot Historic District and bordered on the west by SR-189 and the east by Garnier Bayou) and parts of the "Poquito Bayou Expansion Area" (located just north of the existing Poquito Bayou housing area). The remaining two parcels are located along the southern Eglin Reservation boundary in north Fort Walton Beach just north of SR-189 and adjacent to the Okaloosa County Fairgrounds. The Camp Pinchot Historic District is not included in this alternative.

**No Action Alternative.** The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade MFH in accordance with existing Air Force policy and resources.

**Background:** This document constitutes the fourth revision of an EIS that started with a Notice of Intent in January 2004 (Federal Register/Vol. 69, No. 116, pg. 3570/January 26, 2004). The first iteration of the Draft EIS was published and released to the public in April 2005 (Federal Register/Vol. 70,

No. 67, pg. 17994/April 8, 2005). After consideration of concerns raised during the public comment period, the Air Force issued the second iteration, the Revised Draft EIS in March 2006 (Federal Register/Vol. 71, No. 62, pg. 16302/March 31, 2006), which received public and agency comments. Before the EIS was finalized, circumstances arose causing the Air Force to halt the completion of the EIS and reevaluate the Proposed Action.

The 2005 Base Closure and Realignment (BRAC) decisions resulted in the direction to beddown the Joint Strike Fighter (JSF) (i.e., the F-35 aircraft) and the Army's 7th Special Forces Group. This BRAC directed action resulted in a planned net gain of approximately 4,000 additional military, civilian, and contractor personnel (not including family members) at Eglin AFB. As a result, the Air Force conducted a new housing requirements analysis and issued its third EIS iteration, the Supplemental Draft EIS in Aug 2008 (Federal Register/Vol. 73, No. 154, pg. 46269/August 8, 2008). The third iteration analyzed the potential consequences from housing alternatives limited exclusively to the main base areas of Eglin AFB or Hurlburt Field due to a shortfall in project financials associated with hurricane-related increases in construction/insurance costs.

**Scoping:** In order to effectively define the full range of issues to be evaluated in the EIS, the Air Force will determine the scope of the EIS (i.e., what will be covered and in what detail) by soliciting scoping comments from interested state and federal agencies and interested members of the public through the Federal Register and various media in the local areas of concern. Scoping comments should be submitted to the address below by the date indicated. The Air Force will also hold a series of scoping meetings to further solicit input regarding the scope of the proposed action and alternatives.

**DATES:** Three scoping meetings will be held in the potentially impacted communities. The scheduled dates, times, locations and addresses for the meetings will be published in local media a minimum of 15 days prior to the scoping meetings. The Air Force intends to hold scoping meetings in the following communities: Crestview, FL; Ft Walton Beach, FL; and Niceville, FL.

In addition to comments received at the scoping meetings, any written comments on the scope of the proposed EIS should be provided to the address below by Friday, February 1, 2010.

69080

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**FOR FURTHER INFORMATION PLEASE CONTACT:** Mike Spaits, Eglin AFB Public Affairs Office, 101 West D Avenue, Suite 110, Eglin Air Force Base, FL 32542-5499, phone (850) 882-2836, e-mail: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil) or check the Web site, [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

**Bao-Anh Trinh,**

*YA-3, DAF, Air Force Federal Register Liaison Officer.*

[FR Doc. E9-30980 Filed 12-29-09; 8:45 am]

**BILLING CODE 5001-05-P**

## DEPARTMENT OF DEFENSE

### Department of the Air Force

#### Notice of Intent to Prepare an Environmental Impact Statement for Basing F-35A Operational Aircraft

**AGENCY:** United States Air Force, Air Combat Command and Air National Guard.

**ACTION:** Notice of Intent.

**SUMMARY:** Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S.C. 4321, *et seq.*), the Council on Environmental Quality (CEQ) Regulations for implementing the Procedural Provisions of NEPA (40 CFR Parts 1500–1508), and Air Force policy and procedures (32 CFR Part 989), the Air Force is issuing this notice to advise the public of its intent to prepare an Environmental Impact Statement (EIS) to assess the potential environmental impacts of establishing operational F-35 Joint Strike Fighter (JSF) aircraft at one or more existing Air Force installations within the continental United States.

The proposed basing alternatives include: Mt. Home AFB, Idaho; Hill AFB, Utah; Burlington Air Guard Station (AGS), Vermont; Shaw AFB/McEntire Joint National Guard Base (JNGB), South Carolina (SC); and Jacksonville AGS, Florida.

Each candidate base is an alternative. For Mt. Home AFB, Hill AFB, and Shaw AFB/McEntire JNGB, the potential environmental impacts will be analyzed for no action and in increments of 24 primary assigned aircraft (PAA). For Burlington AGS and Jacksonville AGS, the potential environmental impacts will be analyzed for no action and in increments of 18 and 24 primary assigned aircraft.

The Air Force version of the F-35 JSF, designated F-35A, is a conventional take-off, multiple-role fighter with an emphasis on air-to-ground missions. The aircraft was designed to supplement and eventually replace legacy aircraft as

well as complement the air-to-air mission of the F-22A Raptor. At any of the alternative locations, the beddown action would involve personnel changes, facility construction and modifications, and aircraft operations.

**Scoping:** In order to effectively define the full range of issues to be evaluated in the EIS, the Air Force will determine the scope of the EIS (i.e., what will be covered and in what detail) by soliciting scoping comments from interested state and federal agencies and interested members of the public through the **Federal Register** and various media in the local areas of concern. Scoping comments should be submitted to the address below by the date indicated. The Air Force will also hold a series of scoping meetings to further solicit input regarding the scope of the proposed action and alternatives.

**DATES:** The Air Force intends to hold scoping meetings in the following communities: January 11–14, 2010 Grand View, Twin Falls, Boise, and Mt. Home Idaho; January 19–22, 2010 Ogden, Layton, Callao Utah; Wendover Nevada; January 25–28, 2010 Winooski, Vermont; Littleton, New Hampshire; Watertown, New York; February 1–4, 2010 Sumter, Eastover, and Kingstree, South Carolina; Augusta and Brunswick Georgia; February 8–12 2010 Jacksonville, Avon Park, Lake Wales and Palatka Florida. The scheduled dates, times, locations and addresses for the meetings will be published in local media a minimum of 15 days prior to the scoping meetings. All meetings will be held from 6 p.m. to 8 p.m.

Comments will be accepted at any time during the environmental impact analysis process. However, to ensure the Air Force has sufficient time to consider public input in the preparation of the Draft EIS, comments should be submitted to the address below by March 1, 2010.

**FOR FURTHER INFORMATION CONTACT:** Ms. Sheryl Parker, HQ ACC/A7PS, 129 Andrews Street, Suite 337, Langley AFB, VA 23665-2769, telephone 757/764-9334.

**Bao-Anh Trinh, YA-3, DAF,**  
*Air Force Federal Register Liaison Officer.*

[FR Doc. E9-30671 Filed 12-29-09; 8:45 am]

**BILLING CODE 5001-05-P**

## DEPARTMENT OF DEFENSE

### Department of the Air Force

#### U.S. Air Force Scientific Advisory Board Notice of Meeting

**AGENCY:** U.S. Air Force Scientific Advisory Board, Department of the Air Force, Defense.

**ACTION:** Meeting Notice.

**SUMMARY:** Under the provisions of the Federal Advisory Committee Act of 1972 (5 U.S.C., Appendix, as amended), the Government in the Sunshine Act of 1976 (5 U.S.C. 552b, as amended), and 41 CFR 102-3.150, the Department of Defense announces that the United States Air Force Scientific Advisory Board meeting will take place on Tuesday, January 12th, 2010, at the SAF/AQ Conference and Innovation Center, 1550 Crystal Dr., Arlington, VA, 22202. The meeting will be from 8 a.m.—5 p.m. The purpose of the meeting is to hold the United States Air Force Scientific Advisory Board quarterly meeting to discuss the FY10 Scientific Advisory Board study topics tasked by the Secretary of the Air Force and the results of the Air Force Research Laboratory Assessment.

Pursuant to 5 U.S.C. 552b, as amended, and 41 CFR 102-3.155, the Administrative Assistant of the Air Force, in consultation with the Office of the Air Force General Counsel, has determined in writing that the United States Air Force Scientific Advisory Board meeting will be closed to the public because they will be concerned with classified information and matters covered by sections 5 U.S.C. 552b(c) (1) and (4).

Any member of the public wishing to provide input to the United States Air Force Scientific Advisory Board should submit a written statement in accordance with 41 CFR 102-3.140(c) and section 10(a)(3) of the Federal Advisory Committee Act and the procedures described in this paragraph. Written statements can be submitted to the Designated Federal Officer at the address detailed below at any time. Statements being submitted in response to the agenda mentioned in this notice must be received by the Designated Federal Officer at the address listed below at least five calendar days prior to the meeting which is the subject of this notice. Written statements received after this date may not be provided to or considered by the United States Air Force Scientific Advisory Board until its next meeting. The Designated Federal Officer will review all timely submissions with the United States Air

## **PUBLIC AND GOVERNMENT NOTIFICATION**

Public Scoping meetings were held January 12 through 14, 2010, at the Northwest Florida State College Niceville Campus Mattie Kelly Arts Center, City of Crestview Community Center, and Fort Walton Beach Municipal Auditorium, respectively. Newspaper advertisements publicizing the meetings were posted in the local and regional sections of the Northwest Florida Daily News on Saturday, December 26, 2009, and Saturday, January 2, 2010, and in the Navarre Press on Thursday, December 24 and Thursday, December 31, 2009. Eglin AFB Public Affairs distributed press releases and flyers shortly thereafter. Copies of these public notices are set forth below.

Public Notices

**NEWSPAPER DISPLAY AD**



**The United States Air Force is hosting Public Scoping Meetings for the Military Housing Privatization Initiative Environmental Impact Statement.**

The Air Force is proposing to “privatize” its housing assets to accelerate base housing improvements at Eglin Air Force Base and Hurlburt Field, Florida. This proposal involves the conveyance of up to 1,413 housing units (including infrastructure and utility connections) to a private developer, and subsequent demolition and construction of housing at Hurlburt Field and Eglin AFB in the Crestview Park/Duke Field/Eglin North, Eglin Northeast, White Point, Eglin Main Base/Valparaiso, and/or North Fort Walton Beach Air Force properties. At completion of the project, a private developer would own and operate up to 1,477 units on behalf of Eglin AFB and Hurlburt Field.

Pursuant to the National Environmental Policy Act, the Air Force will analyze potential environmental consequences associated with the potential effects of implementing the MHPI at the different locations. Anticipated impacts will be considered in an Environmental Impact Statement.

Scoping Meetings: 6 – 9 p.m.

Tuesday, January 12	<b>Northwest Florida State College Niceville Campus</b> Mattie Kelly Arts Center 100 College Blvd. Niceville, Florida
Wednesday, January 13	<b>City of Crestview Community Center</b> 1446 Commerce Drive Crestview, Florida
Thursday, January 14	<b>Fort Walton Beach Municipal Auditorium</b> 107 Miracle Strip Parkway S.W. Fort Walton Beach, Florida

Scoping meetings are scheduled to provide interested individuals and organizations an opportunity to learn more about this proposal and the EIS process. You are encouraged to attend and provide input.

For more information or to submit written comments, please visit the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp) or contact:  
 Mike Spaits, Eglin Public Affairs Office  
 101 West D Avenue, Suite 110  
 Eglin AFB FL 32542-5499  
 phone (850) 882-2836, email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

*Please submit written comments by Monday, January 25, 2010!*



# Media Release

96<sup>th</sup> Air Base Wing  
Office of Public Affairs  
*Air Force Materiel Command*

101 W. D Avenue, Suite 110  
Eglin AFB FL 32542-5498  
(850) 882-3931 Fax (850) 882-4894

Jan. 3, 2010  
Rel. No. 01-10

## Eglin hosting Housing EIS Scoping Meetings

**EGLIN AIR FORCE BASE, Fla.** – The United States Air Force issues notice of public meeting on a supplemental environmental impact statement for Proposed Military Housing Privatization Initiative.

The USAF is holding public meetings to solicit comments on the proposed implementation of the Military Housing Privatization Initiative. To implement the MHPI, the Air Force's proposed action includes the conveyance of all existing housing units (up to 1,413) distributed among several parcels of land located on Eglin Air Force Base and Hurlburt Field, including infrastructure and utility connections, to a private real estate development and property management company. Of the existing units, the private developer would demolish up to 1,404 dwellings and accept the Air Force's conveyance of as few as nine existing historic units "as is." The private developer would construct 548 units for Hurlburt Field and 929 units for Eglin AFB and return 9 historic units (5 historic units located at Georgia Avenue on Eglin AFB and 4 historic units at Camp Pinchot Historic District) to the Air Force. At completion of the project, a private developer would own and operate up to 1,477 units on behalf of Eglin AFB and Hurlburt Field. As part of the Proposed Action, the Air Force would relocate the existing Hurlburt Field Family Camping facilities. All construction and demolition activities would occur on Eglin AFB and Hurlburt Field (Air Force-owned) property. The Air Force would lease the real property underlying the units proposed for demolition to the private developer. For areas not designated for rebuilding, this lease would last only until demolition is complete, at which time the property would be returned to the Air Force. For areas designated for rebuilding, the real property would be leased to the private developer for a period of 50 years from the date of the transaction.

The Air Force is looking at several different locations in addition to Hurlburt Field for the newly constructed housing, including:

- **Alternative 1.** Crestview Park/Duke Field or Eglin North Area (two parcels totaling 567 acres), located approximately 3 miles north of Duke Field, just south of the Yellow River along the northern border of the Eglin Reservation.
- **Alternative 2.** Eglin Northeast Area comprises four parcels totaling 2,458 acres. The area is located approximately 1 mile southeast of Mossy Head, Florida, right inside the northeastern Eglin Reservation border.

- **Alternative 3.** White Point Area consists of seven parcels totaling 416 acres. The area is located at White Point along the coastline of Choctawhatchee Bay south of Niceville, Florida, and adjacent to SR-20.
- **Alternative 4.** Eglin Main Base/Valparaiso Area comprises eight parcels totaling 694 acres. The largest parcel (620 acres) is located in the southwest corner of Eglin Main Base adjacent to the New Plew housing area. The remaining parcels are located in along the northeast border of Eglin Main Base, near the East Gate and adjacent to Valparaiso.
- **Alternative 5.** North Fort Walton Beach Area comprises five parcels totaling 457 acres. Three parcels were previously identified in MHPI NEPA documentation as the “Camp Pinchot Expansion Area” (located adjacent to the Camp Pinchot Historic District and bordered on the west by SR-189 and the east by Garnier Bayou) and parts of the “Poquito Bayou Expansion Area” (located just north of the existing Poquito Bayou housing area). The remaining two parcels are located along the southern Eglin Reservation boundary in north Fort Walton Beach just north of SR-189 and adjacent to the Okaloosa County Fairgrounds. The Camp Pinchot Historic District is not included in this alternative.
- **Alternative 6.** Mixture of parcels from any of the areas listed in Alternatives 1 through **No Action Alternative** – The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade Military Family Housing in accordance with existing Air Force policy and resources.

Pursuant to the National Environmental Policy Act, the Air Force will analyze potential environmental consequences associated with the potential effects of implementing the MHPI. Anticipated impacts will be considered in a Supplemental Environmental Impact Statement. The Air Force will hold scoping meetings to provide the public an opportunity to learn about the proposal and provide input to help define the Proposed Action and alternatives. During the scoping meetings, the Air Force will describe NEPA, and outline opportunities for public involvement throughout the process. All members of the public are invited. For the regions possibly impacted by the potential initiative at Eglin AFB and Hurlburt Field, scoping meeting locations, dates, and times are provided below:

**Tuesday, Jan. 12, 2010**

**6-9 p.m.**

**Northwest Florida State College Niceville Campus**

Mattie Kelly Arts Center

100 College Blvd.

Niceville, Florida

**Wednesday, Jan. 13, 2010**

**6–9 p.m.**

**Crestview Community Center**

1446 Commerce Drive

Crestview, Florida

**Thursday, Jan. 14, 2010**

**6–9 p.m.**

**Fort Walton Beach Municipal Auditorium**

107 Miracle Strip Parkway S.W.

Fort Walton Beach, Florida

The first half-hour of the scoping meeting will be an open house format. The open house is an opportunity for community members to learn more about the Military Housing Privatization Initiative and SEIS process and speak with Air Force personnel one-on-one. The Air Force will begin a formal presentation approximately 30 minutes after the start time. The presentation will provide information on the initiative alternatives, the need for the initiative, and the NEPA process.

The Air Force will then open up the meeting for public comments. Comments may be submitted verbally or in writing. A court reporter will be available to record all verbal comments. To ensure inclusion in the draft SEIS, comments must be received by Monday, February 1, 2010. People wishing to mail comments or obtain further information should send them to:

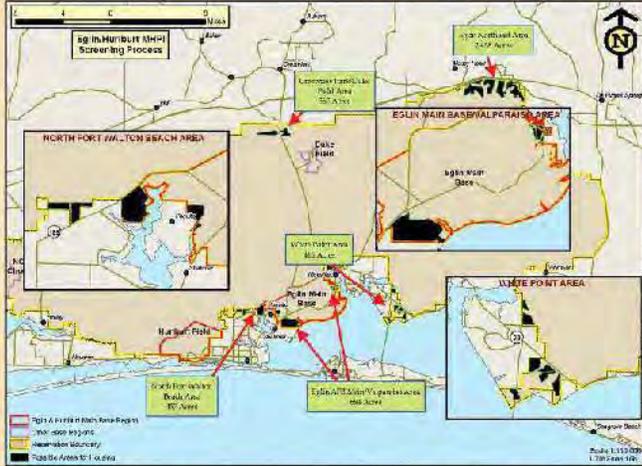
Mike Spaits, Eglin Public Affairs Office  
101 West D Avenue, Suite 110  
Eglin AFB, Florida 32542-5499  
Phone (850) 882-2836, email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

FLYER (includes minor text change from version sent with IICEP letters)



**Please Attend!**

**The Air Force is hosting Public Scoping Meetings for the Military Housing Privatization Initiative (MHPI) Supplemental Environmental Impact Statement (SEIS).** The Air Force is proposing to “privatize” its housing assets to accelerate base housing improvements at Eglin Air Force Base and Hurlburt Field, Florida. This proposal involves the conveyance of housing to a private developer, and subsequent demolition and construction of housing at Hurlburt Field and Eglin AFB in the Crestview Park/Duke Field/Eglin North, Eglin Northeast, White Point, Eglin Main Base/Valparaiso, and/or North Fort Walton Beach Air Force properties.



**Potential Housing Locations at Eglin AFB and Hurlburt Field**

**Scoping is an important part of the environmental process. There are numerous opportunities to be involved in the MHPI SEIS.**

- Attend a public meeting
- Identify community-specific impacts
- Add your name and address to the mailing list
- Review and comment on the Draft and Final SEIS



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**Wednesday, January 13, 6-9 p.m.**  
City of Crestview Community Center, 1448 Commerce Drive, Crestview, Florida

**Thursday, January 14, 6-9 p.m.**  
Fort Walton Beach Municipal Auditorium, 107 Miracle Strip Parkway SW Fort Walton Beach, Florida

**For further information or to comment please contact:**

**Mike Spaits**  
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101 West D Avenue, Suite 110  
Eglin AFB FL 32542-5499  
(850) 882-2836  
[mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

**For additional information please visit our website at:**  
[www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp)

## *Public Scoping Letter*

Within the same week as NOI publication, the Air Force distributed public scoping letters or Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) letters to potentially interested federal, state, and local agencies. The Air Force distributed postcards shortly thereafter to entities on the project mailing list that were not included in the IICEP mailing.



DEPARTMENT OF THE AIR FORCE  
 HEADQUARTERS 96TH AIR BASE WING (AFMC)  
 EGLIN AIR FORCE BASE, FLORIDA

(GENERAL LETTER)

MEMORANDUM FOR «Name»  
 «Name2»  
 «Organization»  
 «Address1»  
 «Address2»  
 «CityStZip»

FROM: 96 ABW/CC  
 401 W. Van Matre Ave, Suite 106  
 Eglin AFB FL 32542-6802

SUBJECT: Military Housing Privatization Initiative Environmental Impact Statement

1. The United States Air Force (Air Force) is preparing an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA) to assess the potential environmental impacts associated with the proposed Military Housing Privatization Initiative (MHPI) at Eglin Air Force Base (AFB) and Hurlburt Field, Florida. The need for the Proposed Action is to provide adequate housing to Eglin AFB and Hurlburt Field military families. In evaluating its current stock of housing units, the Department of Defense (DoD) has determined that the current condition of DoD-owned housing is poor. About 60 percent of DoD units need to be renovated or replaced. At Eglin AFB and Hurlburt Field, approximately 88 percent of housing units are more than 30 years old and do not meet current Air Force military family housing (MFH) standards. Under MHPI, the Air Force would “privatize” its military family housing assets (those currently owned and operated by the government as opposed to leased housing) to accelerate the improvement and availability of housing for military families.

2. **Proposed Action.** To implement the MHPI, the Air Force’s Proposed Action includes the conveyance of existing military family housing units and infrastructure distributed among several parcels of land located on Eglin AFB and Hurlburt Field to a private developer. Of the existing units, the developer would demolish some, renovate some in place, and accept the Air Force’s conveyance of some existing units “as is.” The private developer would construct new units in phases and return some units to the Air Force for adaptive reuse for purposes other than residential housing (e.g., offices, meeting places, etc.) once replacement units are constructed. At completion of the project, a private developer would own and operate all 1,477 military family housing units for Eglin AFB and Hurlburt Field on behalf of the Air Force.

All construction and demolition activities would occur on Air Force-owned property at Eglin AFB and Hurlburt Field. The Air Force would lease the real property underlying the current units to the private developer. For areas not designated for rebuilding, this lease would last only until demolition is complete, at which time the property would be returned to the Air

Force. For areas designated for rebuilding, renovation, or conveyance “as is,” the real property would be leased to the private developer for a period of 50 years from the date of the transaction. In addition, the existing Hurlburt Field family camping area would relocate as part of this proposed action.

3. **Alternatives.** Activities described under the Proposed Action would be common across all alternatives, except the No Action Alternative. The alternatives for MHPI differ in the distribution of the housing. The following locations are being considered:

- **Alternative 1. Crestview Park/Duke Field Area** consists of two parcels totaling 567 acres. The area is located approximately 3 miles north of Duke Field, just south of the Yellow River along the northern border of the Eglin Reservation.
- **Alternative 2. Eglin Northeast Area** comprises four parcels totaling 2,458 acres. The area is located approximately 1 mile southeast of Mossy Head, Florida, right inside the northeastern Eglin Reservation border.
- **Alternative 3. White Point Area** comprises seven parcels totaling 416 acres. The area is located at White Point along the coastline of Choctawhatchee Bay south of Niceville, Florida and adjacent to SR-20.
- **Alternative 4. Eglin Main Base/Valparaiso Area** comprises eight parcels totaling 694 acres. The largest parcel (620 acres) is located in the southwest corner of Eglin Main Base adjacent to the New Plew housing area. The remaining parcels are located along the northeast border of Eglin Main Base, near the East Gate and adjacent to Valparaiso.
- **Alternative 5. North Fort Walton Beach Area** comprises five parcels totaling 457 acres with a 50-acre buffer area. Three parcels were previously identified in MHPI NEPA documentation as the “Camp Pinchot Expansion Area” (located adjacent to the Camp Pinchot Historic District and bordered on the west by SR-189 and the east by Garnier Bayou) and parts of the “Poquito Bayou Expansion Area” (located just north of the existing Poquito Bayou housing area). The remaining two parcels are located along the southern Eglin Reservation boundary in north Fort Walton Beach just north of SR-189 and adjacent to the Okaloosa County Fairgrounds. The Camp Pinchot Historic District is not included in this alternative.
- **No Action Alternative.** The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade MFH in accordance with existing Air Force policy and resources.

4. This EIS examines the potential environmental impacts resulting from the Proposed Action and alternatives. It identifies any required environmental permits relevant to the implementation of the Proposed Action and alternatives (to include the No Action Alternative), as well as any applicable management actions and permit/regulation-required mitigation measures and best management practices that would avoid or minimize environmental impacts.

5. In an effort to analyze the potential effects of this proposed initiative, the Air Force or its contractor, SAIC, may be contacting you in their data collection efforts. Please provide your comments or information no later than January 25, 2010, in order to be incorporated in the preparation of the Draft EIS.
6. The Air Force will be holding scoping meetings in areas potentially impacted by this proposal. Please refer to the attached flyer (Attachment 2) for a list of those meeting locations and dates. Please post this flyer in a location that may be viewed by the public. The Air Force's notice of intent to produce an EIS and hold scoping meetings will be published in the *Federal Register* in late February 2010/early January 2010 and will also be published in local newspapers prior to the scoping meetings.
7. If you have any specific questions about the proposal, we would like to hear from you. Please visit the project website ([http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp)) or feel free to contact Mike Spaits, Eglin AFB Public Affairs Office, 101 West D Avenue, Suite 110, Eglin AFB FL 32542-5499, phone (850) 882-2836, email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil). Thank you for your assistance in this matter.

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

2 Attachments:

1. Map of Potential Housing Locations
2. Scoping Meeting Flyer



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

## (ESA LETTER)

MEMORANDUM FOR «Name»  
«Name2»  
«Organization»  
«Address1»  
«Address2»  
«CityStZip»

FROM: 96 ABW/CC  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

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5. Pursuant to analysis of the proposed initiative and to support compliance with the Endangered Species Act, we would like to request information regarding federally listed threatened,

endangered, candidate and proposed to be listed species that occur or may occur in the potentially affected area. Please send this information to our representative at: SAIC, Attn: Stephanie Hiers, 1140 Eglin Parkway North, Shalimar, FL 32579. We would appreciate your identifying a point of contact for any follow-up questions we may have. Please provide your agency comments or information regarding the proposed initiative no later than January 25, 2010, in order to be incorporated in the preparation of the Draft EIS.

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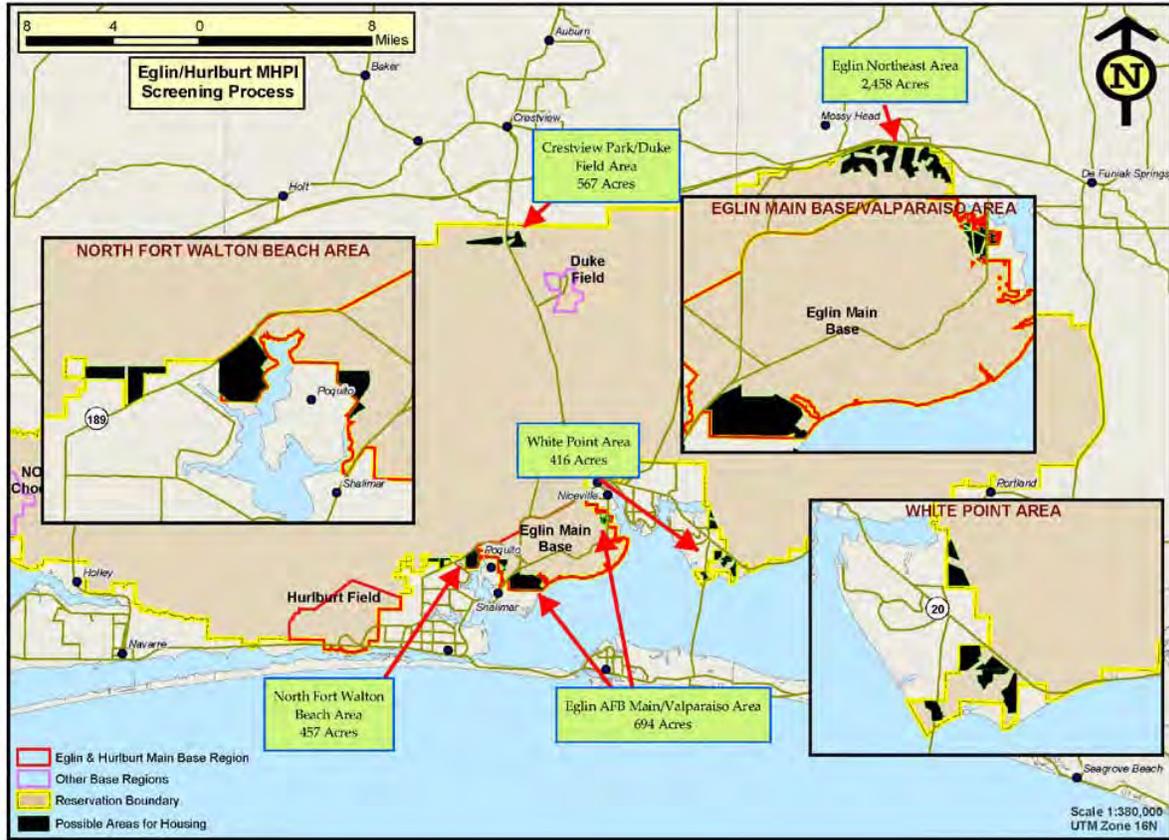
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Commander, 96th Air Base Wing

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### ATTACHMENT (1) TO HCEP LETTERS: MAP OF POTENTIAL HOUSING LOCATIONS



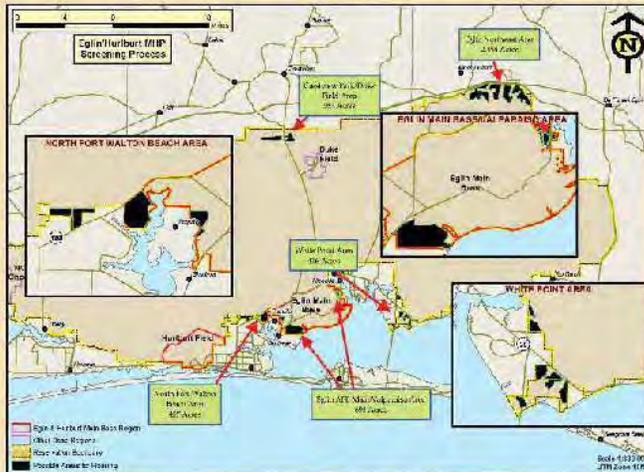
ATTACHMENT (2) TO IICEP LETTERS: FLYER



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[www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp)

**GENERAL IICEP MAILING LIST**

Okaloosa County Planning Commission c/o Planning and Zoning Division 1804 Lewis Turner Boulevard Fort Walton Beach, FL 32547	Mr. Greg Kisela City Manager City of Destin 4200 Indian Bayou Trail Destin, FL 32541
Mr. Dan Doucet City Clerk 208 North Partin Drive Niceville, FL 32578	Mr. Robert Mearns City Manager City of Fort Walton Beach 107 Miracle Strip Parkway SW PO Box 4009 Fort Walton Beach, FL 32549
The Honorable David Cadle Mayor City of Crestview P.O. Box 1209 Crestview, FL 32536	Mr. Michael Beedie Director of Public Works City of Fort Walton Beach 107 Miracle Strip Parkway SW PO Box 4009 Fort Walton Beach, FL 32549
Ms. Kim Kirby City Manager City of Defuniak Springs PO Box 685 71 US Hwy 90 West DeFuniak Springs, FL 32433	Land Use Code and Enforcement City of Fort Walton Beach 107 Miracle Strip Parkway SW PO Box 4009 Fort Walton Beach, FL 32549
Mr. Mark A Weeks City Marshal City of Defuniak Springs 355 US Highway 90 East DeFuniak Springs, FL 32433	The Honorable Mike Anderson Mayor City of Fort Walton Beach 107 Miracle Strip Parkway SW PO Box 4009 Fort Walton Beach, FL 32549
The Honorable Harold Carpenter Mayor City of Defuniak Springs 298 Van Buren Avenue DeFuniak Springs, FL 32433	Ms. Lynne Oler City Manager City of Mary Esther 195 Christobal Road North Mary Esther, FL 32569
Mr. Greg Scoville Planning Director City of Defuniak Springs 35 US Hwy 90 West DeFuniak Springs, FL 32433	The Honorable Chuck Bolton Mayor City of Mary Esther 195 Christobal Road North Mary Esther, FL 32569

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Chief  
City of Mary Esther Fire Department  
195 Christobal Road North  
Mary Esther, FL 32569

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City Manager  
City of Niceville  
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Niceville, FL 32578

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City of Niceville  
208 North Partin Drive  
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Mr. Bruce Price  
Director of Public Works  
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Mr. Jerry Regans  
Utilities Director  
City of Niceville  
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Southern Region Regional Administrator  
Federal Aviation Administration Southern  
Region  
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Major Philip May  
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Dr. William Straw  
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Florida Department of Agriculture and  
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District 3 Planning Department  
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Florida Department of Transportation  
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Ms. Stephanie C. Kopelousos  
Secretary of Transportation  
Florida Department of Transportation  
605 Suwannee Street  
Tallahassee, FL 32399-0450

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Representative  
Florida House District 1  
212 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300

The Honorable Ray Sansom  
Representative  
Florida House District 4  
319 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300

The Honorable Brad Drake  
Representative  
Florida House District 5  
313 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300

The Honorable Marti Coley  
Representative  
Florida House District 7  
319 The Capitol  
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The Honorable Durell Peaden, Jr.  
Senator  
Florida Senate District 2  
406 Senate Office Building  
404 South Monroe Street  
Tallahassee, FL 32399-1100

The Honorable Don Gaetz  
Senator  
Florida Senate District 4  
320 Senate Office Building  
404 South Monroe Street  
Tallahassee, FL 32399-1100

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Environmental Manager  
Florida State Clearinghouse  
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Tallahassee, FL 32399

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Fort Walton Beach Fire Department  
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Fort Walton Beach, FL 32549

Mr. James Robbins  
Fort Walton Beach Housing Authority  
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Fort Walton Beach, FL 32548-5347

Mr. Ted Litschauer  
Chief of Police  
Fort Walton Beach Police Department  
7 Hollywood Boulevard, NE  
PO Box 4009  
Fort Walton Beach, FL 32549

Mr. Walter Mayville  
Fire Chief  
Niceville Fire Department  
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Niceville, FL 32578

Chief Brian Cruttenden  
Chief of Police  
Niceville Police Department  
212 North Partin Drive  
Niceville, FL 32578

Ms. Sheila Bishop  
Director  
Niceville Public Library  
206 North Partin Drive  
Niceville, FL 32578

Mr. Michael Wright  
Fire Chief  
Niceville Volunteer Fire Department  
102 Armstrong Avenue  
Niceville, FL 32578

Mr. Billy Lord  
Ocean City-Wright Fire Department  
2 Racetrack Road NE  
Fort Walton Beach, FL 32547

Mr. James D. Curry  
Okaloosa County Administrator  
Okaloosa County  
1804 Lewis Turner Boulevard, Suite 400  
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Emergency Management Planner  
Okaloosa County Department of Emergency  
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1804 Lewis Turner Boulevard  
Fort Walton Beach, FL 32547

Mr. Jeff Littrell  
Okaloosa County Department of Water and  
Sewer  
1804 Lewis Turner Boulevard, Suite 300  
Fort Walton Beach, FL 32547

Mr. John Jannazo  
Okaloosa County Commissioner  
Okaloosa County District 2  
1804 Lewis Turner Boulevard, Suite 100  
Fort Walton Beach, FL 32547

Mr. Bill Roberts  
Okaloosa County Commissioner  
Okaloosa County District 3  
1804 Lewis Turner Boulevard, Suite 100  
Fort Walton Beach, FL 32547

Mr. Don Amunds  
Okaloosa County Commissioner  
Okaloosa County District 4  
1804 Lewis Turner Boulevard, Suite 100  
Fort Walton Beach, FL 32547

Mr. James Campbell  
Okaloosa County Commissioner  
Okaloosa County District 5  
1804 Lewis Turner Boulevard, Suite 100  
Fort Walton Beach, FL 32547

Ms. Danielle Slaterpryce  
Director  
Okaloosa County Public Works  
1759 South Ferdon Boulevard  
Crestview, FL 32536

Dr. Alexis Tibbetts  
 Superintendent  
 Okaloosa County School District  
 120 Lowry Place SE  
 Fort Walton Beach, FL 32548

Sheriff Ed Spooner  
 Okaloosa County Sheriff's Office  
 1250 Eglin Parkway  
 Shalimar, FL 32579

Mr. A. Stanley Meiburg  
 Acting Regional Administrator, US EPA  
 Region IV  
 Sam Nunn Atlanta Federal Center  
 61 Forsyth Street SW  
 Atlanta, GA 30303

Mr. Heinz Mueller  
 Regional NEPA Coordinator, US EPA  
 Region IV  
 Sam Nunn Atlanta Federal Center  
 61 Forsyth Street SW  
 Atlanta, GA 30303

Chief John Cash  
 Chief of Police  
 Shalimar Police Department  
 Shalimar Town Hall  
 # 2 Cherokee Road  
 Shalimar, FL 32579

The Honorable Charlie Crist  
 Governor of Florida  
 State of Florida  
 The Capitol  
 400 South Monroe Street  
 Tallahassee, FL 32399-0001

The Honorable Gary Combs  
 Mayor  
 Town of Shalimar  
 Shalimar Town Hall  
 # 2 Cherokee Road  
 Shalimar, FL 32579

Ms. Elizabeth Agpaoa  
 Regional Forester  
 U.S. Department of Agriculture, Forest  
 Service Southern Region  
 1720 Peachtree Road NW  
 Atlanta, GA 30309

The Honorable Jeff Miller  
 Representative  
 U.S. House of Representatives  
 Florida 1st Congressional District  
 2439 Rayburn House Office Building  
 Washington, DC 20515

The Honorable Allen Boyd  
 Representative  
 U.S. House of Representatives  
 Florida 2nd Congressional District  
 1227 Longworth Hart Office Building  
 Washington, DC 20515

The Honorable George LeMieux  
 Senator  
 U.S. Senate  
 356 Russell Senate Office Building  
 Washington, DC 20510

The Honorable Bill Nelson  
 Senator  
 U.S. Senate

716 Senate Hart Office Building  
 Washington, DC 20510

Mr. Willie R. Taylor  
 Director, Office of Environmental Policy &  
 Compliance  
 US Department of the Interior  
 MS 2462  
 1849 C Street NW  
 Washington, DC 20240

Mr. Carlos Suarez  
 State Conservationist  
 USDA, NRCS Florida State Office  
 2614 NW 43rd Street  
 Gainesville, FL 32606-6611

Board of County Commissioners  
Walton County  
PO Box 689  
DeFuniak Springs, FL 32435

Mr. Scott Brannon  
District 1 Commissioner  
Walton County  
415 Highway 20 East  
Freeport, FL 32439

Mr. Keuneth Pridgen  
District 2 Commissioner  
Walton County  
17400 State Highway 83 North  
DeFuniak Springs, FL 32433

Mr. Larry Jones  
District 3 Commissioner  
Walton County  
1483 County Highway 1087  
DeFuniak Springs, FL 32433

Ms. Sara Comander  
District 4 Commissioner  
Walton County  
417 Highway 20 West  
Freeport, FL 32439

Ms. Cecilia Jones  
District 5 Commissioner  
Walton County  
70 Logan Lane  
Santa Rosa Beach, FL 32459

Ms. Terry Joseph  
Executive Director  
West Florida Regional Planning Council  
PO Box 11399  
Pensacola, FL 32524-1399

Mr. Joseph Hart  
Chief of Police  
Valparaiso City Hall  
465 Valparaiso Parkway  
Valparaiso, FL 32580

The Honorable Randall Wise  
Mayor, City of Niceville  
208 North Partin Drive  
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Ms. Carlene Anderson  
Walton County School Superintendent  
145 Park St. Suite 2  
Defuniak Springs, FL 32435

Mr. Bill Smith  
Okaloosa County School District  
202A North Highway 85  
Niceville, FL 32578

***ESA IICEP MAILING LIST***

Mr. Ken Haddad  
Executive Director  
Florida Fish and Wildlife Conservation Commission  
Farris Bryant Building  
620 South Meridian Street  
Tallahassee, FL 32399-1600

Mr. David Bernhart  
Assistant Regional Administrator, Protected Resources Division  
National Marine Fisheries Service (NMFS), Southeast Regional Office  
263 13th Avenue S  
St. Petersburg, FL 33701

Ms. Gail Carmody  
Project Leader  
US Fish and Wildlife Service  
1601 Balboa Avenue  
Panama City, FL 32405

Mr. Sam Hamilton  
Regional Director  
US Fish and Wildlife Service, SE Region  
1875 Century Blvd, Suite 400  
Atlanta, GA 30345



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

(SECTION 106 CONSULTATION LETTERS)

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. Reid Nelson  
Director, Office of Federal Agency Programs  
Advisory Council on Historic Preservation  
Old Post Office Building  
1100 Pennsylvania Ave, NW, Suite 803  
Washington, DC 20004

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Mr. Nelson

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation. The consulting parties are the Florida SHPO, the National Trust for Historic Preservation, the Florida Trust for Historic Preservation, the U.S. Forest Service, as well as five federally recognized tribes: the Miccosukee Tribe of Indians of Florida, the Seminole Tribe of Florida, the Poarch Band of Creek Indians of Alabama, the Muskogee (Creek) Nation of Oklahoma (the tribes) and the Thlopthlocco Tribal Town of the Creek (Muskogee) *Tribe*. Please inform me whether or not the Council will be participating in the consultation process for this undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

Eglin AFB intends to resolve the adverse effects of the undertaking by entering into a Programmatic Agreement with the consulting parties and the Council, if it decides to be a signatory, once identification of historic properties within the project alternatives is completed and a preferred alternative has been selected.

Mr. Reid Nelson  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Ms. Malinda J. Horton  
Interim Executive Director  
Florida Trust for Historic Preservation  
P.O. Box 11206  
Tallahassee, FL 32302

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Ms. Horton

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Florida Trust for Historic Preservation regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

Eglin AFB intends to resolve the adverse effects of the undertaking by entering into a Programmatic Agreement with all consulting parties once identification of historic properties within the project alternatives is completed and a preferred alternative has been selected. Please confirm that your organization will be a consulting party to this undertaking and will participate in developing the agreement document.

At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you could provide in identifying and retrieving this information.

Ms. Malinda J. Horton  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Ms. Susan Matthews  
National Forests in Florida  
325 John Knox Road, Suite F-100  
Tallahassee, FL 32303

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Ms. Matthews

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with your organization regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you could provide in identifying and retrieving this information.

Ms. Susan Matthews  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMG)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. Billy Cypress  
Chairman  
Miccosukee Tribe of Indians of Florida  
Tamiami Station  
P.O. Box 440021  
Miami, FL 33144

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Chairman Cypress

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Miccosukee Tribe of Indians of Florida regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

Eglin AFB intends to resolve the adverse effects of the undertaking by entering into a Programmatic Agreement with the consulting parties once identification of historic properties within the project alternatives is completed and a preferred alternative has been selected. Please confirm that your tribe will be a consulting party and will participate in developing the Programmatic Agreement.

Mr. Billy Cypress  
Page 2  
24 Dec 09

At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you can provide in identifying places of religious and cultural significance to the tribe that may be affected by the undertaking.

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, please visit the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map

cc: Mr. Steve Terry  
NAGPRA and Section 106 Representative  
Miccosukee Tribe of Indians of Florida  
Tamiami Station  
P.O. Box 440021  
Miami, FL 33144



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. A.D. Ellis  
Principal Chief  
Muscogee (Creek) Nation  
P.O. Box 580  
Okmulgee, OK 74447

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Chief Ellis

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Muscogee (Creek) Nation regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

Eglin AFB intends to resolve the adverse effects of the undertaking by entering into a Programmatic Agreement with the consulting parties once identification of historic properties within the project alternatives is completed and a preferred alternative has been selected. Please confirm that your tribe will be a consulting party and will participate in developing the Programmatic Agreement.

At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you can provide in identifying places of religious and cultural significance to the tribe that may be affected by the undertaking.

Mr. A.D. Ellis  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, please visit the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map

cc: Ms. Joyce A. Bear  
Historic Preservation Officer  
Muscogee (Creek) Nation  
P.O. Box 580  
Okmulgee, OK 74447



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Ms. Karen Nickless  
National Trust for Historic Preservation  
Southern Regional Office  
456 King Street  
Charleston, South Carolina 29403

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Ms. Nickless

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the National Trust for Historic Preservation regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you could provide in identifying and retrieving this information

Ms. Karen Nickless  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. Buford L. Rolin  
Chairman  
Poarch Band of Creek Indians  
5811 Jack Springs Road  
Atmore, AL 36502

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Chairman Rolin

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Poarch Band of Creek Indians regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you can provide in identifying places of religious and cultural significance to the tribe that may be affected by the undertaking.

Mr. Buford L. Rolin  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map

cc: Mr. Robert G. Thrower  
Tribal Historic Preservation Officer  
Poarch Band of Creek Indians  
5811 Jack Springs Road  
Atmore, AL 36502



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. Mitchell Cypress  
Chairman  
Seminole Tribe of Florida  
6300 Stirling Road  
Hollywood, FL 33024

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Chairman Cypress

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Seminole Tribe of Florida regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you can provide in identifying places of religious and cultural significance to the tribe that may be affected by the undertaking.

Mr. Mitchell Cypress  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map

cc: Mr. Willard Steele  
Tribal Historic Preservation Officer  
AH-TAH-THI-KI Museum  
HC-61, Box 21-A  
Clewiston, FL 33440  
Attn: Ann Mullins



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mr. Scott M. Stroh III  
State Historic Preservation Officer  
Florida Division of Historical Resources  
R.A. Gray Bldg  
500 South Bronough St  
Tallahassee FL 32399-0250

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Mr. Stroh:

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with your office regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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Mr. Scott M. Stroh III  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE, FLORIDA

24 Dec 09

Colonel Bruce H. McClintock  
Commander, 96th Air Base Wing  
401 W. Van Matre Ave, Suite 106  
Eglin AFB FL 32542-6802

Mekko Vernon Yarholar  
Thlopthlocco Tribal Town  
P.O. Box 188  
Okemah, OK 74859-0188

RE: Initiation of Section 106 Consultation for the Military Housing Privatization Initiative

Dear Mekko Yarholar

Eglin Air Force Base (AFB) is in the early stages of planning for a base-wide development project that is subject to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). Pursuant to these regulations, Eglin AFB is initiating consultation with the Thlopthlocco Tribal Town regarding the undertaking.

The undertaking, known as the Military Housing Privatization Initiative (MHPI), will privatize the development and management of Air Force lands, buildings and facilities at Eglin AFB, resulting in potential adverse effects to historic properties. The properties include National Register eligible pre-contact archaeological sites and historic buildings. The MHPI undertaking, currently in the NEPA scoping stage, is described in the attachment.

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At this stage, Eglin AFB is gathering information on previous archaeological and historical studies for the areas under consideration. We would appreciate any assistance you can provide in identifying places of religious and cultural significance to the tribe that may be affected by the undertaking.

Mekko Vernon Yarholer  
Page 2  
24 Dec 09

If you have any questions or concerns about the undertaking at this time, please contact Mr. Mark Stanley, Eglin AFB Cultural Resources Manager, at (850) 882-8459 or via email at [mark.stanley@eglin.af.mil](mailto:mark.stanley@eglin.af.mil). For additional information on the undertaking, go to the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

BRUCE H. MCCLINTOCK, Colonel, USAF  
Commander, 96th Air Base Wing

Attachment:  
Project Description and Map

cc: Mr. Charles Coleman  
Tribal Historic Preservation Officer  
Thlopthlocco Tribal Town  
P.O. Box 188  
Okemah, OK 74859-0188

## ENCLOSURE TO SHPO/TRIBES LETTER

### MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)

#### PROJECT DESCRIPTION AND MAP

The United States Air Force (Air Force) is preparing an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA) to assess the potential environmental impacts associated with the proposed implementation of the MHPI by conveying all existing Military Family Housing (MFH) units (1,413) distributed among several parcels of land located on Eglin AFB and Hurlburt Field, including infrastructure and utility connections, to a private real estate development and property management company. Of the existing units, the successful offeror, referred to as the “developer,” would renovate units in place, demolish 1,404 dwellings, and accept the conveyance of nine historic units “as is.” The private developer would then construct up to 1,477 new units in phases. The developer would also return units and associated structures within two Historic Districts (five historic units located at Georgia Avenue on Eglin AFB and four historic units at Camp Pinchot) to the Air Force for adaptive reuse for purposes other than residential housing (offices, meeting places, etc.) once replacement units are constructed. At completion of the project, a private developer would own and operate 1,477 units on behalf of Eglin AFB and Hurlburt Field. As part of the Proposed Action, the Air Force would relocate the existing Family Camping facility at Hurlburt Field. Activities described under the Proposed Action would be common across all alternatives. The alternatives for MHPI differ in the distribution of MFH at Eglin AFB.

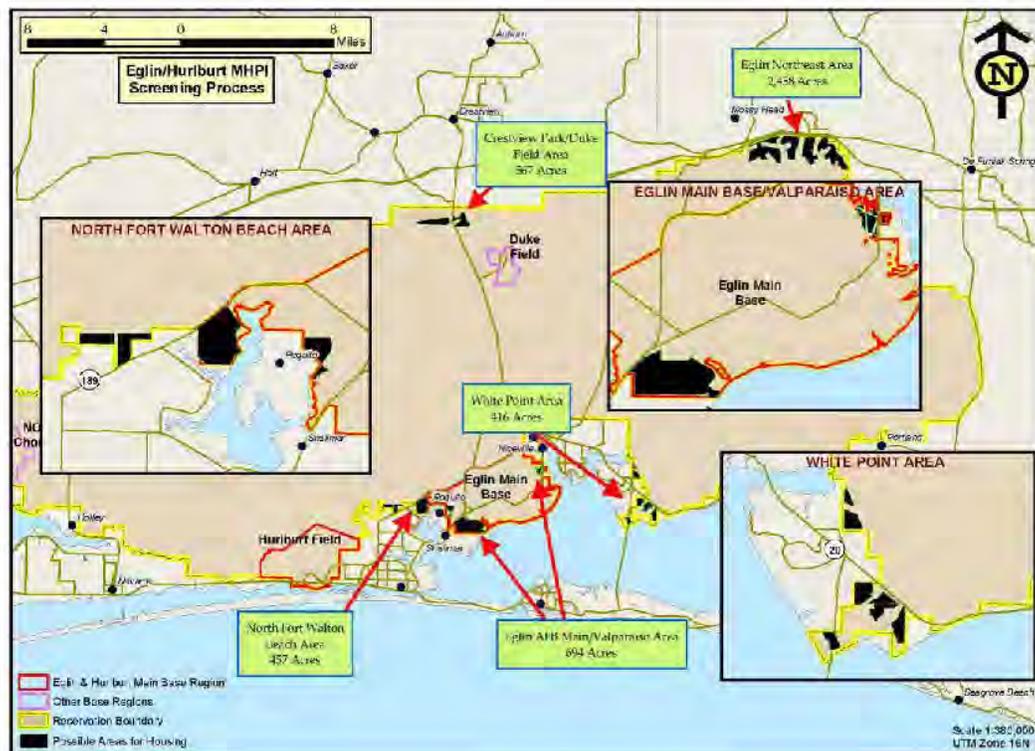
All construction and demolition activities would occur on Eglin AFB and Hurlburt Field (Air Force-owned) property. The Air Force would lease the real property underlying the units proposed for demolition to the developer. For areas not designated for rebuilding, this lease would last only until demolition is complete, at which time the property would be returned to the Air Force. For areas designated for rebuilding, renovation, or conveyance as is, the real property would be leased to the developed for a period of 50 years from the date of the transaction.

#### Alternatives

Activities described under the Proposed Action would be common across all alternatives (except the No Action Alternative). The alternatives for the MHPI differ in the distribution of the housing (see attached map). The following alternatives are being considered:

- **Alternative 1.** Crestview Park/Duke Field Area consists of two parcels totaling 567 acres. The area is located approximately 3 miles north of Duke Field, just south of the Yellow River along the northern border of the Eglin Reservation.
- **Alternative 2.** Eglin Northeast Area comprises four parcels totaling 2,458 acres. The area is located approximately one mile southeast of Mossy Head, Florida, right inside the northeastern Eglin Reservation border.
- **Alternative 3.** White Point Area comprises seven parcels totaling 416 acres. The area is located at White Point along the coastline of Choctawhatchee Bay south of Niceville, Florida, and adjacent to SR-20.

- **Alternative 4.** Eglin Main Base/Valparaiso Area comprises eight parcels totaling 694 acres. The largest parcel (620 acres) is located in the southwest corner of Eglin Main Base adjacent to the New Plew housing area. The remaining parcels are located along the northeast border of Eglin Main Base, near the East Gate and adjacent to Valparaiso.
- **Alternative 5.** North Fort Walton Beach Area comprises five parcels totaling 457 acres. Three parcels were previously identified in the MHPI NEPA documentation as the “Camp Pinchot Expansion Area” (located adjacent to the Camp Pinchot Historic District and bordered on the west by SR-189 and the east by Garnier Bayou) and parts of the “Poquito Bayou Expansion Area” (located just north of the existing Poquito Bayou housing area). The remaining two parcels are located along the southern Eglin Reservation boundary in north Fort Walton Beach just north of SR-189 and adjacent to the Okaloosa County Fairgrounds. The Camp Pinchot Historic District is not included in this alternative.
- **Alternative 6.** Mixture of parcels from any of the areas listed in Alternatives 1 through 5.
- **No Action Alternative** - The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade MFH in accordance with existing Air Force policy and resources.



**SHPO AND TRIBES IICEP MAILING LIST**

Mr. Reid Nelson  
 Director, Office of Federal Agency  
 Programs  
 Advisory Council on Historic Preservation  
 Old Post Office Building  
 1100 Pennsylvania Avenue, NW, Suite 803  
 Washington, DC 20004

Ms. Malinda J. Horton  
 Interim Executive Director  
 Florida Trust for Historic Preservation  
 P.O. Box 11206  
 Tallahassee, FL 32302

Mr. Steve Terry  
 NAGPRA and Section 106 Representative  
 Miccosukee Tribe of Indians of Florida  
 Tamiami Station  
 P.O. Box 440021  
 Miami, FL 33144

Ms. Joyce A. Bear  
 Historic Preservation Officer  
 Muscogee (Creek) Nation  
 P.O. Box 580  
 Okmulgee, OK 74447

Ms. Karen Nickless  
 National Trust for Historic Preservation  
 Southern Regional Office  
 456 King Street  
 Charleston, SC 29403

Mr. Robert Thrower  
 Tribal Historic Preservation Officer  
 Poarch Band of Creek Indians of Alabama  
 5811 Jack Springs Road  
 Atmore, AL 36502

Mr. Willard Steele (Attn: Ann Mullins)  
 Tribal Historic Preservation Officer  
 Seminole Tribe of Florida  
 AH-TAH-THI-KI Museum  
 HC 61 Box 21-A  
 Clewiston, FL 33440

Ms. Susan Matthews  
 National Forests in Florida  
 325 John Knox Road, Suite F-100  
 Tallahassee, FL 32303

Mr. Scott M. Stroh III  
 State Historic Preservation Officer  
 Florida Division of Historical Resources  
 R.A. Gray Bldg  
 500 South Bronough Street  
 Tallahassee FL 32399-0250

Mr. Charles Coleman  
 Tribal Historic Preservation Officer  
 Thlopthlocco Tribal Town  
 P.O. Box 188  
 Okemah, OK 74859-0188

Mekko Vernon Yarholar  
 Thlopthlocco Tribal Town  
 P.O. Box 188  
 Okemah, OK 74859-0188

Mr. Mitchell Cypress  
 Chairman  
 Seminole Tribe of Florida  
 6300 Stirling Road  
 Hollywood, FL 33024

Mr. Buford L. Rolin  
 Chairman  
 Poarch Band of Creek Indians  
 5811 Jack Springs Road  
 Atmore, AL 36502

Mr. Billy Cypress  
Chairman  
Miccosukee Tribe of Indians of Florida  
Tamiami Station  
P.O. Box 440021  
Miami, FL 33144

Mr. A.D. Ellis  
Principal Chief  
Muscogee (Creek) Nation  
P.O. Box 580  
Okmulgee, OK 74447

## *Government Correspondence*

Correspondence from governmental entities submitted separate from the scoping comments is included below.



IN REPLY REFER TO:

## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Field Office  
1601 Balboa Avenue  
Panama City, FL 32405-3721

Tel: (850) 769-0552

Fax: (850) 763-2177

January 21, 2010

Ms. Stephanie Heirs  
1140 Eglin Parkway North  
Shalimar Florida 32579

Re: Military Housing Privatization  
Initiative  
Environmental Impact Statement

Dear Ms. Heirs:

Thank you for your letter of 24 December 2009 requesting a response to your inquiries regarding the MHPI at Eglin AFB.

Harold Mitchell is the federal lands liaison for this office and is available for any follow up questions or discussions regarding the MHPI. Mr. Mitchell can be reached at (850) 769-0552 ext 246) 1601 Balboa Avenue, Panama City, FL 32405.

To assist in your efforts please visit the following link to the USFWS Panama City Field Office website for the species lists (by county) of where the alternatives occur for this project area. <http://www.fws.gov/panamacity/resources/specieslist.html>

The project as described does not identify a preferred alternative of the 5 alternatives described in the Dec. 24<sup>th</sup> letter. The service will be better able to provide input into the project once a preferred alternative is chosen according to the following information.

Section 7(a)(2) of the Endangered Species Act of 1973 (as amended) requires Federal agencies to ensure that their actions do not jeopardize the continued existence of listed species, or destroy or adversely modify critical habitat. The Federal agency (or its designee) responsible for authorizing, funding, or implementing an action is required to determine whether listed species, proposed species, critical habitat, or proposed critical habitat may be present in the area that would be influenced by that action. If such species or habitat may be present, the Federal agency is required to determine whether the action may directly, indirectly, and/or cumulatively affect such species or habitat.

To make such a determination, the following information should be considered and summarized in a biological information report:

Ms Stephanie Heirs

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1. The results of an on-site inspection of the areas affected by the action.
2. The views of recognized experts on the species at issue.
3. A review of the literature and other information.
4. An analysis of the effects of the action on the species and habitat, including consideration for the cumulative effects, and the results of any related studies.
5. An analysis of alternative actions considered by the Federal agency for the proposed action.

If the proposed action potentially involves listed species or critical habitat, the Federal agency must consult with the Service. Consultation can be informal or formal. It may be concluded informally if an action can be implemented in a way that is not likely to adversely affect listed species or critical habitat. Coordination with the Service to explore this possibility is encouraged.

If a determination is made that listed species or critical habitat may be adversely affected, the Federal agency must request, in writing, formal consultation with the Service. If the proposed action is likely to jeopardize the continued existence of proposed species or result in the destruction or adverse modification of proposed critical habitat, the Federal agency must confer with the Service.

If the Federal agency determines that no listed species, proposed species, critical habitats or proposed critical habitats occur in the area of project influence, the project is not likely to adversely affect such species or habitats, or there would be no effect on such species or habitats, this office requests the opportunity to review the information on which such a determination is based, and to concur with that determination.

Section 7(d) of the Act underscores the requirement that the Federal agency and permit or license applicant shall not make any irreversible or irretrievable commitment of resources during the consultation period which, in effect, would deny the formulation or implementation of reasonable alternatives regarding their actions on listed species.

We wish to point out that in general, certain work occurring within rights-of-way may have some potential to affect listed species. For example, a listed plant may occur in a right-of-way or in roadside ditches, because mowing has maintained suitable conditions. Gopher tortoise burrows, known to occur within rural rights-of-way on upland sites, may contain eastern indigo snakes. When rights-of-way occur within the boundary of red-cockaded woodpecker clusters, or in close proximity to bald eagle nests activities causing prolonged disturbance beyond what is normally experienced, may have the potential for disturbing the birds during nesting season. Disturbance within rights-of-way occurring within wetlands has the potential for impacting any nearby Flatwoods salamander breeding ponds. In order to determine the impacts of this project on

Ms Stephanie Heirs

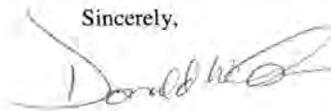
3

federally listed species, an analysis of the effects of work occurring with rights-of-ways should be completed, as well as construction work in other areas.

Similarly, streams near construction zones within the project may or may not be inhabited by Okaloosa darter.

We hope you find this information helpful in moving forward with the MHPI. Please contact Harold Mitchell at ext. 246 in this office for further discussion or assistance.

Sincerely,



Don Imm, PhD  
Assistant Project Leader



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE FLORIDA

Mr. Stephen M. Seiber  
Chief, Natural Resources Section  
96 CEG/CEVSN  
501 De Leon Street, Suite 101  
Eglin AFB FL 32542-5133

MAR 15 2010

Mr. Donald W. Imm, Ph.D  
U.S. Fish and Wildlife Service  
1601 Balboa Avenue  
Panama City FL 32405

Dear Mr. Imm:

Eglin Air Force Base (AFB) Natural Resources Section (NRS) is reinitiating Section 7 consultation under the Endangered Species Act for the Military Housing Privatization Initiative (MHPI) due to a change in the Proposed Action at Eglin AFB and Hurlburt Field, Florida (FWS Log No. 2008-I-0221). Eglin NRS still maintains a No Effect determination based on the following: 1) no federally-listed threatened or endangered species are present, and 2) no known essential habitat is present.

Eglin is currently preparing a Preliminary Draft Environmental Impact Statement (EIS) for the MHPI at Eglin AFB and Hurlburt Field. The Proposed Action is for the Air Force, through privatization, to initially convey 1,413 housing units (including infrastructure and utilities) located on Eglin and Hurlburt (854 at Eglin Main Base, 4 at Camp Pinchot, 150 at Poquito Bayou, 25 at Camp Rudder, and 380 at Hurlburt Field) to a private real estate development and property management company (Figure 1 and Table 1). Of the 1,413 units, the Air Force proposes that the contractor would demolish a minimum of 1,404 existing dwellings through a phased approach (25 at Camp Rudder; 849 at Eglin Main Base; 150 at Poquito Bayou; and 380 at Hurlburt Field).

Using the same phased approach, the Air Force proposes that the private developer would construct 1,477 new units (35 units at Camp Rudder, 484 units at Hurlburt Field, 958 units at Eglin AFB on Parcel 1), which would be owned and operated by the private developer on behalf of Eglin and Hurlburt Field (Figure 1 and Table 1). While for Parcel 1 a total of 673 acres may actually be leased, only approximately 603 acres are available for development at this parcel. Once suitable replacement housing has been developed, 9 historic units (4 at Camp Pinchot and 5 at Georgia Avenue) and associated facilities within the Historic Districts would be returned to the Air Force for adaptive reuse. The Recreation Center Family Camp (FAMCAMP) would be relocated to the eastern portion of Hurlburt Field (Figure 2).

The majority of the parcels proposed for demolition and construction at Eglin AFB and Hurlburt Field are already urban or landscaped. The undeveloped portion of the Main Base Parcel is mostly poor quality, fire-suppressed longleaf pine sandhills. The Camp Rudder parcel

is already developed, although it is surrounded by high quality sandhills habitat. At Hurlburt Field, the undeveloped portions of the Pine Shadows and FAMCAMP parcels are flatwoods and hammock habitats, and the relocation sites for the FAMCAMP are flatwoods.

Confirmed flatwoods salamander habitat exists west of the Pine Shadows and Live Oak Terrace parcels at Hurlburt Field (Figure 2). Gulf sturgeon critical habitat is present off-shore of Soundside Manor, the Capehart and Wherry parcels slated for demolition, and Eglin Main Base Parcel 1 (Figures 2 and 3). The Eastern indigo snake has been sighted near the Camp Rudder parcel and red-cockaded woodpecker (RCW) foraging habitat is located approximately 0.25 miles to the east of the Camp Rudder parcel (Figure 3). Two inactive RCW cavity trees exist along the western boundary of the Eglin Main Base Parcel 1, and recent surveys documented one inactive gopher tortoise burrow on this parcel (Figure 3). Black bears have been sighted at or near each of the proposed sites. No sensitive animal species were documented within the boundaries of the proposed areas during surveys conducted during October and November, 2009 (Entrix, 2010).

#### **Eastern Indigo Snake and Gopher Tortoise**

The gopher tortoise and indigo snake may be found anywhere on Eglin. While these species prefer frequently burned pine forests, they may traverse lower quality habitats, and may also use open areas such as road right-of-ways and sandy spots within developed areas. Land clearing, demolition, and construction activities must abide by certain restrictions per the *Indigo Snake Programmatic Biological Opinion for Eglin AFB* (USFWS, 2009). One month prior to any demolition, land clearing or construction, a gopher tortoise/indigo snake survey must be completed. If any tortoises or indigo snakes are found in the path of construction/demolition, Eglin NRS personnel will relocate the animals in accordance with Florida Fish and Wildlife Conservation Commission (FWC) guidelines.

Before any clearing or construction activities begin, personnel must view a brief on Eglin threatened and endangered species, including the indigo snake. Informational brochures containing the following information must be distributed to contractors, and signs with this same information must be posted at land clearing, demolition, and construction sites:

- A description of the indigo snake, its habits, and protection under Federal Law;
- Instructions not to injure, harm, harass, or kill this species;
- Directions to stop clearing activities and allow the indigo snake sufficient time to move away from the site on its own before resuming clearing;
- Telephone number to call if a live or dead eastern indigo snake is encountered.

Although unlikely, there is the possibility that one of these species may traverse a demolition or construction area; thus, vehicle and equipment operators will be directed to cease any activities should an indigo snake or gopher tortoise be sighted, and allow the animal sufficient time to move away from the site on its own before resuming activities. Personnel must immediately report any sightings of an indigo snake or gopher tortoise to the Eglin NRS. If a gopher tortoise burrow is discovered during demolition, land clearing, or construction, all

activities will be avoided within 25 feet of the burrow until Natural Resources staff have had a chance to examine the burrow and relocate the animal and any commensal species, if necessary.

Given the poor habitat quality of most of the proposed Military Family Housing (MFH) sites, and implementation of requirements from the *Indigo Snake Programmatic Biological Opinion*, impacts to the gopher tortoise and indigo snake will not be significant, and there will be no effect on the indigo snake.

#### **Red-cockaded Woodpecker**

Two inactive RCW cavity trees are located along the northwestern boundary of Eglin Main Base Parcel 1. No good foraging habitat is available near the trees, with most of the surrounding habitat consisting of sand pine. Additionally, the closest active clusters are over five miles away, and RCWs do not fly this great a distance, particularly with no foraging habitat available. These areas are not significant or of importance in future RCW management or as an emphasis area as designated by the *Eglin Integrated Natural Resources Management Plan* (U.S. Air Force, 2006). Furthermore, the U.S. Fish and Wildlife Service (USFWS) concurred with the Eglin NRS that any future developments impacting inactive RCW trees on Eglin Main Base were not likely to adversely affect the RCW (USFWS, 1997). Thus, there will be no effect on the RCW at Parcel 1.

The Camp Rudder parcel is bordered on three sides by high quality sandhills habitat, much of which serves as foraging habitat for the federally endangered RCW. The housing area is approximately 0.25 mile from RCW foraging habitat and 0.75 mile from the nearest active RCW cavity tree (Figure 3). No direct impacts to RCW foraging habitat or cavity trees will occur, but noise impacts from demolition, construction, and daily housing activities may occur. Only 25 units will be demolished and 35 built at the Camp Rudder site, so demolition/construction noise impacts will be short-term. If the nearby RCW cluster was disturbed by demolition/construction activities, the birds will likely just utilize other portions of their foraging habitat during that short time period. Over the long-term, daily housing operations will not constitute a significant impact to RCWs in the Camp Rudder area because these birds are already exposed and habituated to visual and noise disturbances from the existing development and roads. There will be no effect on the RCW at the Camp Rudder Parcel.

#### **Reticulated Flatwoods Salamander**

Buffer habitat for confirmed reticulated flatwoods salamander ponds is about 0.25 miles to the west of Pine Shadows at Hurlburt Field. Stormwater runoff may increase the amount of sediment, pollutants, and volume of water (thus altering hydrology) entering wetlands. However, the 1,500-foot vegetated buffer around the pond will serve to treat pollutants, uptake excess nutrients, control erosion, slow the flow of water, and decrease the volume of water reaching the wetland. Thus, there will be no effect on the reticulated flatwoods salamander at the Hurlburt parcels.

On the southeast portion of the Eglin Main Base Parcel 1, there is a small area of overgrown flatwoods surrounding a shallow depression that is considered potential habitat for the federally endangered reticulated flatwoods salamander (120 acres) (Figure 3); however, Eglin NRS

biologists stated that this pond has very low potential to support the flatwoods salamander as it is more of a sand pit than a natural pond (Gault, 2010). No land clearing or construction will occur within at least 50 feet of the wetland, leaving a vegetated buffer to help filter pollutants and prevent erosion. Permits will mandate stormwater management and erosion control measures, which will provide additional pollutant treatment. Given the low likelihood of occurrence and the implementation of buffer and stormwater and erosion control requirements, there will be no effect to the reticulated flatwoods salamander at Eglin Main Base Parcel 1.

### **Gulf Sturgeon**

Demolition at Capehart and Wherry on Eglin Main Base, and demolition and construction at Eglin Main Base Parcel 1 and Hurlburt's Soundside Manor will occur in close proximity to bay shoreline, and may result in increased polluted runoff and turbidity in nearby Choctawhatchee Bay where Gulf sturgeon critical habitat is designated. Potential adverse effects to Gulf sturgeon and Gulf sturgeon critical habitat from this polluted runoff could include species avoidance of the impact area, minor physiological effects (such as interference with respiratory functions), and indirect effects related to the reduction of light and degradation of bottom substrates where prey items reside. However, less than one mile of shoreline will be temporarily affected, and will not result in significant or long-term effects to water quality or the quality of bottom sediments.

The developer must implement stormwater management and erosion control measures as mandated by permits. These controls would help to slow the velocity of the water, allow infiltration, allow sediments to settle out, and treat pollutants in the runoff. Additionally, a minimum vegetated buffer width of 50 feet will be maintained along the bay shoreline at the Eglin Main Base Parcel 1, and no new vegetated areas along the shoreline at Soundside Manor will be cleared.

Once construction is complete, establishment of only a limited number of access points to the water will help maintain the vegetated buffer such that it will filter most runoff from the MFH areas. Any access point that begins to become an erosion problem will be temporarily closed and rehabilitated to minimize sedimentation issues in the bay and sound. Recreational activities of MFH residents may disturb bottom sediments and degrade or destroy area of submerged vegetation. Measures that will minimize these impacts include roping off designated swimming areas and providing educational materials (i.e., signs, brochures) to residents on the importance of protecting these habitats.

Required stormwater management and erosion controls, maintenance of a vegetated buffer, and designation of access points and swimming areas will serve to minimize impacts to nearby waters from runoff and sedimentation. Thus, there will be no effect on the Gulf sturgeon or Gulf sturgeon critical habitat.

### **Sea Turtles**

Several species of sea turtles utilize Santa Rosa Island (SRI) for nesting. Urban glow associated with street and house lighting can disorient nesting turtles and hatchlings. The use of "turtle friendly" lighting for new street or dock lights at the Soundside Manor location will

minimize the effect of urban glow to sea turtles and hatchlings on SRI. There will be no effect on sea turtles.

### **Migratory Birds**

Noise and human presence associated with demolition, construction, and daily activities may affect migratory birds using nearby habitats. However, neither Hurlburt Field nor Eglin AFB is considered an important stopover area or concentration site for neotropical migratory birds. Migratory birds that do use the area may avoid habitats along the border with the development, but will still have many acres of suitable habitat in the nearby area. Thus, although MFH noise may affect migratory birds, Hurlburt Field and Eglin AFB will still maintain a sizeable area of habitat to support migratory birds during spring and fall migrations; thus, impacts to migratory bird populations will not be significant.

### **Management Requirements**

The developer (through lease agreement) will implement all permitting requirements and management actions developed through coordination with regulatory agencies, such as utilization of stormwater management techniques. Additionally, the following management actions will occur to minimize impacts to biological resources.

- Maintain at least a 50-foot vegetated buffer around all wetlands and water bodies on Eglin Main Base, with a suggested minimum of 100 feet.
- Do not clear any new areas along the sound shoreline or around wetlands at the Hurlburt Field parcels.
- Avoid construction in jurisdictional wetlands.
- Control suspended sediments and increases in turbidity through management practices such as sediment curtains.
- Implement the highest standards possible for stormwater management.
- Limit the number of access points to the water to maintain the vegetated buffer.
- Temporarily close and rehabilitate any access point that begins to become an erosion problem.
- Designate swimming areas to minimize disturbance to shoreline vegetation.
- Provide educational materials (i.e., signs, brochures) to residents on the importance of protecting water quality and shoreline vegetation.
- One month prior to land clearing, demolition, or construction activities, conduct a gopher tortoise/indigo snake survey, and relocate any animals in accordance with FWC guidelines.
- Provide project personnel with a description of the eastern indigo snake, its habitat, and protection under federal law. Instruct personnel not to injure, harm, or kill this species.

- Direct project personnel and residents to cease any activities if an eastern indigo snake or gopher tortoise is sighted, and to allow the animal sufficient time to move away from the site on its own before resuming such activities.
- Direct project personnel and residents to report any sightings of indigo snakes or gopher tortoises to the Eglin NRS.
- Direct personnel to contact Eglin NRS staff if a gopher tortoise burrow is discovered during demolition, land clearing, or construction. All activities should be avoided within 25 feet of the burrow until NRS personnel have had a chance to examine the burrow and relocate the animal and any commensal species if necessary.
- Use “turtle friendly” lighting (low-pressure sodium vapor street lighting) at Soundside Manor, Pine Shadows, and FAMCAMP.

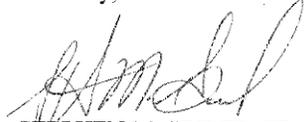
Additional potential mitigations not directly related to federally-listed species that are under consideration include:

- Educate workers and residents on the need to contain their household wastes in a manner so as to not attract bears.
- Educate vehicle/equipment operators and residents on the need to stop the vehicle or equipment if a bear is sighted and to allow the bear to move away from the site before resuming activities.
- Direct personnel and residents to report any sightings of black bears to the Eglin NRS.
- Require off-site equipment to be cleaned for invasive non-native species prior to first-time use on Eglin.
- Coordinate with Eglin NRS to monitor the MFH areas during demolition, construction, and post-construction for early detection and treatment of any invasive non-native species that are discovered.
- Require the developer to remove any invasive non-native species within the MFH areas.

Eglin NRS biologists indicate there is no potential for direct or indirect effects from the proposed action on protected species. Eglin NRS has made a No Effect determination concerning the MHPI at Eglin AFB and Hurlburt Field.

Eglin AFB will notify the U.S. Fish and Wildlife Service immediately if it modifies any of the actions considered in this No Effect determination or if additional information on listed species becomes available, as the USFWS may require a reinitiation of consultation. If impacts to listed species occur beyond what Eglin has considered in this assessment, all operations will cease and Eglin will notify the USFWS. Prior to commencement of activities, Eglin will implement any modifications or conditions resulting from consultation with the USFWS. Eglin NRS believes this fulfills all requirements of Section 7 of the Endangered Species Act and no further action is necessary. If you have any questions regarding this letter or require a copy of the EIS, please feel free to contact Bob Miller (850-883-1153) or myself (882-8391).

Sincerely,



STEPHEN M. SEIBER, YF-02  
Chief, Natural Resources Section

Attachments:  
Table 1  
Figures 1-3

### References

Entrix, 2010. Eglin Air Force Base Military Housing Privatization Initiative Habitat Assessment and Biological Survey. Prepared by Russell Burdge and Andy Barth. January, 2010.

Gault, 2010. Personal communication between Kathy Gault, Eglin Endangered Species Biologist and Stephanie Hiers, SAIC Environmental Scientist, regarding potential flatwoods salamander ponds at Eglin Main Base Parcel 1. February 2010.

U.S. Air Force, 2006. Threatened and Endangered Species Component Plan, Eglin AFB, FL. 96 CEG/CEVSN.

USFWS, 1997. Concurrence signature on Section 7 Consultation letter regarding development on Eglin Main Base and inactive RCW trees. June 10, 1997.

USFWS, 2009. Indigo Snake Programmatic Biological Opinion for Eglin AFB, FL. February 18, 2009.

Table 1. Proposed MHPI Activities

Parcel		Current Number of Units	Year Built	Commonalities			Max # Units Potentially Constructed*	
Name	Acres			Action for Current Units	# Units Demolished (minimum)	# Units Renovated		
<b>Eglin AFB</b>								
Wherry Capehart	306	479	1951-58	Demolition	479	0	0	
Georgia Avenue	3	5	1943	Adaptive Reuse	0			
Hidden Oaks	651	126	2001	Demolition	126			
Old Plew		58	1966-68	Demolition	58			
New Plew		186	1968	Demolition	186			
Poquito Bayou	91	150	1976	Demolition	150			
Camp Pinchot	15	4	1912-1940	Adaptive Reuse	0			
Camp Rudder	10	25	1975	Demolition	25			
<b>Total</b>	<b>1,076</b>	<b>1,033</b>	N/A		<b>1,024</b>			35
Eglin Main Base Parcel 1		0	N/A					35
<b>Hurlburt Field</b>								
Live Oak Terrace	35	110	1957 & 1976	Demolition	110	0	484	
Pine Shadows	85	196	1957		196			
Soundside Manor	31	74	1957 & 1997		74			
FAMCAMP	19	0	N/A	N/A	N/A			
<b>Total</b>	<b>158</b>	<b>380</b>	N/A		<b>380</b>	<b>0</b>	<b>484</b>	
<b>Overall Totals</b>	<b>N/A</b>	<b>1,413</b>			<b>1,404</b>	<b>0</b>	<b>1,477</b>	
<b>Total End State (current units (1,413) - adaptive reuse (9) - demolition (1,404) + new construction (1,477))</b>							<b>1,477 Units</b>	

Source: Eglin AFB and Hurlburt Field Housing Offices, 2009

\*Numbers represent the optimal development scenario at each location based on desired features in the privatization RFQ and are for planning purposes only; actual numbers of units and distribution may vary depending on proposals offered by developers. Existing FAMCAMP would be relocated near Commando Village on Hurlburt Field as part of the Proposed Action.

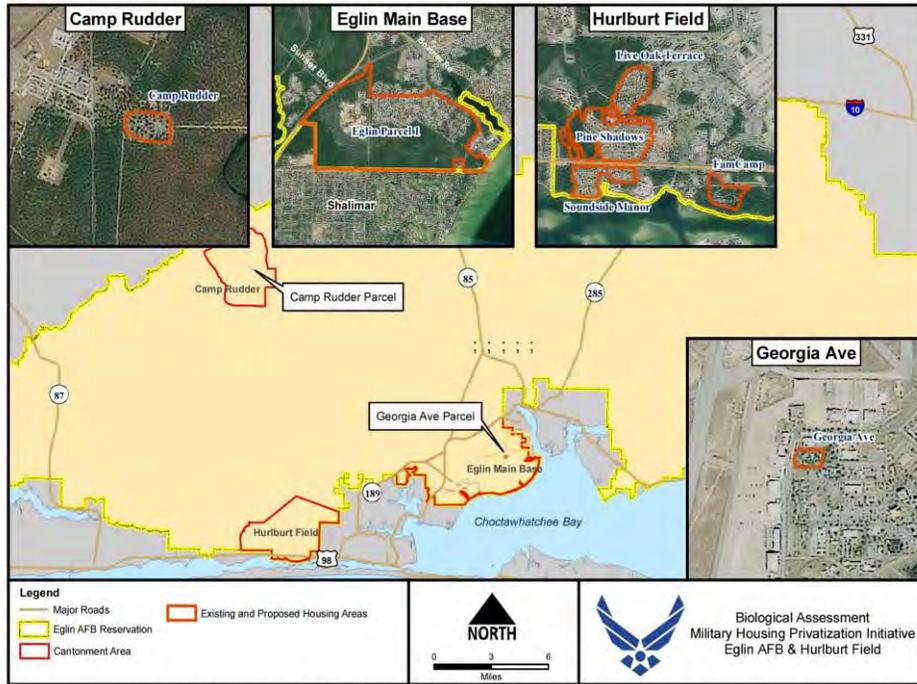


Figure 1. Overview of Eglin AFB and Hurlburt Field Military Family Housing Areas

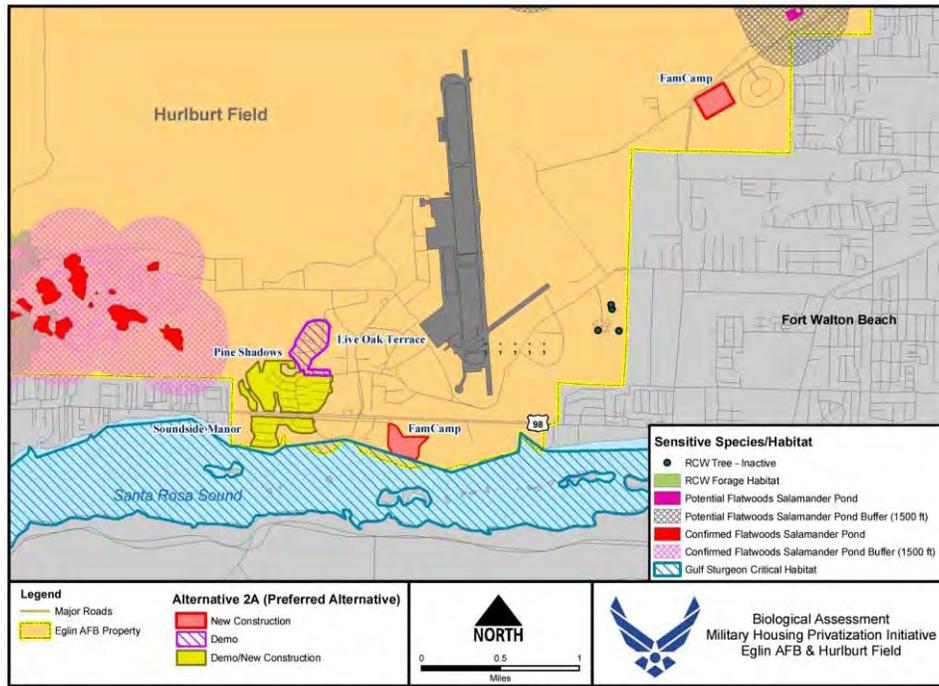


Figure 2. Sensitive Species at Hurlburt Field Military Family Housing Areas

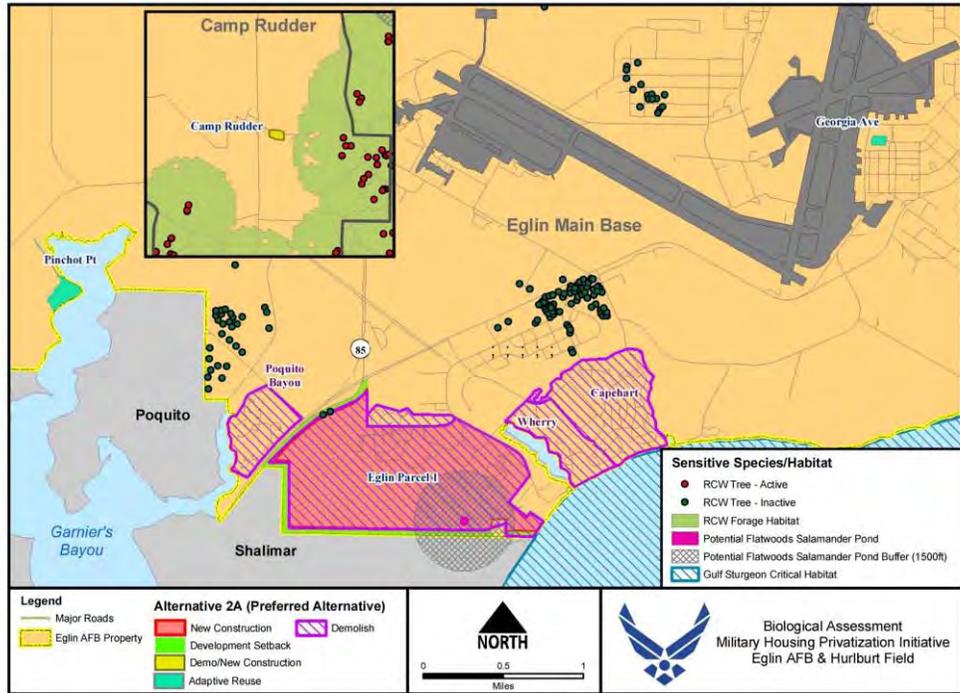


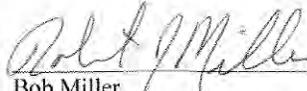
Figure 3. Sensitive Species at Eglin AFB Military Family Housing Areas

## SIGNATURES

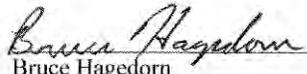
## CONSULTATION REGARDING

IMPACTS TO FEDERALLY LISTED SPECIES  
 RESULTING FROM MILITARY HOUSING PRIVATIZATION INITIATIVE  
 AT EGLIN AFB, FLORIDA AND HURLBURT FIELD, FLORIDA

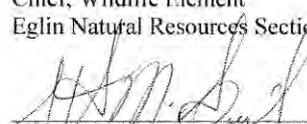
Reviewed by:

  
 Bob Miller  
 Endangered Species Biologist  
 Eglin Natural Resources Section

3/10/10  
 Date

  
 Bruce Hagedorn  
 Chief, Wildlife Element  
 Eglin Natural Resources Section

3/10/10  
 Date

  
 Stephen M. Seiber  
 Chief, Eglin Natural Resources Section

3/11/10  
 Date

USFWS CONCURRENCE:

  
 Project Leader  
 U. S. Fish and Wildlife Service  
 Panama City, FL

3/26/10  
 Date

FWS Log No. 4410-2010-J-0175

**Addendum per April 14 email from USFWS:** All exterior (outside building lights including houses, recreational facilities and all street lights) within the areas known as Soundside Manor and FamCamp-south shall be wildlife lighting ([http://myfwc.com/CONSERVATION/Conservation\\_LivingWith\\_WildlifeLighting\\_index.htm](http://myfwc.com/CONSERVATION/Conservation_LivingWith_WildlifeLighting_index.htm)). In addition, At Pine Shadows full cut-off low pressure sodium street lighting only is needed. Replaces language regarding sea turtle friendly lighting in original March 2010 consultation and March 17 email from USFWS.

-----Original Message-----

From: Hiers, Stephanie D CTR USAF AFMC 96 CEG/CEVSNW  
[mailto:Stephanie.Hiers.ctr@Eglin.af.mil]  
Sent: Thursday, April 15, 2010 8:35 AM  
To: Akstulewicz, Kevin D.; Utsey, Tara D.  
Cc: Koralewski, Jason M.  
Subject: FW: MFHP Eglin

This email is an addendum to the original USFWS, 2010 concurrence. The wording in the EIS will need to be updated to match Lorna's wording.

Ref: USFWS, 2010. Addendum to March 26, 2010, USFWS Concurrence letter regarding Endangered Species Act Section 7 Consultation for Eglin MHPI EIS.  
April 14, 2010.

Jason/Tara: Please add this email to the folder containing government coordination.

-----Original Message-----

From: Lorna\_Patrick@fws.gov [mailto:Lorna\_Patrick@fws.gov]  
Sent: Wednesday, April 14, 2010 3:40 PM  
To: Miller, Bob CIV USAF AFMC 96 CEG/CEVSNW  
Cc: Harold\_Mitchell@fws.gov  
Subject: Re: MFHP Eglin

Bob,  
Thank you for the clarification of the location of the residential areas and their distance to Santa Rosa Island where sea turtles nest. Based on telephone discussions and email correspondence the Service concurs with Eglin AFB determination of effects resulting from the Military Housing Privatization Initiative at Eglin AFB and Hurlburt Field, Florida based on the following:

All exterior (outside building lights including houses, recreational facilities and all street lights) within the areas known as Soundside Manor and FamCamp-south shall be wildlife lighting ([http://myfwc.com/CONSERVATION/Conservation\\_LivingWith\\_WildlifeLighting\\_index.htm](http://myfwc.com/CONSERVATION/Conservation_LivingWith_WildlifeLighting_index.htm)). In addition, At Pine Shadows full cut-off low pressure sodium street lighting only is needed.

Lorna

\*\*\*\*\*  
Lorna Patrick  
Fish and Wildlife Biologist  
U.S. Fish and Wildlife Service  
1601 Balboa Ave  
Panama City, FL 32405  
(850) 769-0552 x229

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Fax (850) 763-2177

[lorna\\_patrick@fws.gov](mailto:lorna_patrick@fws.gov)

\*\*\*\*\*

"Miller, Bob CIV USAF AFMC 96 CEG/CEVSNW"

<[bob.miller@eglin.af.mil](mailto:bob.miller@eglin.af.mil)>

04/14/2010 10:05 AM

To

<[Lorna.Patrick@fws.gov](mailto:Lorna.Patrick@fws.gov)>

Subject

MFHP Eglin

Lorna

Here is some better verbiage for the No Effects statement, we did state in the No Effects Letter the last bullet under management requirements that only the Sounside Manor, Pine Shadow, and FamCamp housing would require sea turtle friendly lighting. I hope this helps if you have any questions please feel free to contact me.

At Hurlburt Field, construction of new housing will occur only at Soundside Manor, Pine Shadows, and FamCamp. Units at Live Oak Terrace will be demolished and no new units will be built.

The northern FamCamp area will be the new camping area with 50 recreational vehicle spaces and a new bath house; there will be few lights and the area is surrounded by forested habitat, thus no glow should reach SRI.

Eglin agrees to the requirements that exterior lighting at Soundside Manor, Pine Shadows, and the new housing units at the old FamCamp site must be fully shielded and downward directed, and all street lights must use full cut-off fixtures and 35-watt or less low pressure sodium or amber LED lamps.

The parcels at Eglin Main Base are almost five miles from the nearest sea turtle nesting beach, thus it is unlikely sufficient amounts of light would reach SRI to disorient turtles. Eglin does not feel that sea turtle friendly lighting requirements would be necessary at the Eglin Main Base parcels.

Bob Miller

Endangered Species Biologist  
Eglin Natural Resources  
107 Highway 85 North  
Niceville, Florida 32542

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FLORIDA DEPARTMENT OF STATE  
**Dawn K. Roberts**  
 Interim Secretary of State  
 DIVISION OF HISTORICAL RESOURCES

Mr. Mark E. Stanley  
 Cultural Resources Manager  
 96 CEG/CEVH  
 501 Deleon St., Suite 101  
 Eglin AFB, FL 32542-5105

September 21, 2010

Re: DHR Project File No.: 2010-03719 / Received by DHR: August 9, 2010  
*Cultural Resources Work in Support of the Environmental Impact Analysis Process for the Military Family Housing Project at Eglin Air Force Base, Florida, Okaloosa and Walton Counties*

Dear Mr. Stanley:

Our office received and reviewed the above referenced survey report in accordance with Sections 106 and 110 of the *National Historic Preservation Act of 1966* (Public Law 89-665), as amended in 1992; 36 *C.F.R., Part 800: Protection of Historic Properties*; and Chapter 267, *Florida Statutes*, for assessment of possible adverse impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places (NRHP)*.

Between October 2009 and March 2010, Prentice Thomas and Associates, Inc. (PTA) conducted an archaeological and historical cultural resources survey of seven tracts (X-1049, X-1050, X-1051, X-1052, X-1053, X-1054, and X-1058) and revisited four other previously recorded archaeological sites (8OK192, 8OK325, 8OK464, and 8OK993) that may be impacted by the proposed military family housing project. The survey was conducted on behalf of Science Applications International Corporation and the U.S. Air Force. PTA identified sixteen previously unrecorded archaeological sites, seven previously recorded archaeological sites, and seven archaeological occurrences within the project area during the investigation. One previously recorded archaeological site, 8WL160, was not relocated.

PTA determined that Site 8WL347, a possible Weeden Island station camp with a hide processing area, has a diverse and deeply deposited lithic assemblage and may be eligible for listing in the NRHP for its research potential. PTA recommends preservation and additional investigation to make an unequivocal eligibility determination.

PTA found that Site 8WL2451 is likely the remains of the historic Holley homestead and contains intra-site patterning and an assemblage of domestic artifacts that may yield potential for research on homestead layout and lifeways of an average rural couple. PTA recommends preservation and Phase II investigation, including interviews with descendants if possible, to confirm the NRHP-eligibility of the site.

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

Director's Office  
 850.245.6300 • FAX: 245.6436

Archaeological Research  
 850.245.6414 • FAX: 245.6452

Historic Preservation  
 850.245.6333 • FAX: 245.6437

Mr. Stauley  
September 21, 2010  
Page 2

PTA identified Site 8WL2452, a historic site with in situ artifact concentrations that may represent the remains of the Willis Howell homestead. PTA recommends preservation until further research can be conducted to determine if Site 8WL2452 contains sufficient research potential to warrant listing in the NRHP.

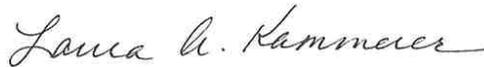
PTA determined that Sites 8OK2453 and 8OK2754 may both be related to buildings or activity areas on the historic Humphrey homestead. PTA recommends preservation of both sites until further testing can be conducted to determine an unequivocal NRIIP-eligibility status.

PTA investigated thirteen prehistoric archaeological sites (8OK325, 8OK464, 8OK993, 8WL137, 8WL192, 8WL346, 8WL2449, 8WL2450, 8WL2453, 8WL2454, 8WL2455, 8WL2456, 8WL2458), three historic artifact scatters (8WL2451, 8WL2469, 8WL2471), and two multi-component sites (8WL2457, 8WL2470, ) that are low density and lack sufficient research potential to warrant listing in the NRHP. PTA recommends no further investigation of these sites.

Based on the information provided, our office concurs with the determinations of the U.S. Air Force and finds the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.

If you have any questions concerning our comments, please contact Rudy Westerman, Historic Preservationist, by phone at 850.245.6333, or by electronic mail at [rjwesterman@dos.state.fl.us](mailto:rjwesterman@dos.state.fl.us). Your continued interest in protecting Florida's historic properties is appreciated.

Sincerely,



Laura A. Kammerer  
Deputy State Historic Preservation Officer  
For Review and Compliance

Xc: Prentice Thomas and Associates, Inc.

## 2010 (4<sup>th</sup> DRAFT EIS) PUBLIC SCOPING COMMENTS

### Comments Received During Scoping Period (30 December 2009 - 1 February 2010)

As part of the public scoping process, Eglin Air Force Base received and made note of each of the comments that follow. It is Eglin's intent to have addressed many of the responses to these questions in the appropriate sections of the Draft Environmental Impact Statement (2010).

### *Summary of Scoping Comments*

The following is a summary of scoping comments organized by issue area. The comments in this table are not necessarily exact copies from the comment letters and forms; they are summaries of comments. Copies of the original comment letters and forms can be found following this table. Because of applicability across issue areas, some comments are listed under multiple issue areas.

#### NATIONAL ENVIRONMENTAL POLICY ACT

There were seven comments related to the NEPA and public outreach processes. The comments submitted were concerned with the adequacy of public notice, the clarity of public information (i.e., fact sheets and presentations), the adequate involvement of affected communities, and the availability of documents. Comments regarding the NEPA process included:

- Concern that actions would affect Walton County and therefore suggest that a public hearing also be held in Walton County.
- Note that the meeting on January, 14, 2010 in Fort Walton Beach was well conducted.
- Request that instead of best management practices (BMPs) that "suggest" actions taken by the Air Force, that the EIS specifically identify management practices that the Air Force "will do."
- Questions whether the request for qualifications would be released in the sequence of the EIS timeline.
- Support to ensure priority is given to environmental concerns before a final decision is made.
- Request that concerns and question be addressed and published in the EIS along with proposed specific action for eliminating or mitigating impacts.
- Concern that the MHPI violates NEPA, 42 U.S. Code (USC) 4331, Sec 101.

## PURPOSE AND NEED

There were 18 comments related to the project's purpose and need. Approximately 8 people stated support for private sector leasing and building new homes while approximately 6 people stated they did not support the concept of privatization. Additional comments regarding the purpose and need for the Military Housing Privatization Initiative included:

- Support for private sector leasing and building new homes.
- Support for building new homes but not private sector leasing.
- Concern that retirees and civilians will live on base and ruin the military style of living.
- Concern that if privatization is necessary, then why limit it to demolition and new construction (i.e., why not consider renovation).
- Concern that housing will be handled poorly.
- Suggestion that the MHPI is not designed to benefit military as much as corporate developers.
- Suggestion that the proposed area for development is from the National Park Service and therefore should be returned to the Park Service.
- Suggestion to build stacked houses in the form of a minimal-footprint/less expensive condominium style housing.
- Suggestion that privatization be incorporated into the housing plan.
- Suggestion that, if the land is surplus, then to auction it off to the private sector to the highest bidder to utilize as the market dictates.
- Concern that if there is a need to demolish homes that are 30 years old, then the same units being built today would need to be rebuilt in another 30 years.
- Suggestion that instead of MHPI, the government should offer a 10 percent increase in off-base living allowance.
- Suggestion that the government can do a better job of renting houses than private developer.
- Suggestion that most taxpayers don't want government property leased and turned over to developers in fifty years.
- Suggestion to only rebuild current housing units as they come down to standards.
- Concern about taxes associated with the federal government turning over property to a private developer.

## PROPOSED ALTERNATIVES

The Air Force included the Proposed Alternatives as a comment topic area because the EIS will contain an in-depth analysis of each Proposed Alternative, including a discussion of the formulation of alternatives, the definition of alternatives, and the presentation of a Preferred Alternative. There were 31 comments that were related to Proposed Alternatives. Each of the alternatives presented received a comment in some form; however, a large number of comments rejected any alternative involving the Garnier's Bayou, Poquito Bayou, and White Point areas. Many individuals expressed support for on-base development or in areas where adequate infrastructure already exists. Additional comments regarding the proposed alternatives presented in the MHPI EIS included:

- Concern that alternative areas are misleading and inaccurately named; request for more specific descriptive names (i.e., North Fort Walton Beach Area should be renamed).
- Support for building in Crestview.
- Concern for parcel 1 of Alternative 3 (White Point).
- Concern that additional service buildings, recreation, etc. be expected in the design of the MHPI.
- Does not support Alternative 1: Crestview Park/Duke Field.
- Does not support Alternatives 2, 3, 6, and the No Action Alternative.
- Does not support Eglin northeast area.
- Does not support Alternative 3: White Point.
- Suggestion to not relocate Hurlburt Field Family Camp (FAMCAMP) because the area is a high risk area during hurricanes.
- Suggestion that if true privatization is desired, then units should not be constructed on base (Eglin or Hurlburt).
- Concern about insurance costs for units near coast; therefore, support Alternative 1 and 2 because alternatives are furthest north off the coast.
- Suggestion that entire initiative is premature since noise contours on F-35 have not been conducted.
- Concern for building in Garnier's Bayou.
- Suggestion to build in Valparaiso.
- Concern for building in Camp Pinchot.
- Suggestion that units not all be constructed in one location.
- Suggestion that if building between Range Road 211 and the Shoal River, to build on the east side of Highway 85 instead of to the west to protect woodpeckers (i.e., choose parcel 2 instead of 1).

- Suggestion to build housing north of Duke Field.
- Support but concern about White Point area.
- Concern that the MHPI alternatives do not serve the needs of service persons.
- Concern that if the Joint Land Use Study (JLUS) finds the area within Valparaiso non-usable for residents, how can the Air Force justify building in the same area or nearby.
- Request for copies of the applicable shape files used to map areas in order to overlay the Military Influence Planning Areas, as codified in the JLUS, over the alternatives to more clearly identify incompatibilities in land use and density of MHPI areas.
- Suggestion that throughout the process, the JLUS is used as part of the due diligence, particularly Alternatives 1, 2, and 4.
- Suggestion that housing alternatives be chosen by the current users of military housing (i.e., perform survey and publish results in EIS)
- Support housing area in dumping ground near woodlands at Bluewater Bay but request that 500-year-old oak tree by 607 Greenwood Cove E, Niceville, Florida be spared.
- Does not support Alternative 5: North Fort Walton Beach Area
- Concern about impacts to Lake Pippin shoreline from any alternative located in that area.
- Request for more thorough reasoning for the various locations choices.
- Suggestion that Mossy Head is the best spot due to lack of congestion and attract development.
- Concern for building in Mossy Head.
- Suggestion to build homes on base or on land that is already developed.

## LAND USE

The EIS Land Use section will include an analysis of the impacts of the proposed alternatives on specific land use types throughout the project area, as well as an overview of the overall impact of the proposed alternatives on land use planning efforts. Land use and planning issues raised include buffer zones, land use suitability and compatibility, developer standards, user group conflicts, and open space retention. There were 4 comments related to land use and planning, all of which appear in Appendix E. Comments regarding land use included:

- Concern about increases in recreational users at Garnier's Bayou.
- Concern that forest will be replaced with houses at Gunter Recreation Area.

- Suggest that there are compatible land uses between MHPI and existing adjacent communities.
- Request confirmation that Okaloosa Island is not for sale and would be preserved as part of the national seashore.

## TRANSPORTATION

The EIS Transportation section will include an analysis of the existing road network, transit opportunities, pedestrian and bicycle networks, and future transportation operations and opportunities. Impacts to transportation will be assessed in relation to each proposed alternative. There were 16 comments related to transportation. Comments regarding transportation issues included:

- Concern about congestion at White Point Recreation Area.
- Request that transportation impacts to schools and children be addressed.
- Suggest to build bicycle paths in planned community for short commute to Eglin Main Base.
- Concern about transportation impacts from Alternative 5: North Fort Walton Beach.
- Support for Alternative 1: Crestview, because it would place housing south of I-10 and would avoid congestion at I-10 interchange.
- Suggest on-base housing where roads/infrastructure are already in place.
- Suggest placing housing in Mossy Head because it would alleviate traffic in Crestview and at I-10.
- Concern that the Mossy Head alternative would increase traffic and cause safety issues on two-lane Highway 285 and would require rebuilding of the Willy B. Parker and Bob Sikes roads, which would be expensive.
- Suggest analyzing the impact on Walton County if the Villa Passo Road is used for access to some of the White Point areas.
- Concern that housing in Poquito Bayou will create traffic issues on Lewis Turner Boulevard and would require a traffic light at the corner of Poquito and Lewis Turner.
- Concern that housing in the White Point area would increase traffic volume for residents of North Lakeshore Drive and especially for those on Laura Lane, and specific concerns about traffic congestion from Highway 85 in Niceville to the toll bridge at White Point.
- Concern about commute drive, traffic congestion, fuel and maintenance costs if units are built off-base.
- Concern about gate wait times.

- Concern that quality of life will be affected for families living off base due to more time spent driving.
- Suggest building in Valparaiso which is close to base and saves on energy and time for commuting, and doesn't add to surrounding traffic issues.
- Suggest reopening the gate for a.m. traffic by the Matador Club to alleviate traffic off of Highway 20.

## SOCIOECONOMICS

The EIS Socioeconomics section will include an overview of the current economic activity of the region where proposed housing is located. Socioeconomic factors include population, income, employment, and schools. In addition, environmental justice and special risks to children are considered in this section. There were 24 comments related to socioeconomics. Comments regarding socioeconomic resources included:

- Concern about insurance costs in Florida and units being built near the coast.
- Request for specific mitigation measures for adverse impacts to minority and low income individuals.
- Concern that demolition and construction are not cost effective during current economic conditions.
- Concern about impacts to local school enrollment and classroom capacity (particularly schools in White Point and Bluewater Elementary School which are near enrollment capacity).
- Suggestion that renovating homes is more cost effective than construction and will provide similar jobs as construction.
- Concern that low-income or minority will be impacted by living remote from the main base with regard to access to recreational, medical, and shopping facilities.
- Concern that there are no economic studies indicating affect to private property values from MHPI.
- Concern that tearing down Poquito noncommissioned officer housing unit built in 1976 is economically wasteful.
- Concern that homes would compete with private residential development.
- Suggest housing in Valparaiso because city has protective property zoning that offers protection to property values for private owners.
- Suggest housing in/near Valparaiso because schools in Valparaiso have high scores and capacity for additional students.
- Concern about increase in taxes.
- Concern about the disposition of the housing, if Eglin closes or realigns.

- Concern about current lack of housing demand and huge supply of suitable homes available that are not occupied.
- Concern about "waterfall" effect (i.e., if not 100 percent occupied by military, start leasing to civilians, retirees, etc.).
- Concern about how local city and county governments will pay for fire protection, emergency medical, police, school, utility services.
- Suggestion that on base housing will be better environment because teachers are familiar with students coming/going; enrollment capacity).
- Concern about taxes for existing schools if off base housing.
- Concern that MHPI does not meet any test of the market.
- Concern that the action will result in \$150 million in revenues that the county will not realize if the county foots the bill for new infrastructure.
- Suggest building on base to reduce costs given infrastructure, land, and amenities are already available.
- Concern that only few contractors can bid on projects and therefore, only contractors outside Okaloosa County will be able to bid on projects.
- Suggestion to build stacked houses in the form of minimal-footprint/less expensive condominium style housing.
- Support action to create new jobs and opportunities.

## UTILITIES

The EIS Utilities Infrastructure section will include an analysis of impacts to potable water, wastewater management, electricity networks, and natural gas usage. There were 8 comments related to utilities infrastructure. Comments regarding utilities included:

- Concern about burden on local utilities and infrastructure (i.e., provider, capacity, and rates).
- Concern that the action will result in \$150 million in revenues that the county will not realize if the county foots the bill for new infrastructure.
- Concern that young families will not have established enough credit to pay large utility deposits charged by private developer.
- Request developer pays all water/sewer tap fees from income received by "renters."
- Concern about exceeding electrical capacity (provide example of recent electrical outage in Navarre due to record usage and question how this could affect nearby alternative areas).

- Suggestion to build in Valparaiso where utilities and communication systems are available and can accommodate additional housing.
- Concern that four years ago, military said housing was too expensive in Pinchot area due to cost of more utilities/infrastructure; now still concerned about who is going to pay for new utilities/infrastructure and how.
- Suggest to maintain utilities/infrastructure on base and replacing homes on base because utilities/infrastructure are currently in place.

### CULTURAL RESOURCES

The EIS Cultural Resources section will include an overall historical setting for each proposed project area, an analysis of the impact of each proposed alternative on existing cultural resources, and an overview of Native American consultation and coordination. There were 3 comments related to cultural resources. Comments regarding cultural resources included:

- Suggest the EIS consider the impacts on historic areas and archaeological sites.
- Suggest that the dunes at the Hurlburt FAMCAMP need to be surveyed.
- Concerned about building in areas near the head of Garnier's Bayou, which is the location of the old Davis Cemetery and century-old artifacts.

### BIOLOGICAL RESOURCES

The EIS Biological Resources section will include an analysis of impacts to existing sensitive habitats and species and an overview and assessment of impacts to ecological associations within each proposed project area. There were 30 comments related to biological resources. Comments regarding cultural resources included:

- Concern that no one has the right to construct private housing tracts in National Forest.
- Concern that the flora and fauna and sensitive species in parcel D-1 will be removed.
- Concern for biological species and recreational areas at White Point.
- Concern for biological resources at Camp Pinchot (i.e., Florida black bear, state-listed gopher tortoise, eastern indigo snake, bald eagles, Gulf sturgeon, ospreys).
- Applaud and suggest the Air Force uphold environmental stewardship recognition.
- Concern for endangered species in Garnier's Bayou (particularly ospreys, Gulf sturgeon).
- Concern that biological surveys do not capture all potential biological species present in Garnier's Bayou (i.e., butterfly).

- Concern that endangered species in Garnier's Bayou were not adequately considered in previous iteration.
- In order to make a determination regarding Section 7(a)(2) of the ESA of 1973 a biological information report should include: (1) results of an on-site inspection of the areas affected by the action; (2) views of recognized experts on the species at issue; (3) review of the literature and other information; (4) an analysis of the effects of the action on the species and habitat, including consideration for the cumulative effects, and the results of any related studies; and (5) analysis of alternative actions considered by the federal agency for the proposed action.
- U.S. Department of the Interior (U.S. Fish and Wildlife Service [USFWS]) requires if a proposed action potentially involves listed species or critical habitat, the federal agency must consult with the FWS.
- USFWS requires if a determination is made that lists species or critical habitat that may be adversely affected, the federal agency must request, in writing, formal consultation with the FWS.
- USFWS requires that if the federal agency determines the project is not likely to adversely affect listed species, proposed species, critical habitats, or proposed critical habitats, then the USDO I FWS office will be allowed the opportunity to review the information on which such a determination is based, and to concur with that determination.
- USFWS notes Section 7(d) of the Act underscores the requirement that the federal agency and permit or license applicant shall not make any irreversible or irretrievable commitment of resources during the consultation period which, in effect, would deny the formulation or implementation of reasonable alternatives regarding their actions on listed species.
- USFWS notes that certain work occurring within rights-of-way may have some potential to affect listed species. Therefore, in order to determine impacts of the MHPI project on federally listed species, an analysis of the effects of work occurring with rights-of-ways should be completed, as well as construction work in other areas.
- USFWS notes that streams near construction zones within the project may or may not be inhabited by Okaloosa darter.
- Concern that all threatened and endangered (T&E) species will not be determined and therefore will not be protected.
- Concern about impacts to pitcher plants in Poquito and Pinchot sites and request methods to mitigate potential damages.
- Question whether biological experts (other than Air Force) will be required to survey areas for T&E species.
- Concern that determining "no effect" on endangered species violates the ESA.

- Concern about impacts to Choctawhatchee National Forest from Garnier's Bayou alternative.
- Concern for ivory-billed woodpeckers along the south of Yellow and Shoal Rivers.
- Question whether the EIS will develop an index of terrestrial and aquatic wildlife present in proposed areas and adverse impacts.
- Question whether an Ecological Risk Assessment will be developed for action levels for different possible contaminants entering "Garnier's Bayou."
- Question whether a monitoring system will be developed to determine the level of impact to biological resources over time.
- Concern that MHPI violates NEPA, 42 USC 4331, Sec 101.
- Suggest leaving as many trees as possible.
- Concern that the wooded area behind Parkwood Estates will be removed; request that it remain wooded.
- Concern that biological information on the watershed in Garnier's Bayou is misrepresented or not recorded in reports, books, or databases.
- Support housing area in dumping ground near woodlands at Bluewater Bay but request that 500-year-old oak tree by 607 Greenwood Cove E, Niceville, Florida be spared.
- Concern for biological species in Lake Pippin.

### WATER RESOURCES

The Water Resources section will provide a description and analysis for surface water, groundwater, stormwater, wetlands, and floodplain conditions at each site. There were 15 comments related to water resources. The majority of comments expressed concern about the possible negative impacts to water quality and stormwater runoff into nearby water resources. Comments regarding water resources included:

- Concern about potential runoff and other impacts to water quality at Garnier's Bayou.
- Request that sediment sampling be conducted in delta of Lighterknot and Garnier Creek to determine contamination levels.
- Request clearly defined BMPs for stormwater control and adverse impacts to surface water and siltation of the bayou during/after construction.
- Suggestion that storm water detention basin(s) be designed to hold the first 3 inches of rainfall instead of 1 on developed areas.
- Concern about using Floridan aquifer for irrigation of lawns.

- Concern about saltwater intrusion into the surficial aquifer from increased withdrawal.
- Concern about mosquitoes from improperly designed or maintained stormwater retention/detention ponds.
- Request that Longwood Subdivision's restrictive covenants be upheld (i.e., no boathouses are constructed along Garnier's Bayou if homes are to be built there).
- Concern about runoff into Bens Lake and Choctawhatchee Bay.
- Concern about Whitepoint Area in the event of major storms (i.e., concerned there is not adequate planning for evacuation of military personnel in the event of a major storm or for when military returns to flooded homes).
- Concern that proposed sites adequately address areas that will likely be flooded out when a 15-foot storm surge takes place.
- Concern that Garnier Creek and Lightwood Knot Creek Branch are impaired and ecological restoration programs should be expanded to include steephead and stream and riparian and transitional zone forests.
- Concern that the EIS does not have the exact phrase, "Protect Water Quality" as a priority; suggest adding specific wording.
- Concern that FAMCAMP area is highly susceptible to hurricanes and flooding damage.
- Concern about impacts to water quality from actions proposed at Camp Pinchot.

## SOILS

The Soils section will include a description and analysis of soil types found within each proposed project area and a site wide analysis of drainage and topography associated impacts from each proposed alternative. There were seven comments related to soils. Comments regarding soils included:

- Concern about erosion and siltation of bayous.
- Concern about sandy soils present in proposed areas that are prone to severe erosion (i.e., as referenced in NRCS, 1995).
- Concern about methods to control and transport sediment during construction activities; soil erosion; and storm water retention basins.
- Concern about large quantities of fresh water entering into the saltwater/brackish water community of Garnier's Bayou.
- Request the EIS clearly define BMP to prevent erosion and who will implement and monitor BMPs.
- Request the EIS clearly define impact and cumulative impacts from run-off sediment created by increased foot traffic, recreation, fishing, and sediment load associated with more people.

## AIR QUALITY

The EIS Air Quality section will include an analysis of regional air quality and emission sources and the impacts to air quality from each proposed alternative. There were five comments related to air quality. Air quality comments focused on increases in air pollutants due to future traffic and potential open burning and construction, particularly for off-base housing. Comments regarding air quality included:

- Concern about pollution levels from an increase in the number of vehicles.
- Support Eglin Main Base alternative because less vehicular emissions.
- Concern about air quality as a result of open burning techniques.
- Question whether a plan will be developed and implemented to minimize fugitive dust emissions from construction traffic/operations and who will monitor/enforce plan.
- Concern about greenhouse gas emissions and using energy efficient materials and techniques.

## HAZARDOUS MATERIALS/WASTE

The EIS Hazardous Materials/Waste section will include an overview of environmental restoration program sites, possible sources and/or increases in asbestos, lead-based paint and polychlorinated biphenyls, an overview of underground storage tanks and an analysis of hazardous materials management for each proposed alternative. There were five comments related to hazardous materials/waste. Comments regarding hazardous materials and waste included:

- Concern about petrochemical hazards from fuel used for construction.
- Request that construction fuel be stored in "double-wall" tanks or enclosed by impermeable dikes for the full capacity.
- Concern about methods to prevent hazardous materials/waste from occurring on sites during/after construction.
- Question whether survey of undiscovered IRP eligible sites will be conducted.
- Concern that hazardous material waste is addressed and remedied so military are not living in conditions detrimental to their health.

## SOLID WASTE

The EIS Solid Waste section will include an analysis of and management plans for base wide solid waste plans and local government solid waste disposal plans. There were six comments related to solid waste. Comments regarding solid waste included:

- Concern that a figure presented at the hearing indicated there would be more waste associated with the "Do Nothing" alternative than from the total demolition of existing housing.

- Concern about where domestic sewage will be pumped.
- Concern about untreated sewage entering Garnier's Bayou.
- Concern about the implication that additional waste can be accommodated by increasing existing landfills.
- Concern about burden/capacity on local infrastructures.
- Concern that extra people Eglin will be adding to the watershed of Garnier's Bayou, will create insufficient sewage and septic systems.

## NOISE

The EIS Noise section will include an overview of existing noise conditions in the proposed project areas and possible sources of new noise conditions. There were eight comments related to noise. Noise comments focused on concerns about increased noise from traffic and neighbors and loss of noise buffers, such as trees, that would increase noise from aircrafts, roadways, etc. Comments regarding noise issues included:

- Concern about the noise issues and noise footprint from the F-35.
- Request specific responsible persons, methods of design, and implementation for noise mitigation be provided in EIS.
- Concern about noise associated with construction.
- Concern about noise increase from recreational users.
- Concern about increases in traffic, aircraft, military noise from removing natural vegetation buffer of NFWBA sites.
- Request clarification for why new construction is the most cost effective and the least destructive to biological resources and therefore the preferred method of noise abatement.
- Suggest entire initiative is premature since noise contours on F-35 have not been conducted.
- Concern about noise from mid-bay bridge.

## SAFETY

There were seven comments during the scoping process that related to safety. The EIS Safety section will include an analysis of possible safety threats to military and nonmilitary persons. Comments regarding safety issues included:

- Concern about the cost of security measures if the decision is made to build housing off base.
- Concern about what types of maintenance, enforcement, and other safety services that will be provided and who the provider will be.
- Suggest Eglin Main Base is more secure than off base.

- Concern about pedestrian, bicyclist, children safety traveling to/from base.
- Concern about who will be responsible for building code enforcement.
- Concern about construction activities associated with fire hazards and burning activities.
- Concern for actions taken to preserve access to private property enclosed within the White Point area.

### OTHER

Several comments were received by the Air Force that would not necessarily be covered in the scope of NEPA and therefore would not be covered under the EIS, instead these comments would be addressed by the developer or be put for consideration by the Air Force during the bidding process. These comments are included, however, to ensure all public comments were noted. Additional comments included:

- Concern that other areas where MHPI was established resulted in high monthly pet fees forcing people out of military housing areas.
- Suggest the public get more involved.
- Suggest the Air Force set aside a percentage or dollar amount where local builders have a fair and equal opportunity when they award the prime contracts.
- Concern that only the most environmentally sound materials be used during construction.
- Concern that the contractor will have political ties.
- Concern that contractors adequately maintain the housing.
- Concern about the date when the contractual requirement for possible bidding process will be determined.
- Suggest not choosing lowest bidder.

## **4<sup>th</sup> DRAFT EIS PUBLIC COMMENT PROCESS (2010)**

The public hearing and public comment process for the MHPI 4<sup>th</sup> DEIS took place from December 23, 2010, to February 7, 2011. The process began with the publication of the Notice of Availability (NOA) of the DEIS in the Federal Register on December 23, 2010. Public distribution of the 4<sup>th</sup> DEIS began on December 17, 2010, coinciding with Congressional drops on the same day, and continued until December 23, 2010. The Air Force mailed hard copies to individuals who requested a copy and to agencies and library repositories that were required to have a copy. Appendix A contains a list of persons and libraries that received the DEIS before the public hearings. The Air Force also posted the DEIS on the Internet at the Eglin website (<http://www.eglin.af.mil/eglindocuments.asp>) and directed interested parties to additional information regarding the housing privatization process at ([http://www.jllpress.com/Continental\\_Group/continental\\_group.html](http://www.jllpress.com/Continental_Group/continental_group.html)).

In late December 2010 and early January 2011, the Air Force published newspaper advertisements and issued public service announcements (PSAs) and press releases to local news media advertising the availability of the DEIS and the public hearings. On Tuesday and Wednesday, January 11 and 12, 2011, the Air Force held two public hearings. The first public hearing was held at the Northwest Florida State College Niceville Campus Mattie Kelly Arts Center. The second public hearing was held at the Fort Walton Beach Municipal Auditorium. During the public hearings, the Air Force stood by to answer questions and encouraged citizens to provide verbal or written comments or to mail written comments on or before February 7, 2011, the close of the formal public comment period. Additionally, the Air Force presented information regarding the proposal and the public involvement process.

## FEDERAL REGISTER NOTICE OF AVAILABILITY



Federal Register / Vol. 75, No. 246 / Thursday, December 23, 2010 / Notices

80807

*Description:* Northwest Pipeline GP submits tariff filing per 154.203: NWP-RP13-59 Compliance Filing to be effective N/A.

*Filed Date:* 12/10/2010.

*Accession Number:* 20101210-5215.

*Comment Date:* 5 p.m. Eastern Time on Wednesday, December 22, 2010.

Any person desiring to protest this filing must file in accordance with Rule 211 of the Commission's Rules of Practice and Procedure (18 CFR 385.211). Protests to this filing will be considered by the Commission in determining the appropriate action to be taken, but will not serve to make protestants parties to the proceeding. Such protests must be filed on or before 5 p.m. Eastern time on the specified comment date. Anyone filing a protest must serve a copy of that document on all the parties to the proceeding.

The Commission encourages electronic submission of protests in lieu of paper using the "eFiling" link at <http://www.ferc.gov>. Persons unable to file electronically should submit an original and 14 copies of the protest to the Federal Energy Regulatory Commission, 888 First Street, NE, Washington, DC 20426.

This filing is accessible on-line at <http://www.ferc.gov>, using the "eLibrary" link and is available for review in the Commission's Public Reference Room in Washington, DC. There is an "eSubscription" link on the Web site that enables subscribers to receive e-mail notification when a document is added to a subscribed docket(s). For assistance with any FERC Online service, please e-mail [FERCOnlineSupport@ferc.gov](mailto:FERCOnlineSupport@ferc.gov), or call (866) 208-3676 (toll free). For TTY, call (202) 502-8659.

**Nathaniel J. Davis, Sr.,**

*Deputy Secretary*

FER Doc. 2010-3200 Filed 12-22-10; 8:43 am

BILLING CODE 9717-01-P

### DEPARTMENT OF ENERGY

#### Federal Energy Regulatory Commission

#### Combined Notice of Filings No 2

December 9, 2010.

Take notice that the Commission has received the following Natural Gas Pipeline Rate and Refund Report filings:

*Docket Numbers:* RP04-274-024, RP00-157-025.

*Applicants:* Kern River Gas Transmission Company.

*Description:* Provisional Rate Refund of Kern River Gas Transmission Company.

*Filed Date:* 04/27/2010.

*Accession Number:* 20100427-5182.

*Comment Date:* 5 p.m. Eastern Time on Tuesday, December 14, 2010.

*Docket Numbers:* RP10-663-002.

*Applicants:* Wyoming Interstate Company, L.L.C.

*Description:* Wyoming Interstate Company, L.L.C. submits tariff filing per 154.203: Baseline Compliance to be effective 1/30/2011.

*Filed Date:* 12/08/2010.

*Accession Number:* 20101208-5164.

*Comment Date:* 5 p.m. Eastern Time on Monday, December 20, 2010.

*Docket Numbers:* RP13-1592-001.

*Applicants:* Gulf Crossing Pipeline Company LLC.

*Description:* Gulf Crossing Pipeline Company LLC submits tariff filing per 154.205(h): Devon—Amendment to filing in RP13-1592-000 to be effective 12/2/2010.

*Filed Date:* 12/09/2010.

*Accession Number:* 20101209-5019.

*Comment Date:* 5 p.m. Eastern Time on Tuesday, December 21, 2010.

Any person desiring to protest this filing must file in accordance with Rule 211 of the Commission's Rules of Practice and Procedure (18 CFR 385.211). Protests in this filing will be considered by the Commission in determining the appropriate action to be taken, but will not serve to make protestants parties to the proceeding. Such protests must be filed on or before 5 p.m. Eastern time on the specified comment date. Anyone filing a protest must serve a copy of that document on all the parties to the proceeding.

The Commission encourages electronic submission of protests in lieu of paper using the "eFiling" link at <http://www.ferc.gov>. Persons unable to file electronically should submit an original and 14 copies of the protest to the Federal Energy Regulatory Commission, 888 First Street, NE, Washington, DC 20426.

This filing is accessible on-line at <http://www.ferc.gov>, using the "eLibrary" link and is available for review in the Commission's Public Reference Room in Washington, DC. There is an "eSubscription" link on the Web site that enables subscribers to receive e-mail notification when a document is added to a subscribed docket(s). For assistance with any FERC Online service, please e-mail [FERCOnlineSupport@ferc.gov](mailto:FERCOnlineSupport@ferc.gov), or call (866) 208-3676 (toll free). For TTY, call (202) 502-8659.

**Nathaniel J. Davis, Sr.,**

*Deputy Secretary*

FER Doc. 2010-3210 Filed 12-22-10; 8:43 am

BILLING CODE 9717-01-P

### ENVIRONMENTAL PROTECTION AGENCY

[EPA-FRL-8994-3]

#### Environmental Impact Statements; Notice of Availability

*Responsible Agency:* Office of Federal Activities, General Information (202) 564-1390 or <http://www.epa.gov/compliance/napa/>.

Weekly receipt of Environmental Impact Statements filed 12/13/2010 through 12/17/2010 pursuant to 40 CFR 1506.9.

#### Notice

In accordance with Section 309(a) of the Clean Air Act, EPA is required to make its comments on EISs issued by other Federal agencies public. Historically, EPA met this mandate by publishing weekly notices of availability of EPA comments, which includes a brief summary of EPA's comment letters, in the *Federal Register*. Since February 2008, EPA has included its comment letters on EISs on its Web site at: <http://www.epa.gov/compliance/napa/eisdata.html>, including the entire EIS comment letters on the Web site satisfies the Section 309(a) requirement to make EPA's comments on EISs available to the public. Accordingly, on March 31, 2010, EPA discontinued the publication of the notice of availability of EPA comments in the *Federal Register*.

**EIS No. 20100472, Third Draft Supplement, USAF, FL, Eglin Air Force Base (AFB) and Hurlburt Field, Proposes to Implement the Military Housing Privatization Initiative (MHPI), FL, Comment Period Ends: 02/07/2011, Contact: Mike Spahr, 850-882-2836.**

**EIS No. 20100473, Draft EIS, USACE, TX, Freeport Harbor Channel Improvement Project, Proposes to Deepen and Widen the Freeport Harbor Channel and Associated Turning Basins, Brazoria County, TX, Comment Period Ends: 02/07/2011, Contact: Janelle Stokes 409-786-3059.**

**EIS No. 20100474, Draft EIS, BLM, CA, East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects, Construction and Operation, Right-of-Way Grants, San Diego County, CA, Comment Period Ends: 02/07/2011, Contact: Greg Thomson, 951-697-6237.**

**EIS No. 20100475, Final EIS, APHIS, 00, Glyphosate-Tolerant Alfalfa Events (101 and 163): Request for Nonregulated Status, Implementation, United States, Wait Period Ends: 01/24/2011, Contact: Rebecca Stanekiewicz Gabel 301-851-2300.**

## 4TH DRAFT EIS COVER LETTER



DEPARTMENT OF THE AIR FORCE  
96TH AIR BASE WING (AFMC)  
EGLIN AIR FORCE BASE FLORIDA

DEC 20 2010

Mr. Thomas L. Chavers  
96 CEG/CEVSP  
501 DeLeon Street, Suite 101  
Eglin AFB FL 32542-5133

RE: Public Review of the Environmental Impact Statement (EIS) for the Military Housing Privatization Initiative at Eglin AFB and Hurlburt Field, Florida

To Whom It May Concern

The Air Force, through the Environmental Protection Agency, published a Notice of Availability (NOA) in the *Federal Register* in December 2010 announcing the availability of the *Draft Environmental Impact Statement for the Military Housing Privatization Initiative at Eglin AFB and Hurlburt Field, Florida*. The publication of the NOA begins a 45-day public comment period.

For your reference, enclosed is a copy of the Draft Environmental Impact Statement. The document is also available online at <http://www.eglin.af.mil/>.

If you have questions, please contact Mr. Michael Spaits, Public Affairs Officer, 96 ABW/PA, at (850) 882-2836. Thank you for your assistance and support.

A handwritten signature in cursive script that reads "Thomas L. Chavers".

THOMAS L. CHAVERS  
Chief, Environmental Analysis Section

Attachment:  
EIS

## MEDIA RELEASE



### Media Release

**96<sup>th</sup> Air Base Wing  
Office of Public Affairs  
Air Force Materiel Command**

101 W. D Avenue, Suite 110  
Eglin AFB FL 32542-5498  
(850) 882-3931 Fax (850) 882-4894

December 23, 2010  
Rel. No. 01-10

### **Eglin Hosting Housing Environmental Impact Statement (EIS) Public Hearings**

**EGLIN AIR FORCE BASE, Fla.** —The United States Air Force is holding public hearings to solicit comments on the Draft EIS for the proposed implementation of the Military Housing Privatization Initiative (MHPI). To implement the MHPI at Eglin Air Force Base (AFB) and Hurlburt Field, the Air Force proposes to convey all 1,413 existing military family housing units, including the related infrastructure and utility connections. The Air Force also proposes to lease, for up to 50 years, the land underlying these units and several additional parcels of land for development planned for the near future. Of the existing units, the developer would demolish up to 1,404 dwellings, renovate units in place, and accept the Air Force's conveyance of nine existing historic units "as is." The developer would demolish up to 1,404 dwellings and then construct up to 1,477 new units; up to 35 units for Camp Rudder (for all alternatives except Subalternative 2a), up to 548 units for Hurlburt Field (484 units would be constructed at Hurlburt Field for all alternatives), and up to 929 units for Eglin AFB (depending on the alternative selected). The developer would also return units and associated structures within two Historic Districts located at Georgia Avenue and Camp Pinchot to the Air Force once replacement units are constructed; the Air Force would decide on the disposition of these units once returned to the Air Force. The Hurlburt Family Camping facility would also be relocated. The Air Force would lease the land areas supporting the housing to the developer for 50 years, and at completion of the project the developer would own and operate 1,477 units on behalf of Eglin AFB and Hurlburt Field. The following locations for the Eglin AFB privatized housing are being considered:

- **Alternative 1 (White Point Area)**—Construction of up to 1,477 housing units with 548 units on Hurlburt Field, 35 units at Camp Rudder, and 894 units on Eglin Main Base utilizing a combination of seven parcels within the White Point Area. This area is located at White Point along the coastline of Choctawhatchee Bay south of Niceville and adjacent to SR-20.
- **Alternative 2 (Eglin Main Base/Valparaiso Area)**—Construction of up to 1,477 housing units with 484 units on Hurlburt Field, 35 units at Camp Rudder, and 958 units on Eglin AFB utilizing one or a combination of 11 parcels located at Eglin Main Base and in Valparaiso. The largest parcel (673 acres) of this alternative is located in the southwest corner of Eglin Main Base, adjacent to the New Plew housing area. The remaining parcels

are located adjacent to the largest parcel as well as along the northeast border of Eglin Main Base, near the East Gate and adjacent to Valparaiso.

- **Subalternative 2a (Eglin Main Base): Preferred Alternative**—Construction of up to 1,477 housing units with 484 units on Hurlburt Field and 993 housing units on Eglin AFB utilizing Parcel 1 (673 acres, including development buffers/setbacks) on Eglin Main Base and no Valparaiso parcels. No units would be built at Camp Rudder. Parcel 1 is located in the southwest corner of Eglin Main Base, adjacent to the New Plew housing area.
- **Alternative 3 (North Fort Walton Beach Area)**—Construction of up to 1,477 housing units with 484 units on Hurlburt Field, 35 units at Camp Rudder, and 958 units on Eglin AFB utilizing a combination of five parcels (457 acres, including development buffers/setbacks) within the North Fort Walton Beach Area. The Camp Pinchot Historic District is not included in this alternative. Three parcels were previously identified in MHPI NEPA documentation as the Camp Pinchot Expansion Area” (located adjacent to the Camp Pinchot Historic District and bordered on the west by SR-189 and the east by Garnier’s Bayou and parts of the “Poquito Bayou Expansion Area” (located just north of the existing Poquito Bayou housing area). The remaining two parcels are located along the southern Eglin Reservation boundary in north Fort Walton Beach just north of SR-189 and adjacent to the Okaloosa County Fairgrounds.
- **Alternative 4 (Mix Alternative)**—Construction of up to 1,477 housing units on Eglin AFB through utilization of a combination of parcels within any of the areas identified in Alternatives 1–3.
- **No Action Alternative**—The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade MFH in accordance with existing Air Force policy and resources.

While the land underlying the housing units at Eglin and Hurlburt is valuable as rental property, and military members are desirable tenants, many of the units at Eglin and Hurlburt are not up to standards, and the Air Force does not have sufficient military construction funds to bring them up to standards. Thus, the purpose of this proposal is for the Air Force to implement the MHPI by leveraging private sector funds, expertise, and efficiency with Air Force resources (land and residences). The Air Force would “privatize” its military family housing assets (those currently owned and operated by the government as opposed to leased housing) to accelerate the improvement and availability of housing for military families.

Pursuant to the National Environmental Policy Act, the Air Force has analyzed potential environmental consequences associated with the implementation of the MHPI in a Draft EIS. In order to complete the EIS and make a more informed decision regarding the MHPI, the Air Force is soliciting comments regarding the Draft EIS analysis from interested government representatives, citizens, and interest. The Draft EIS can be downloaded from the website [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp). Hard copies can also be viewed at the Mary Esther, Navarre Branch, Shalimar, Destin, Walton-DeFuniak, Niceville Public, Fort Walton Beach Public, and Valparaiso Community libraries. Public comments on the Draft EIS will become part of the official record and be included in the Final EIS. For the regions possibly impacted by the potential initiative at Eglin AFB and Hurlburt Field, public hearing locations, dates, and times are provided below:

**Tuesday, January 11, 2011**

6–9 PM

**Northwest Florida State College Niceville Campus**

Mattie Kelly Arts Center

100 College Blvd.

Niceville, Florida

**Wednesday, January 12, 2011**

6–9 PM

**Fort Walton Beach Municipal Auditorium**

107 Miracle Strip Parkway S.W.

Fort Walton Beach, Florida

These public hearings will begin with an informal open house at 6:00 PM, followed by a presentation from the Air Force at 6:30 PM. Immediately following the presentation, attendees will be offered the opportunity to provide public comments or testimony. A court reporter will be available to record all verbal comments. Oral and written comments presented at the hearings, as well as written comments received by the Air Force, during public comment period and throughout the environmental impact analysis process, will be considered in the preparation of the Final EIS.

To ensure the Air Force has sufficient time to include public input in the preparation of the Final EIS, written comments from the public should be submitted to the address below by February 7, 2011.

Your feedback will ensure that the decision-makers benefit from your knowledge and are aware of your comments and concerns on the Proposed Action and alternatives. People wishing to mail comments or obtain further information should contact:

Mike Spaits, Eglin Public Affairs Office

101 West D Avenue, Suite 110

Eglin AFB, Florida 32542-5499

Phone (850) 882-2836, email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

## NEWSPAPER DISPLAY AD



**U.S. AIR FORCE**

**The United States Air Force is hosting public hearings for the Military Housing Privatization Initiative Environmental Impact Statement (EIS).**

The Air Force is proposing to “privatize” its housing assets to accelerate base housing improvements at Eglin Air Force Base and Hurlburt Field, Florida. This proposal involves the conveyance of up to 1,413 housing units (including infrastructure and utility connections) to a developer, and subsequent demolition and construction of housing at Camp Rudder, Hurlburt Field and Eglin AFB in the White Point, Eglin Main Base, Valparaiso and/or North Fort Walton Beach Air Force area. At completion of the project, a developer would own and operate up to 1,477 units on behalf of Eglin AFB and Hurlburt Field.

You are invited to attend a public hearing and submit comments on the Draft EIS, which includes the results of the environmental analysis of the proposed privatization alternatives. During the public hearings, the Air Force will discuss the Draft EIS for the housing improvement program and a summary of potential environmental consequences. Hearings will be held from 6–9 PM with an Air Force information presentation starting at 6:30 PM and an opportunity for formal public testimony scheduled to start at approximately 7:15 PM.

**Public Hearings: 6–9 PM**

Tuesday, January 11, 2011	<b>Northwest Florida State College Niceville Campus</b> Mattie Kelly Arts Center 100 College Blvd. Niceville, Florida
Wednesday, January 12, 2011	<b>Fort Walton Beach Municipal Auditorium</b> 107 Miracle Strip Parkway S.W. Fort Walton Beach, Florida

Draft EIS and project comments will be accepted throughout the environmental review process; however, in order to include your comments in the Final EIS, please submit comments by February 7, 2011, either at the address below or at a public hearing. The Draft EIS is available at the website below or in hard copy from the Mary Esther, Navarre Branch, Shalimar, Niceville Public, Fort Walton Beach Public, or Valparaiso Community libraries.

For more information or to submit written comments, please visit the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp) or contact:  
Mike Spaits, Eglin Public Affairs Office  
101 West D Avenue, Suite 110  
Eglin AFB FL 32542-5499  
phone (850) 882-2836, email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

209036

**PUBLIC SERVICE ANNOUNCEMENT****PUBLIC SERVICE ANNOUNCEMENT**

FOR RELEASE AFTER DECEMBER 23, 2010

**AIR FORCE ISSUES NOTICE OF PUBLIC HEARING ON ITS PROPOSAL TO IMPLEMENT THE MILITARY HOUSING PRIVATIZATION INITIATIVE****EGLIN AIR FORCE BASE, FLORIDA**

Eglin Air Force Base invites you to attend a public hearing to learn about a United States Air Force proposal to implement the Military Housing Privatization Initiative (MHPI). To implement the MHPI, the Air Force is proposing to convey all existing Military Family Housing units (up to 1,413) distributed among several parcels of land located on Eglin AFB and Hurlburt Field to a private real estate development and property management company.

Available for review is an Environmental Impact Statement, addressing the potential effects of housing construction and demolition on Air Force property at Camp Rudder, Hurlburt Field and Eglin AFB in the White Point, Eglin Main Base, Valparaiso and/or North Fort Walton Beach Air Force properties

To learn more, please visit the project website at [www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp) or attend a hearing in the location nearest you:

<b>Tuesday, January 11, 2011 6–9 PM</b>	<b>Northwest Florida State College Niceville Campus</b> Mattie Kelly Arts Center 100 College Blvd. Niceville, Florida
<b>Wednesday, January 12, 2011 6–9 PM</b>	<b>Fort Walton Beach Municipal Auditorium</b> 107 Miracle Strip Parkway S.W. Fort Walton Beach, Florida

**MEDIA OUTLETS RECEIVING MEDIA RELEASES****MHPI Draft EIS****Schedule of Press Releases and Public Service Announcements**

<b>TV Stations</b>	<b>Press Release/PSA To Issue December 2010</b>
<p><b><u>WEAR TV-3 (ABC)</u></b>            Po Box 12278            Pensacola Fl, 32581  <u>Michelle Nicholson</u>            Cell Phone: (850) 723-9143            News: 862-3000            Pensacola:            Assign Ed: Tom Wahl            Phone: (850) 456-3333 x419            Fax: (850) 455-8972            mnicholson@wear.sbnnet.com</p>	<b>PSA</b>
<p><b><u>WALA TV-10 (Fox)</u></b>            210 Government Street            Mobile, AL 36602  <u>Chuck Bark</u>            Phone: (251) 434-1010                      (251) 434-1040            Fax: (251) 434-1023            clipscom@wala.emmis.com</p>	<b>PSA</b>
<p><b><u>WKRG TV-5</u></b>            5401 Corporate Woods Dr., Ste. 500            Pensacola Fl 32504  <u>Glen Austin</u>            Phone: (850)-484-0655            Fax: (850)-484-9468  <i>Charlotte Wheeler:</i>            Mobile: (850) 206-4120            24hr Phone: (251) 479-5555            Fax: (251) 473-8130  <i>Kathy King:</i> 662-3017</p>	<b>PSA</b>

TV Stations	Press Release/PSA To Issue December 2010
<p><b><u>WJHG TV-7</u></b>            8195 Front Beach Rd            Panama City Beach Fl 32407            Desiree Landers            Phone: (850) 234-2125            Fax: (850) 233-6647            Walton Co:            Phone: (850) 231-3747            Fax: (850) 235-5771  <i>Mike Talbot</i>            Cell: 830-9643            Pager: (850) 337-7243 #5523            wjhg@wjhg.com</p>	PSA
<p><b><u>WMBB TV-13 (ABC)</u></b>            PO Box 1340            Panama City Fl 32402            News Dir: <i>Larche Hardy</i>            Phone: (850) 769-2313            Fax: (850) 872-0922            Fax: (850) 763-6000            Nancy Gay            Ph: 850-534-0655            news@wmbb.com</p>	PSA
<p><b><u>WPMI Ch. 15</u></b>            6485 Pensacola Blvd.            Pensacola, FL 32505            PO Box 9038, Mobile, Al 36691  <u>Tony Spencer</u>            Phone: (251) 680-0914            Fax: (251) 371-4829            Mobile:            Assign Ed: <i>Phillip Pringle</i>            Camera: Jason Robbins            Phone: (251) 602-1500            Fax: (251) 602-1550</p>	PSA
<p><b><u>WJTC TV-44 (United Paramount Network)</u></b>            661 Azalea Rd.            Mobile, AL 36609  <u>Nona Simmons</u>            Phone: (251) 602-1544            Fax: (251) 602-1547</p>	PSA

TV Stations	Press Release/PSA To Issue December 2010
<p><b><u>W24AM Channel 24</u></b>  <i>Jane Roberts</i>            1114 N. 1<sup>st</sup> Street            DeFuniak Springs, FL 32433  <u>Janet/Ron Walls</u>            Phone: (850) 892-6202            Fax: (850) 892-6226</p>	PSA
<p><b><u>COMCAST Cable, PSA</u></b>            1316 Harrison Avenue            Panama City, FL 32401            Phone: (850) 769-2929            Fax: (850) 769-8074</p>	PSA

Local Print Media	Press Release/PSA To Issue December 2010
<p><b><u>Northwest Florida Daily News</u></b>            200 NW Racetrack Road            Fort Walton Beach, FL 32549  <i>Mladen Rudman</i>            P.O. Box 5541            Navarre FL 32566            Phone: 936-8600            Fax: 936-5225            kimb@nwfdailynews.com            News Room:            Phone: 863-1111 then ext. 443            Fax: 863-7834</p>	Press Release
<p><b><u>Pensacola News Journal</u></b>            Military reporter position currently vacant            101 East Romana St. 32501            PO Box 12710 Pensacola FL 32574            Phone: (850) 435-8683            Fax: (850) 435-8633            Toll-Free: (800) 288-2021, EXT: 683            Pager: (850) 435-0362            Cell: 221-0762            Kimberly Blair: (850) 435-8533            E-mail:            helpdesk@pensacolanejournal.com</p>	Press Release

Local Print Media	Press Release/PSA To Issue December 2010
<p><b><u>Navarre Press</u></b>  <i>Chris Drain</i>            Navarre, FL 32540            Phone: (850) 939-8040            Fax: (850) 939-4575</p>	<p><b>Press Release</b></p>
<p><b><u>The Destin Log</u></b>  <i>Pam Griffin</i>            PO Box 957            Destin, FL 32540            Phone: (850) 654-8445            Fax: (850) 654-5982            E-mail: newsroom@Destin.net</p>	<p><b>Press Release</b></p>
<p><b><u>Bay Beacon</u></b>            1181 E. John Sims Parkway            Niceville, FL 32578  <u>Del Lessard</u>            Phone: (850) 678-1080            Fax: (850) 729-3225  <u>Mike Griffith</u>            Cell: (850)-830-8772            E-mail: Baybeacon@aol.com</p>	<p><b>Press Release</b></p>
<p><b><u>The New American Press</u></b>            1401 W. Garden Street            Pensacola, FL 32501  <u>Ms. Bobbie Weaver</u>            Phone: (850) 432-8410            Fax: (850) 434-5023</p>	<p><b>Press Release</b></p>
<p><b><u>The Associated Press</u></b>            c/o PNJ            PO Box 12710            Pensacola, FL 32574  <u>Bill Kaczor</u>            Phone: (850) 438-4951            Fax: (850) 438-0720            Miami Bureau Fax: (305) 594-9265            E-mail: bkaczor@ap.org</p>	<p><b>Press Release</b></p>
<p><b><u>Walton Sun</u></b>            105 Truxton Ave.            Santa Rosa Beach, FL 32459  <u>Rick Thomason</u>            Phone: (850) 864-2364            Fax: (850) 864-0933            E-mail:            Rick.thomason@link.freedom.com</p>	<p><b>Press Release</b></p>

Local Print Media	Press Release/PSA To Issue December 2010
<p><b><u>Santa Rosa Press Gazette/Free Press</u></b>            531 SW Elva Street            Milton, FL 32570  <u>Sandy Travers</u>            Phone: (850) 623-3616            Fax: (850) 623-2007</p>	<p><b>Press Release</b></p>
<p><b><u>Military Voice</u></b>            106 Doodle Avenue            Fort Walton Beach, FL 32547            Phone: (850) 864-2364</p>	<p><b>Press Release</b></p>
<p><b><u>The DeFuniak Herald</u></b>            PO Box 1546            DeFuniak Springs, FL 32435            Phone: (850) 892-3232            Fax: (850) 892-2270</p>	<p><b>Press Release</b></p>
<p><b><u>Crestview News Leader</u></b>            301 N. Main St.            Crestview Fl 32539  <u>David Mills</u>            Jim Whatley            Phone: (850) 682-6524            Fax: (850) 682-2246</p>	<p><b>Press Release</b></p>
<p><b><u>Independent Florida Sun</u></b>            Stephen Mraz            Phone: (850) 438-8115            Fax: (850) 438-0228</p>	<p><b>Press Release</b></p>

Radio Stations	Press Release/PSA Issued December 2010
<p><b><u>99.5 Rock/Talk Radio 1260/Luv 100/Z 96/Country 105.5 (Radio People)</u></b>            PO Box 817 or            225 NW Hollywood Blvd            Fort Walton Beach, FL 32548  <u>Aimee Schaefer, News Director</u>  <u>AM Talk: Steve Williams</u>            Phone: (850) 243-2323            Phone: (850) 243-7676            Fax: (850) 664-0203 (On Air)            Fax: (850) 243-6806</p>	<p><b>PSA</b></p>

Radio Stations	Press Release/PSA Issued December 2010
<p><b><u>WDRK 103/WPFM</u></b>            107.9/95.9/105.1            6906 W. Hwy 98            Panama City Beach, FL 32407            Phone: (850) 234-8858                      (850) 864-3103            Business:(850) 654-1031            Fax: (850) 234-6592</p>	PSA
<p><b><u>WILN 106/97</u></b>            8317 Front Beach Road            PO Box 1790            Panama City, FL 32402            Phone: (850) 233-6606            Phone: (850) 230-9456 (request line)            Fax: (850) 233-1541</p>	PSA
<p><b><u>WPAP 92.5/98/94.5/590/99.3</u></b>            1834 Lisenby Ave.            Caller Box 2288            Panama City, FL 32404            Phone: (850) 769-1409            Fax: (850) 769-0659</p>	PSA
<p><b><u>WKGC 90 (Gulf Coast Community College)</u></b>            5230 W. Hwy 98            Panama City, FL 32402            Phone: (850) 769-5241            Fax: (850) 913-3299</p>	PSA
<p><b><u>WLTG 1430</u></b>            3216 W. Hwy 390 Suite B            Panama City, FL 32405            Phone: (850) 784-9873            Fax: (850) 784-6908</p>	PSA
<p><b><u>WUWF 88.1 FM</u></b>            University of West Florida            11000 University Pkwy            Pensacola, FL 32514  <u>Sandra Averhart – News Director</u>            Phone: (850) 474-2980                      (850) 473-7447            Fax: (850) 474-3283</p>	PSA

Radio Stations	Press Release/PSA Issued December 2010
<p><b><u>WKGC 90.7 FM (1480 AM)</u></b>            5290 W. Hwy 98            Panama City, FL 32401  <u>Frank Sundram – General Manager</u>            Phone: (850) 873-3500            Fax: (850) 913-3299</p>	<b>PSA</b>
<p><b><u>WPSM 91.1 FM</u></b>            13 Kelly Ave Suite 1            Fort Walton Beach, FL 32548  <u>Mark Giles</u>            Phone: (850) 244-7667            Fax: (850) 244-3254</p>	<b>PSA</b>
<p><b><u>WMMK 92FM</u></b>            PO Box 817            Destin, FL 32541  <u>Larry White</u>            Fax: (850) 243-1471</p>	<b>PSA</b>
<p><b><u>WWSM 98.1/WXBM 102.7</u></b>            1687 Quintet Road            Pace, FL 32571  <u>John Teelin</u>            Phone: (850) 994-5357            Fax: (850) 994-7191</p>	<b>PSA</b>
<p><b><u>WTKX 101/WYCL/WTKX 101.5</u></b>            6485 Pensacola Blvd            Pensacola, FL 32505  <u>Attention PSA Director</u>            Phone: (850) 473-0400                      (850) 471-2707 Hotline            Fax: (850) 473-0907</p>	<b>PSA</b>
<p><b><u>WWAV 102.1/WMXZ 103.1</u></b>            743 Hwy 98 East St.            Destin, FL 32541  <u>Michelle Hunt – News Director</u>            Phone: (850) 654-5102            Fax: (850) 654-6510</p>	<b>PSA</b>
<p><b><u>WXBM 102.7</u></b>            1687 Quintet            Pace, FL 32571  <u>Cheryl Adams</u>            Phone: (850) 994-5357            Phone: (850) 473-0107 (request line)            Fax: (850) 994-7191</p>	<b>PSA</b>

Radio Stations	Press Release/PSA Issued December 2010
<p><b><u>WAAZ/WJSB</u></b>  W. First Ave.  Crestview, FL 32536  <u>Tommy Strickland</u>  Phone: (850) 682-3040  Fax: (850) 682-5232  E-mail: wjsb@waax.gccox.mail.com  (prefer emailed news releases)</p>	<b>PSA</b>
<p><b><u>WYCL/WTKX 101.5</u></b>  6485 Pensacola Blvd.  Pensacola, FL 32505  <u>Meaghan Towne</u>  Phone: (850) 473-0400  Fax: (850) 473-0907</p>	<b>PSA</b>
<p><b><u>WZEP 1460</u></b>  PO Box 627  DeFuniak Springs, FL 32435  <u>Ron Kelley, News Director</u>  Phone: (850) 892-5201/0900  Fax: (850) 892-9675</p>	<b>PSA</b>
<p><b><u>WGTX</u></b>  <u>Sara Commander</u>  Fax: (850)-951-1282  <u>Ron Nelly, News Director</u>  PO Box 90  DeFuniak Springs, Fl 32435  E-mail: Wgtx.com</p>	<b>PSA</b>

## PUBLIC HEARINGS

The Air Force held public hearings on January 11 and 12, 2011 from 6:00 to 9:00 PM at the Northwest Florida State College, Niceville Campus, and the Fort Walton Beach Municipal Auditorium, respectively. The numbers of attendees at the hearings and numbers of comment forms and letters submitted during the public hearings are shown below.

Date and Times	Location/Phone Number	Public or Agency Attendees	Written Comment Forms or Letters Submitted at Hearings	Numbers of Testimonies
6 – 9 PM January 11, 2011	<b>Northwest Florida State College Niceville Campus</b> Mattie Kelly Arts Center 100 College Blvd. Niceville, Florida	<u>34</u>	<u>0</u>	<u>9</u>
6 – 9 PM <u>January 12, 2011</u>	<b>Fort Walton Beach Municipal Auditorium</b> 107 Miracle Strip Parkway S.W. Fort Walton Beach, Florida	<u>33</u>	<u>7</u>	<u>7</u>

The public hearing objectives included providing the public and government entities a copy of the Draft EIS, a forum to learn more about the Draft EIS, and an ample opportunity to comment on the Draft EIS. Pursuant to the requirements of the CEQ regulations and 32 CFR 989, the hearings provided enough relevant information to affected individuals and groups to give them better informed perspectives on the Proposed Action.

Overall, 67 citizens signed-in for the hearings. Seven (7) attendees provided verbal testimony during the first public hearing (two attendees provided more than one verbal testimony). Seven (7) attendees provided verbal testimony during the second hearing. Public hearing attendees submitted zero (0) comment forms or letters during the first public hearing. Seven (7) comment forms or letters were submitted during the second public hearing but four of the forms were from one individual.

Newspaper media (*Northwest Florida Daily News*) covered the first public hearing. Following the first public hearing, a newspaper article appeared in the local paper describing the public's response to the Draft EIS.

The Air Force provided the public several opportunities and methods for commenting on the Draft EIS during the public hearing and public comment process:

1. By mail – Interested parties were invited to submit comments by mail to the Air Force in the NOA, the Draft EIS Announcement Letter, and in newspaper advertisements in local newspapers.
2. Via email – An email address was included on the Draft EIS Announcement Letter and in the NOA. Additionally, those who attended the public hearings were given an email contact to submit comments to.
3. Via fax – A fax number was included in the newspaper advertisements released by local newspapers and on the Draft EIS Announcement Letter.
4. At Public Hearings – Written comment forms were made available at both hearings, which could be handed in at the meeting or after. Additionally, meeting attendees were given the opportunity to submit comments verbally, which were officially captured by a court reporter.

As of March 2, 2011, the Air Force had received 41 comment forms or written letters via mail, email, and the public hearings. Fourteen (14) public hearing attendees provided testimonies during the public hearings. Members of the public presented 16 oral testimonials during the public hearings (two public hearing attendees spoke more than once). Similarly, several individuals submitted more than one written comment form or written letters via email, mail and the public hearings. An overview of the number of commenters and the number of comments received in each format is outlined in the table below.

**Comment Letters, Forms, or Testimony Received**

<b>Comment Format</b>	<b>Number of Commenters</b>	<b>Number of Comments</b>
Public hearing testimonials	14	16
Public hearing written comment forms or letters	4	7
Mailed or emailed comment forms or letters	33	34
Total	51	57

## 4TH DRAFT EIS PUBLIC/AGENCY COMMENTS

This section contains comments received from federal, state, and local agencies, the public, and Native Americans during the public comment period for the 4<sup>th</sup> Draft EIS. In accordance with the NEPA, the Air Force reviewed public and agency comments and incorporated new information, as appropriate, into the subsequent iterations of the EIS. The Air Force will take public and agency comments into consideration in its decision making process.

The Air Force encouraged public comment at each of the public hearings, in newspaper ads and press releases. The Air Force informed the public that they would publish comments in the Final EIS (and that providing personal information on comments was considered consent to publish it). The following presents the Air Force comment and response process.

### Public/Agency Comment Identification Guide

The paragraphs below outline the organization of comments, how the Air Force reviewed comments, and how commenters can find responses to their comments.

#### *Comment Receipt and Review*

**Comment Receipt:** Comments on the 4<sup>th</sup> Draft EIS included both written correspondence and oral testimony received during the public comment period. The Air Force assigned each comment a Comment Identification Number. All comments are included under the section titled “Public/Agency Comments.” The comment letters are printed in numerical order and are organized into four sections:

- Written comments and submitted letters - public written comments begin with Comment Identification Number 0001.
- Public hearing transcripts and summaries - oral comments begin with Comment Identification Number 2000.
- Agency letters - agency written comments begin with Comment Identification Number 3000.
- Native American and Alaska Native letters - Tribal written comments begin with Comment Identification Number 4000.

**Comment Review:** In accordance with 40 CFR 1503.4, the Air Force assessed and considered comments as follows.

Project personnel read and reviewed each comment letter or oral testimony carefully, and then identified and bracketed substantive comments within each comment letter or

testimony. The reviewers utilized three guidelines for determining substantive comments:

- The comment questioned the proposed action, alternatives, or other components of the proposal.
- The comment questioned the methodology of the analysis or results.
- The comment questioned the use, adequacy, or accuracy of data.

Environmental resource specialists reviewed the bracketed comments and drafted responses. The resource specialists assigned a response number to each substantive comment within the transcript of the oral testimony and comment letter. Response numbers are printed next to the bracket in the right margin of the comments, located in the “Public/Agency Comments” section. A guide to the coding of the response numbers is below. Actual responses to comments appear in the section following the bracketed comments.

Response Code	Resource Area or Comment Topic	Response Code	Resource Area or Comment Topic
AQ	Air Quality	NO	Noise
BI	Biological Resources	NP	NEPA Process
CM	Cumulative Impacts	PA	Description of Proposed Action and Alternatives
CU	Cultural Resources	PN	Purpose and Need
EJ	Environmental Justice	SA	Safety
GE	General Comment	SE	Socioeconomics
HM/W	Hazardous Materials	TR	Transportation
LU	Land Use and Planning	UI	Utility Infrastructure
ML	Mailing List	WA	Water Resources

### Locating Comments

A directory of commenters begins on the next page, presenting the names of all commenters alphabetically by last name. Each commenter can locate his/her name in this directory. As noted on the public displays, sign-in and comment sheets, providing names during the public comment process meant that each commenter understood that his/her name and comment would be made a part of the public record for this EIS. Each comment is assigned a Comment Identification Number in the sixth column. This is a number that was assigned to each comment form or oral testimony and is stamped on the letter or next to oral comments. All verbal and oral comments are organized numerically by Comment Identification Number in the next section, titled “Public/Agency Comments.” In many cases, certain people submitted multiple comments.

*Alphabetical Directory of Commenters on the 4<sup>th</sup> Draft EIS*

<i>Last Name</i>	<i>First Name</i>	<i>Organization</i>	<i>Comment Form</i>	<i>Date Comment Submitted</i>	<i>Comment ID Number</i>
Anonymous	NA	Private Citizen	PH Written Form	1/12/2011	0001
Carucci	Paulann	Private Citizen	Email	1/17/2011	0002
Chapman	Bill	Walton County Sheriff's Office	Email	1/12/2011	0003
Colton	George M.	Private Citizen	Email	1/12/2011	0004
Ferguson	Dick	Private Citizen	Email	1/19/2011	0005
Gallmeier	Phil	Private Citizen	Email	1/20/2011	0006
Hartinger	Jim and Ellen	Private Citizens	Email	1/17/2011	0007
Heflin	Linda	Private Citizen	PH Written Form	2/7/2011	0008
Hopek	Cy	Private Citizen	Email	1/25/2011	0009
Krajeck	Phil	Private Citizen	Email	1/12/2011	0010
Krost	Ken	Private Citizen	Email	1/16/2011	0011
Leunenberger	John E.	Private Citizen	PH Written Form	1/12/2011	0012
Mets	David	Private Citizen	Email	1/20/2011	0013
Perkins	Paul	Private Citizen	Email	1/17/2011	0014
Price	Paul	Private Citizen	PH Written Form	1/12/2011	0015
Price	Paul	Private Citizen	PH Written Form	1/12/2011	0016
Price	Paul	Private Citizen	PH Written Form	1/12/2011	0017
Price	Paul	Private Citizen	PH Written Form	1/12/2011	0018
Priddle	Steven	Private Citizen	Email	1/17/2011	0019
Rummel	Richard	Private Citizen	Email	2/7/2011	0020
Schultz	Norm	Private Citizen	Email	1/25/2011	0021
Seifke	Wanda	Private Citizen	Email	1/26/2011	0022

<i>Last Name</i>	<i>First Name</i>	<i>Organization</i>	<i>Comment Form</i>	<i>Date Comment Submitted</i>	<i>Comment ID Number</i>
Sipos	Thomas	Private Citizen	Email	1/25/2011	0023
Smith	Pam	Private Citizen	Email	1/26/2011	0024
Snyder	Eric	Private Citizen	Email	1/17/2011	0025
Stalnaker	Jerry	Private Citizen	Email	1/17/2011	0026
Thompson	William F.	Private Citizen	Email	1/21/2011	0027
Voss	John	Private Citizen	Email	1/26/2011	0028
Wagley	Christian	Private Citizen	Email	1/1/2011	0029
Watson	Glenda	Private Citizen	Email	1/3/2011	0030
Watts	Edwin	Private Citizen	Letter	12/28/2010	0031
Widman	Gerald	Private Citizen	Email	1/10/2011	0032
Williford	Jim	Private Citizen	Email	12/29/2010	0033
Miller	Commissioner Thomas	City of Valparaiso	Niceville-oral	1/11/2011	2001
Lundstrum	Gregory	Private Citizen	Niceville-oral	1/11/2011	2002
Yancey	Hank	Private Citizen	Niceville-oral	1/11/2011	2003
Byrd	Launa	Private Citizen	Niceville-oral	1/11/2011	2004
Larson	Christina	Private Citizen	Niceville-oral	1/11/2011	2005
Miller	Thomas K.	Private Citizen	Niceville-oral	1/11/2011	2006
Darnell	Cloyce	Private Citizen	Niceville-oral	1/11/2011	2007
Yancey	Hank	Private Citizen	Niceville-oral	1/11/2011	2008
Miller	Thomas K.	Private Citizen	Niceville-oral	1/11/2011	2009
Parisot	Dave	Okaloosa County District 2	FWB-oral	1/12/2011	2010
Windstron	Kent	Private Citizen	FWB-oral	1/12/2011	2011
Sipos	Tom	Private Citizen	FWB-oral	1/12/2011	2012

<i>Last Name</i>	<i>First Name</i>	<i>Organization</i>	<i>Comment Form</i>	<i>Date Comment Submitted</i>	<i>Comment ID Number</i>
Price	Paul	Private Citizen	FWB-oral	1/12/2011	2013
Larson	Robert	Private Citizen	FWB-oral	1/12/2011	2014
Babiak	Phil	Private Citizen	FWB-oral	1/12/2011	2015
Trimble	Rich	Private Citizen	FWB-oral	1/12/2011	2016
Arnold	John	City of Valparaiso	Letter	12/28/2010	3001
Arnold	John B.	City of Valparaiso	Letter	1/12/2011	3002
Branciforte	Kim	Northwest Florida Water Management District (NFWFMD)	Letter	1/5/2011	3003
Kammerer	Laura	Florida State Clearinghouse: Bureau of Historic Preservation	Letter	1/14/2011	3004
Kampert	Elliot	Okaloosa Growth Management	Email	12/28/2010	3005
Mann	Sally B.	Florida Department of Environmental Protection (FDEP)	Letter	2/1/2011	3006
Mueller	Heinz	Environmental Protection Agency (EPA)	Letter	3/2/2011	3007
Walsh	Joseph	Florida Fish and Wildlife Conservation Commission (FWC)	Letter	1/20/2011	3008

Public/Agency Comments

0001

**Public Hearing Written Comment Form**

**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: FORT WALTON BEACH Date: 12 JANUARY 2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

Comments were made of Military Family Housing being inadequate and built of concrete block (CMU) unit materials. Concrete block units in construction are a modern materials that is very resistive and strong against hurricanes. At today's materials and labor cost for installation of CMU's would be prohibitive for housing. Upgrade existing remaining CMU MFH units from a duplex to a single dwelling or add a second floor. Look at photos shown with of vinyl siding housings

\*\*\*\* continue on back for more space \*\*\*\*

Individual respondents may request confidentiality. If you wish to withhold your name or address from public review or from disclosure under the Freedom of Information Act (FOIA), you must state this prominently at the beginning of your comment. Such requests will be honored to the extent allowed by law. All submissions from organizations or businesses, and from individuals or officials representing organizations or businesses, will be made available for public inspection in their entirety.

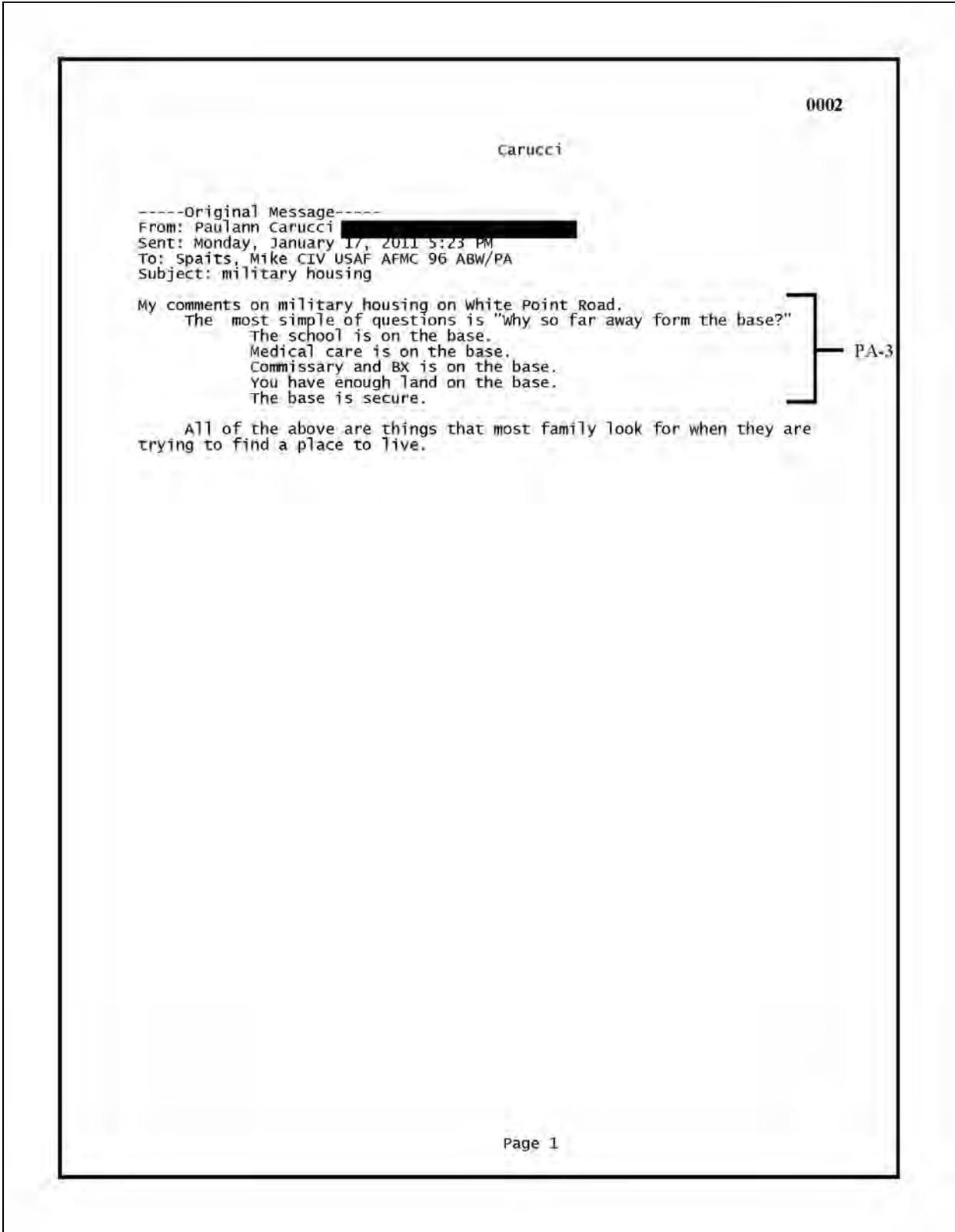
Name:
organization:
address:
city/state/zip:

Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.

No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

**Please mail this form to:**

Mike Spaits  
Eglin AFB Public Affairs Office  
101 West D Avenue, Suite 110  
Eglin Air Force Base, FL 32542-5499  
Phone (850) 882-2830  
Fax (850) 882-4894  
Email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)



0003

Chapman

-----Original Message-----  
 From: Bill Chapman [REDACTED]  
 Sent: Wednesday, January 12, 2011 8:34 AM  
 To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
 CC: [REDACTED]  
 Subject: Base Housing

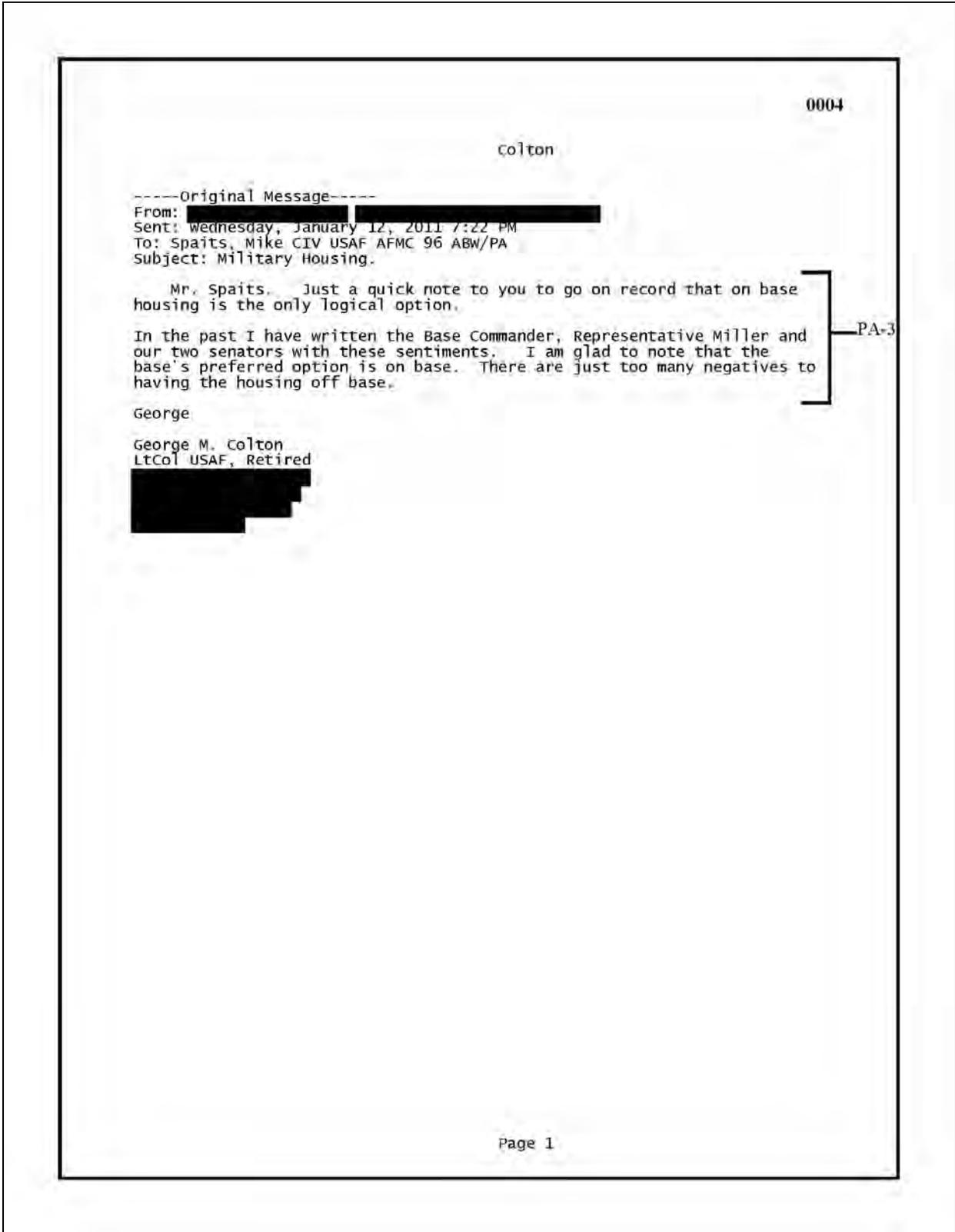
Mr. Spaits,  
 I read the article about the base housing in today's Daily News. Could you advise if this discussion on housing has anything to do with housing for the army troops coming into the area? I had heard at one time, that an area on SR285 south of Mossy Head in Walton County was under consideration for the army housing. Any information you have on this will be greatly appreciated. If the army housing in Walton County is still on the table, let me know. I know of several individuals in the county that believe this would be a plus for our county.  
 Thanks for your time.

GE-5

W.N. Bill Chapman  
 Major  
 Director of Support Division  
 Walton County Sheriff's Office  
 752 Triple G Road  
 DeFuniak Springs, Florida 32433  
 [REDACTED]

Private and Confidential: The sender intends to communicate the contents of this transmission only to the person to whom it is addressed. This transmission may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If you have received this transmission in error, please notify us immediately and promptly destroy the original transmission. Please notify the sender of this error by replying to e-mail. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Walton County Sheriff's Office via telephone at 850-892-8186 or US Mail at 752 Triple G Rd., DeFuniak Springs, FL 32433.



0005

Ferguson

-----Original Message-----  
From: Dick Ferguson [REDACTED]  
Sent: wednesday, January 19, 2011 9:53 PM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: White Point Housing

Sir,

My name is Dick Ferguson and I live in Raintree Estates next to white Point. It's my understanding that the government is considering building base housing at White Point near the Maxwell-Gunter recreation area. Being retired Air Force, I've noticed a lot of housing has been demolished from the base. I'm wondering why the government is wanting to build in a recreational area when there is so much open land and infrastructure on the base. Not to mention the increased traffic in this area, as well as the increased driving distance for the families.

PA-3

Having lived on base during my career, the convenience of being close to work and having all the base privileges close by was the reason I chose base housing. Plus I didn't have to deal with traffic or increased driving time to get home. I totally support housing for military families, but I feel they would be better served having their homes located on base, and not on white Point Road.

Thank you for your time and thank you for your service!

Sincerely,

Dick Ferguson, TSgt (Ret.)

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED] 1

0006

Gallmeier

-----Original Message-----

From: Phil Gallmeier [REDACTED]  
Sent: Thursday, January 20, 2011 8:33 AM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Eglin Housing Comment

Mr. Spaits,

My input to the Eglin Housing Plan is to have as much housing built on Eglin Main Base as possible for the following reasons:

- 1) Reduced impact to already congested roads leading onto Eglin.
- 2) Having the Airmen on base will reduce their commute time and expenses.
- 3) Less impact at the entrances to Eglin which would most likely need to be enhanced for more traffic. In this era of tight budgets we need to look at every aspect of the operations.
- 4) Related to 1) if built off base I would think any adverse impact to traffic density may have to be rectified with a large expenditure of non-existent funds for road improvements.

TR-1

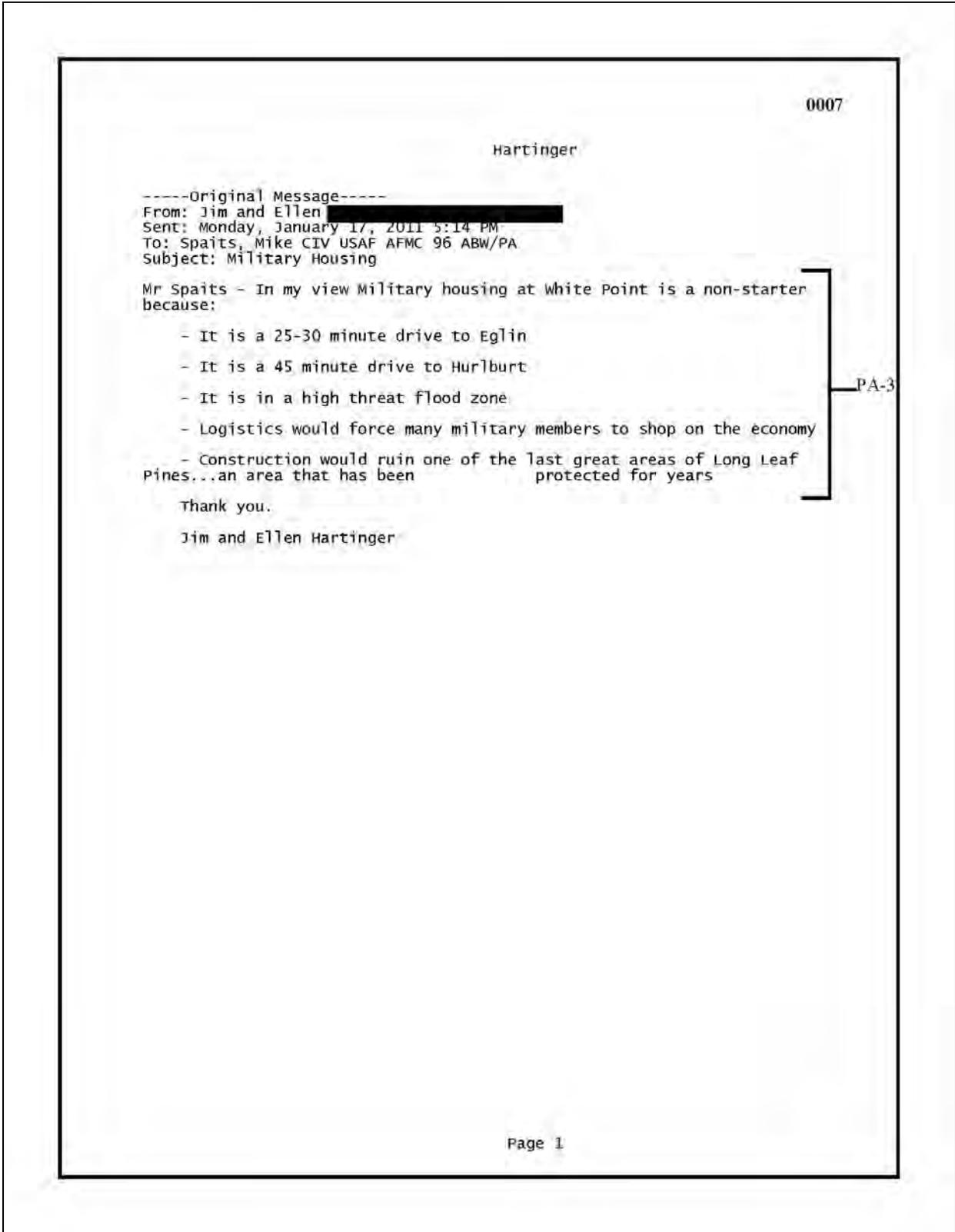
Please confirm that this comment is adequate for the record.

Philip Gallmeier

[REDACTED]  
[REDACTED]  
[REDACTED]

Thank you.

Page 1



0008

**Public Hearing Written Comment Form**  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: Ft Walton Beach Municipal Auditorium Date: 1-12-2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

*Comments on back ->*

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\*\*\*\* continue on back for more space \*\*\*\*

Individual respondents may request confidentiality. If you wish to withhold your name or address from public review or from disclosure under the Freedom of Information Act (FOIA), you must state this prominently at the beginning of your comments. Such requests will be honored to the extent allowed by law. All submissions from organizations or businesses, and from individuals or officials representing organizations or businesses, will be made available for public inspection in their entirety.

Name:	<u>Linda B. HEFLIN</u>
organization:	
address:	
city/state/zip:	

- Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.
- No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp)

**Please mail this form to:**  
 Mike Spatts  
 Eglin AFB Public Affairs Office  
 101 West D Avenue, Suite 110  
 Eglin Air Force Base, FL 32542-5499  
 Phone (850) 882-2836  
 Fax (850) 882-4894  
 Email: [mike.spatts@eglin.af.mil](mailto:mike.spatts@eglin.af.mil)

0008

Continuation Page

Respectively submitted are my comments concerning the selection of site or sites for the proposed housing for Eglin military personnel. First, allow me to address the YEA! (YES, I AGREE) factors:

A. YES, I do support the concept that our SERVICE MEN AND WOMEN DESERVE QUALITY HOUSING.

GE-1

B. YES, I applaud the A.F. response to changing factors that now indicate there is no longer the need for the initially proposed addition of 2,500 units; instead, at present, no more than 993 units, at most, will be built. (from 1-27-11 Daily News, Col. Podjornian)

C. YES, I do agree with the A.F. 1st choice alternative which states that Eglin MAIN BASE REBUILDING is the preferred option. (1-27-11 Daily News, Col. Podjornian)

PA-8

Now I state the NAYS! (No, I don't agree)

A. NO to the Ft. Walton Beach North AREA BEING CONSIDERED A POSSIBLE SITE FOR AF HOUSING

CU-1

1. Historically this area is unsuitable - this area surrounding Camp Pinckney has a background of National Forest status and many believe this woodland exists for public preservation - not public housing (this term could apply if the housing is not filled by AF personnel - I correct?)

B. NO to Ft. Walton Beach AREA as an option because of the Ecological threat building would bring to SARDISER'S BAYOU. Unlike most local bayous, SARDISER'S BAYOU maintains a fairly healthy state of being. If the surrounding area is cleared, cut and concreted, the bayou, stripped of its protective ecosystem, can only suffer and water quality will ~~degrade~~ deteriorate.

WA-5

C. NO to Ft. Walton Beach as a possible AF housing site based on the additional traffic it brings with it.

It is impractical to bring even more traffic to an area that for sure faces congestion - and with no easy or inexpensive solution for our local

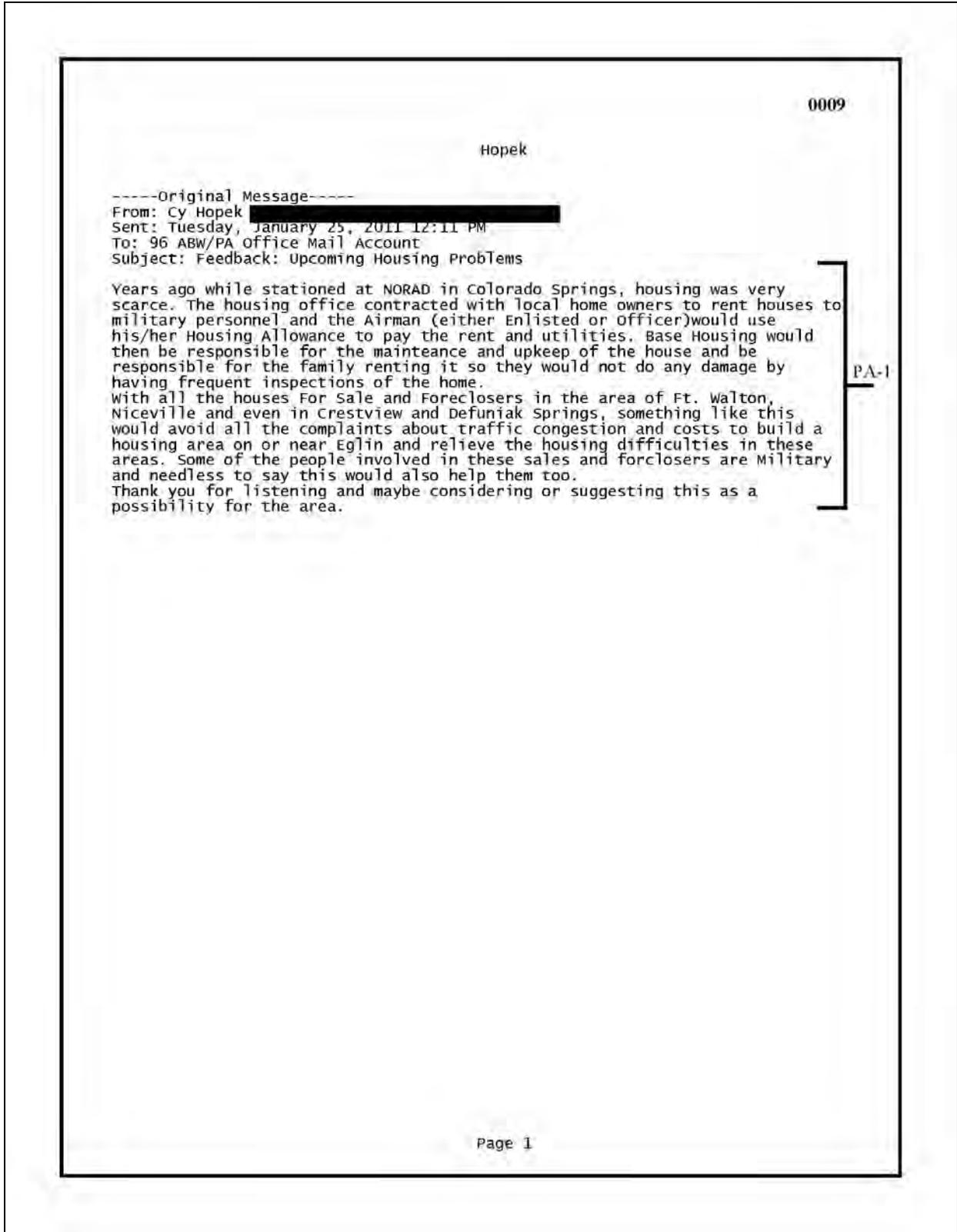
PA-3

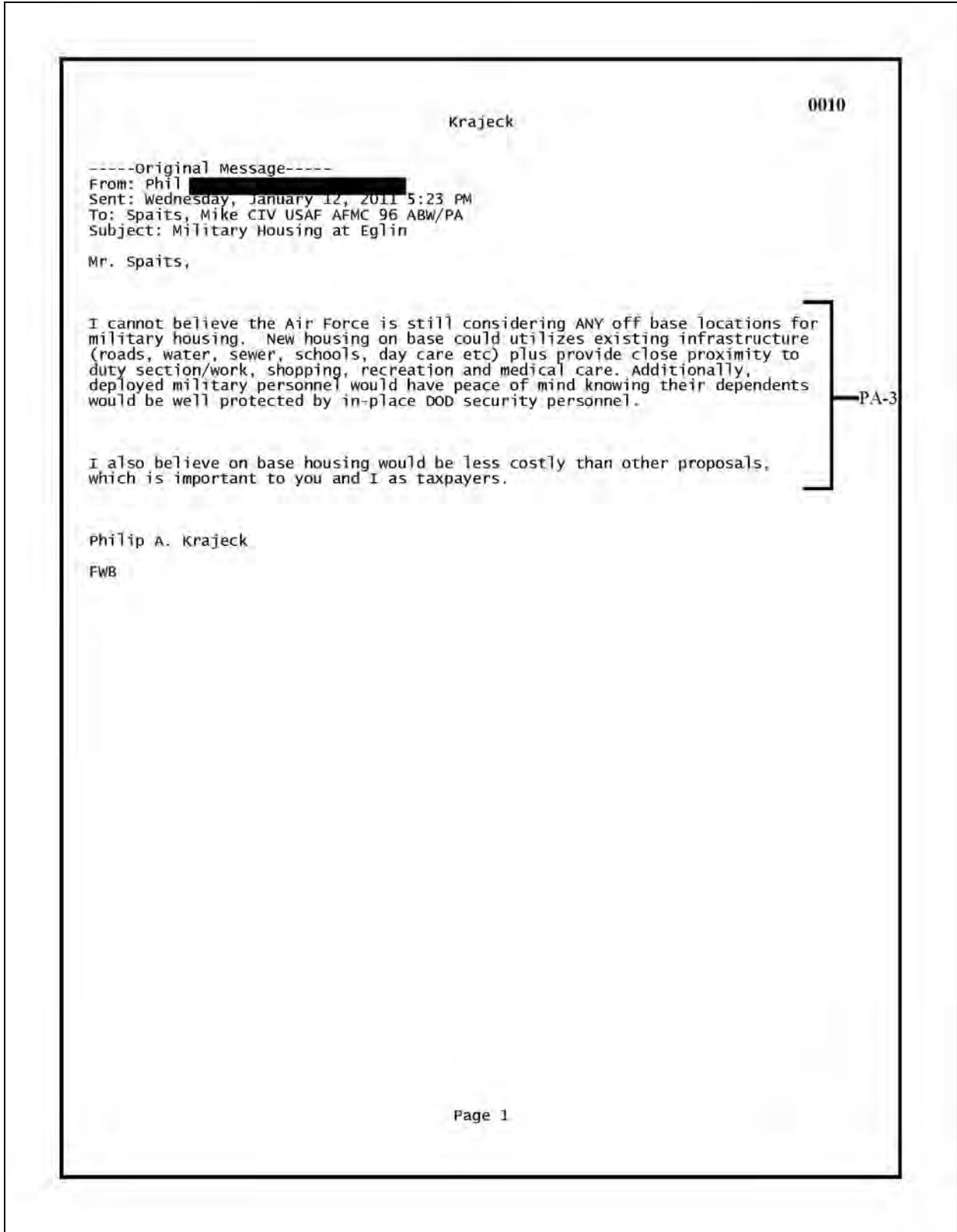
Thank you for your input and economy to use in solving it.

D. NO to building at the White Point option for the same reasons as stated in "C".

TR-1

Thank you - Linda J. Dyer





Krajeck

0010

-----Original Message-----

From: Phil [REDACTED]  
Sent: Wednesday, January 12, 2011 5:23 PM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Military Housing at Eglin

Mr. Spaits,

I cannot believe the Air Force is still considering ANY off base locations for military housing. New housing on base could utilize existing infrastructure (roads, water, sewer, schools, day care etc) plus provide close proximity to duty station/work, shopping, recreation and medical care. Additionally, deployed military personnel would have peace of mind knowing their dependents would be well protected by in-place DOD security personnel.

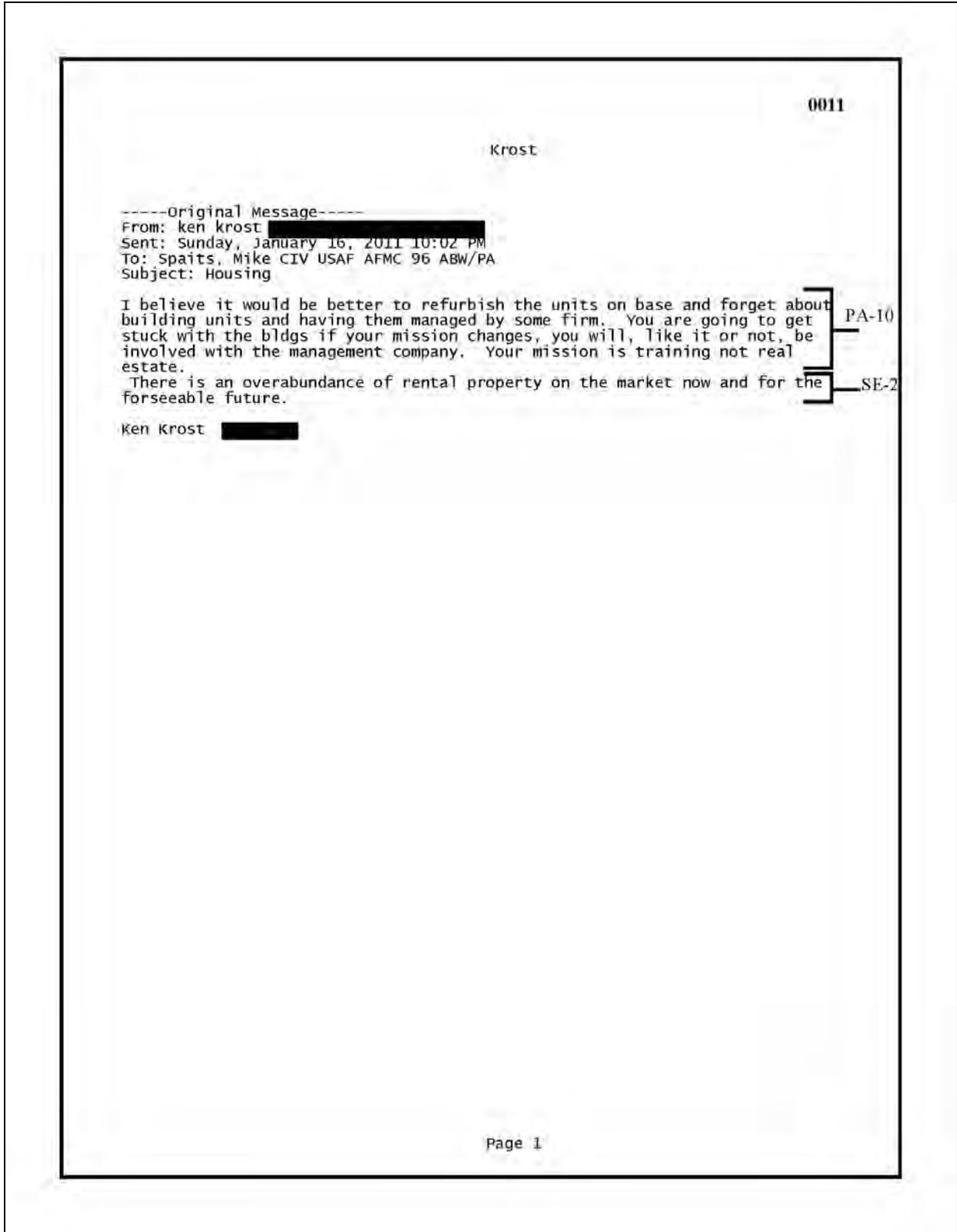
PA-3

I also believe on base housing would be less costly than other proposals, which is important to you and I as taxpayers.

Philip A. Krajeck

FWB

Page 1



0011

Krost

-----Original Message-----  
From: ken krost [REDACTED]  
Sent: Sunday, January 16, 2011 10:02 PM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Housing

I believe it would be better to refurbish the units on base and forget about building units and having them managed by some firm. You are going to get stuck with the bldgs if your mission changes, you will, like it or not, be involved with the management company. Your mission is training not real estate. There is an overabundance of rental property on the market now and for the foreseeable future.

PA-10  
SE-2

Ken Krost [REDACTED]

Page 1

0012

**Public Hearing Written Comment Form**  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: FWR, FL Date: 1-12-11

Thank you for your input.

PLEASE PRINT LEGIBLY.

ALL NEW HOUSING SHOULD BE CONSTRUCTED  
ON EGLIN MAIN AND HURLBURT FIELD.  
ON BASE HOUSING IS CLOSE TO WORK,  
SUPPORT FACILITIES, SCHOOLS, AND IS A  
SAFE ENVIRONMENT FOR YOUNG CHILDREN.  
IT MAKES NO SENSE TO CREATE SPRAWL  
OR BUILD OFF BASE IN PRIMITIVE ECOLOGICAL  
AREAS.  
BUILD ON THE EXISTING BASES

PA-3

\*\*\* continue on back for more space \*\*\*

Individual respondents may request confidentiality. If you wish to withhold your name or address from public review or from disclosure under the Freedom of Information Act (FOIA), you must state this prominently at the beginning of your comments. Such requests will be honored to the extent allowed by law. All submissions from organizations or businesses, and from individuals or officials representing organizations or businesses, will be made available for public inspection in their entirety.

Name:	<u>JOHN E LEIBENBERGER II</u>
organization:	<u>COL USAF (RET)</u>
address:	[REDACTED]
city/state/zip:	[REDACTED]

Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.  
 No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

Please mail this form to:

Mike Spairs  
 Eglin AFB Public Affairs Office  
 101 West D Avenue, Suite 110  
 Eglin Air Force Base, FL 32542-5499  
 Phone (850) 882-2836  
 Fax (850) 882-4894  
 Email: [mike.spairs@eglin.af.mil](mailto:mike.spairs@eglin.af.mil)

0013

Mets

-----Original Message-----  
 From: David Mets [REDACTED]  
 Sent: Thursday, January 20, 2011 11:53 AM  
 To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
 Subject: Military housing on White Point

Mr. Spaits:

I believe that I can speak to the issue based on personal experience. I am retired military with 30 years service. After retirement, I worked in the History Office on Eglin in Building One for six years. Subsequent to that I took a job at Maxwell in 1990 and worked in the Civil Service there until December 2009, generally commuting to White Point on weekends. It is true that many of my fellow property owners in Raintree are military, and many, if not the majority, are retired.

\* It turned out that a five day commute to Eglin from Raintree in traffic congestion cost me about the same in time and money as the weekend commute to Maxwell

\* One of the arguments against the building of the White Point Bridge was that it would entail huge expenditures to handle the increased traffic, especially during hurricanes. That was scoffed at by the members of the Bridge Authority, but it has turned out to be valid.

TR-1

Adding more traffic out of White Point (at least until the bypass is complete) will only make the problem worse. That Crestview has now become the largest city in Okaloosa County has made the hurricane threat only worse. The high deployment rates of Special Operations and the need for aircrew members to evacuate airplanes in the face of forecast storms, would leave dependents living on White Point to cope with hurricanes alone. The military retirees on White Point, meanwhile, are free to depart the area earlier and for lesser threats than is the case for active duty people.

PA-3

\* There are numerous properties for sale in Raintree that have been on the market for ages at reduced prices. With the influx of people from Army Special Operations and for F-35 training, one would have thought that they would turn over more rapidly. However, the incoming military apparently are recognizing the commuting and hurricane

SE-2

problems and moving in elsewhere. The continuing rise in gasoline prices will only make the problem worse. The costs of the commute will come out of the hides of the active duty people alone--and not just those living on White Point, but also the ones between there and Eglin already suffering from the congested morning and evening traffic (Niceville, Crestview, FWB, and Valpariso)--not to mention the Civil Service and contractors who live there. The coming of a new Walmart with its congestion and added stop light will only make the situation worse.

TR-2

\* Personal experience with my own home shows that the insurance rates at White Point have risen radically and are sure to get worse. The costs of the rising insurance will be passed on by the building contractors again to the active duty residents.

SE-7

\* Expense to Okaloosa County will be increased more than is necessary because White Point is hard by the eastern county line and about as far from schools as is possible within the county limits. As many spouses of the current military work outside the home, their commute to job markets will entail further costs--and bring about additional and unnecessary auto accidents. The route from Eglin's east gate and White Point has already been expanded about as much as possible without the condemnation of many more businesses for more enlargement. There are few, if any, alternative routes for commuting or hurricane evacuation.

TR-1

\* The missions of Eglin's many units will be hampered because the need for compassionate release of members in the face of emergencies will be greater at White Point than in housing built closer to the base and on higher

SA-2

Page 1

0013

Mets

ground.

\* Parts of white Point are used, especially in summer, for swimming and fishing by residents of Seminole and the area. That recreational facility will be lost to them were the housing built on white Point. The Maxwell-Gunter Recreation Area has been available to service members in Montgomery (and other places) ever since the 1930s. The Government has some investment there and it is likely to be lost as well. Certainly the remaining tranquility of the Recreation Area will be diminished.

\* I am unsure whether white Point was a part of the National Forest when it was transferred to Army jurisdiction in the 1930s. If it was, I believe that the agreement mandates that if the military were to leave the place, then it was to return to the Department of the Interior as a part of the National Forest. I doubt that housing built, owned and managed by a private contractor would satisfy the requirement.

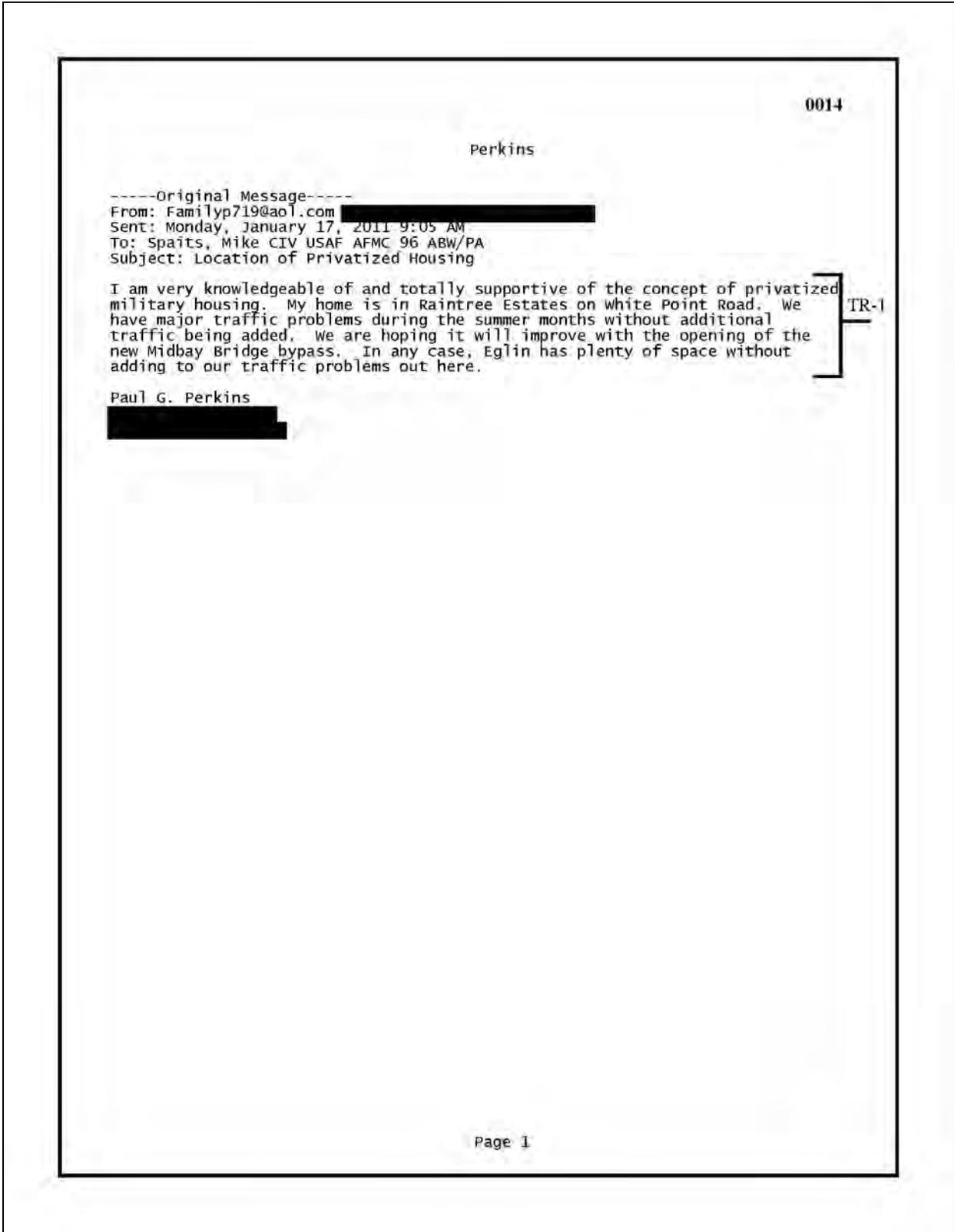
\* The Bridge Authority might be opposed to the white Point site. I believe that the intent is to build a second span and to expand traffic as much as possible. If forced into a choice, I would prefer military housing over a second span, but I know from experience that the interests of the local residents do not carry much weight with the Authority.

\* Doubtless, I have a self-interest involved. Even though I can usually pick the time to move on to the roads, the traffic will affect me as well--especially during a hurricane evacuation. I was originally attracted to Raintree because of the tranquility of Niceville and white Point. However, that has already been lost because of the Destin traffic coming over the Bridge and the build-up of Blue water Bay. Thus, the whole idea is a greater concern to younger folks than me.

DAVID R. METS  
Lt Col, USAF, (Ret.)

SA-2  
LU-1  
LU-3  
TR-1

Page 2



0015

**Public Hearing Written Comment Form**  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: FORT WAGON BEACH Date: 12 JANUARY 2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

What will happen to White Point  
Recreational area where a Jackson  
Guard permit is required for  
access to the beach on Choctawhatchee  
Bay?

LU-1

\*\*\*\* continue on back for more space \*\*\*\*

Individual respondents may request confidentiality. If you wish to withhold your name or address from public review or from disclosure under the Freedom of Information Act (FOIA), you must state this prominently at the beginning of your comments. Such requests will be honored to the extent allowed by law. All submissions from organizations or businesses, and from individuals or officials representing organizations or businesses, will be made available for public inspection in their entirety.

Name:	<u>PAUL PRICE</u>
organization:	
address:	
city/state/zip:	

- Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.  
 No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp)

**Please mail this form to:**

Mike Spairs  
 Eglin AFB Public Affairs Office  
 101 West D Avenue, Suite 110  
 Eglin Air Force Base, FL 32542 5499  
 Phone (850) 882 2836  
 Fax (850) 882 4894  
 Email: [mike.spairs@eglin.af.mil](mailto:mike.spairs@eglin.af.mil)

0016

**Public Hearing Written Comment Form**  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: Fort Walton Beach Date: 12 January 2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

*As part of this privatization initiative, will repairs, upgrades, modifications, renovations be required to comply with National Fire Protection Association (NFPA) for Rental and Lease-type units (Living and insurance) requirements to provide Automatic Sprinkler Fire Suppression Systems?*

SA-3

\*\*\*\* continue on back for more space \*\*\*\*

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Name:	<u>PAUL PRICE</u>
organization:	
address:	
city/state/zip:	

- Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.
- No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

**Please mail this form to:**  
 Mike Spaits  
 Egin AFB Public Affairs Office  
 101 West D Avenue, Suite 110  
 Egin Air Force Base, FL 32542-5499  
 Phone (850) 882-2836  
 Fax (850) 882-4894  
 Email [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

0017

Public Hearing Written Comment Form  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)  
 ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: FORT WATSON BEACH Date: 12 JANUARY 2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

It was noted that current existing Military Family Housing is 30 years old. Contract for Privatization is 50 years. After 30 years, with the contract require the contractor to replace, upgrade, improve, and construct newer Military Family Housing?

PN-3

It was stated that existing MFL is inadequate, what will these new units be like in thirty years?

\*\*\*\* continue on back for more space \*\*\*\*

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Name:	<u>Paul PRICE</u>
organization:	
address:	
city/state/zip:	

- Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.  
 No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/index.asp](http://www.eglin.af.mil/housing_privatization/index.asp).

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 Phone (850) 882-2836  
 Fax (850) 882-4894  
 Email: [mike.spaits@eglin.af.mil](mailto:mike.spaits@eglin.af.mil)

0018

**Public Hearing Written Comment Form**  
**MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)**  
**ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Hearing Location: Fort Walton Beach Date: 12 JANUARY 2011

Thank you for your input.

PLEASE PRINT LEGIBLY.

Based on Military Family Housing density  
Hurlburt FamCamp should remain at  
its current location and build any  
new Military Family Housing units at  
the proposed relocation site of Hurlburt  
Fam Camp.

PA-4

\*\*\* continue on back for more space \*\*\*

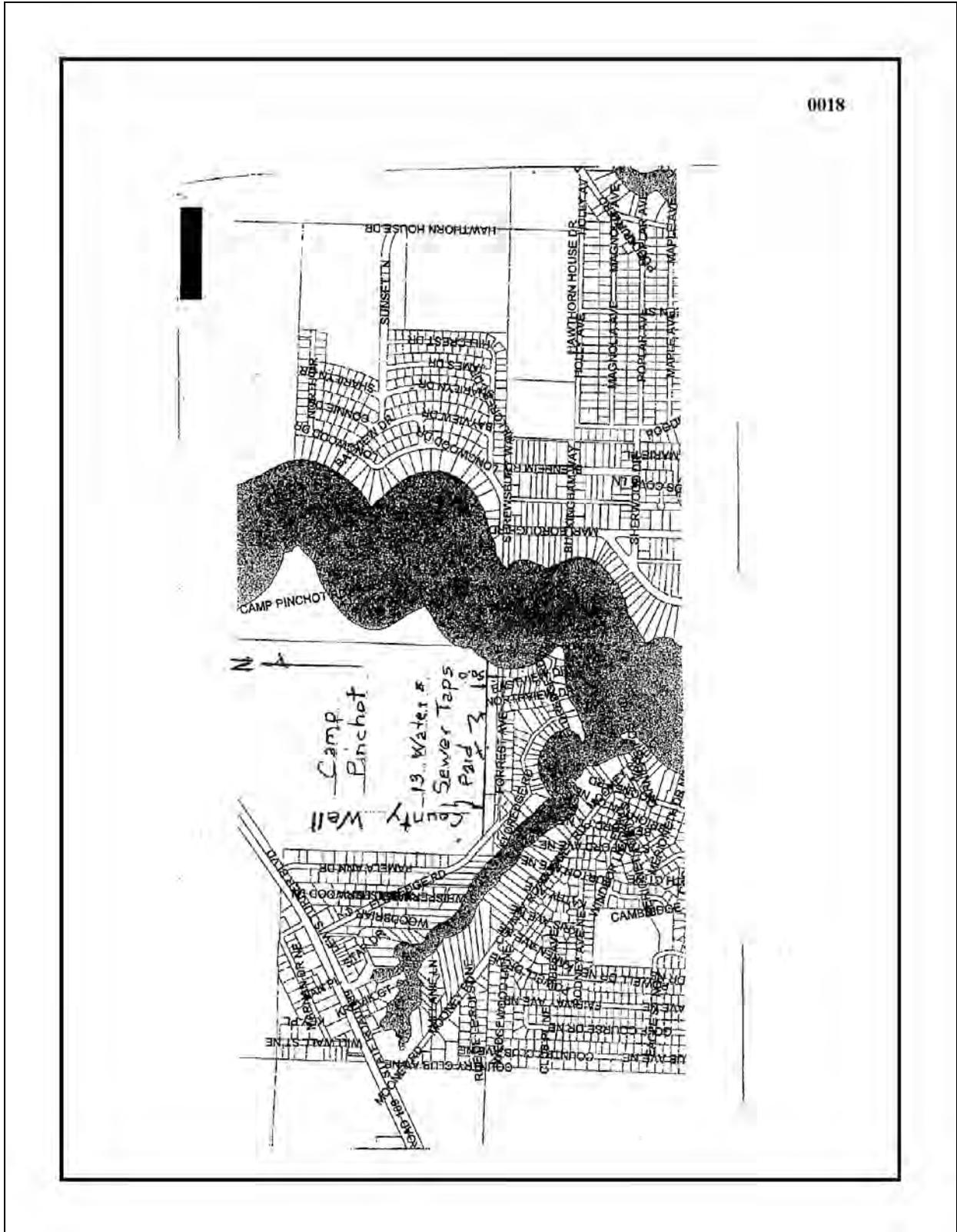
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Name:	<u>Paul Price</u>
organization:	
address:	[REDACTED]
city/state/zip:	[REDACTED]

- Yes, include my name and address on the mailing list so I can receive information on the MHPI EIS.
- No, do not include my name and address on the mailing list. I will periodically check the project website at [http://www.eglin.af.mil/housing\\_privatization/iodtx.asp](http://www.eglin.af.mil/housing_privatization/iodtx.asp).

**Please mail this form to:**

Mike Spaitz  
 Eglin AFB Public Affairs Office  
 101 West D Avenue, Suite 110  
 Eglin Air Force Base, FL 32542-5499  
 Phone (850) 882-2836  
 Fax (850) 882-4894  
 Email: [mike.spaitz@eglin.af.mil](mailto:mike.spaitz@eglin.af.mil)





0019

Priddle

-----Original Message-----  
 From: Steve [REDACTED]  
 Sent: Monday, January 17, 2011 9:26 AM  
 To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
 Subject: Military Housing Proposals

I am writing to voice concern over the proposal to build military housing at White Point. I do not understand how this is a viable option.

PA-3

The housing would be built on the water and with the annual hurricane season it would lead to evacuations and possible damage due to the location on the bay. The same thing happens with the current mobile home lot on the base due to it being close to the water.

White Point is a recreation area and by building on it you would take away one of the many recreation options for the military in the local community.

LU-1

Why would you not re-build on the base where the old housing was located. The location gave the military members quick access to base facilities and work. It also provided walking distance to schools where White Point would mean long commutes for military members with limited budgets and high gas prices. White Point would also mean long drives to base facilities like the commissary and BX.

PA-3

I hope you reconsider White Point as not an option for new military housing. I don't see one positive for the military members in building so far from the base.

PA-3

Steven Priddle

0020

Rumme]

-----Original Message-----  
From: Rich Rumme] [mailto: [REDACTED] ]  
Sent: Monday, February 07, 2011 12:48 PM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Eglin Privatized Housing Debate Input

To:  
Mike Spaits,  
Eglin Public Affairs Office,  
101 West D Ave., Suite 110  
Eglin AFB, FL 32542-5499  
Phone: 882-2836  
e-mail: mike.spaits@eglin.af.mil

From:  
Rich Rumme] [REDACTED]  
Fort Walton Beach, FL 32547  
Phone: [REDACTED]  
e-mail: [REDACTED]

Subject:  
Eglin Privatized Housing Debate Input

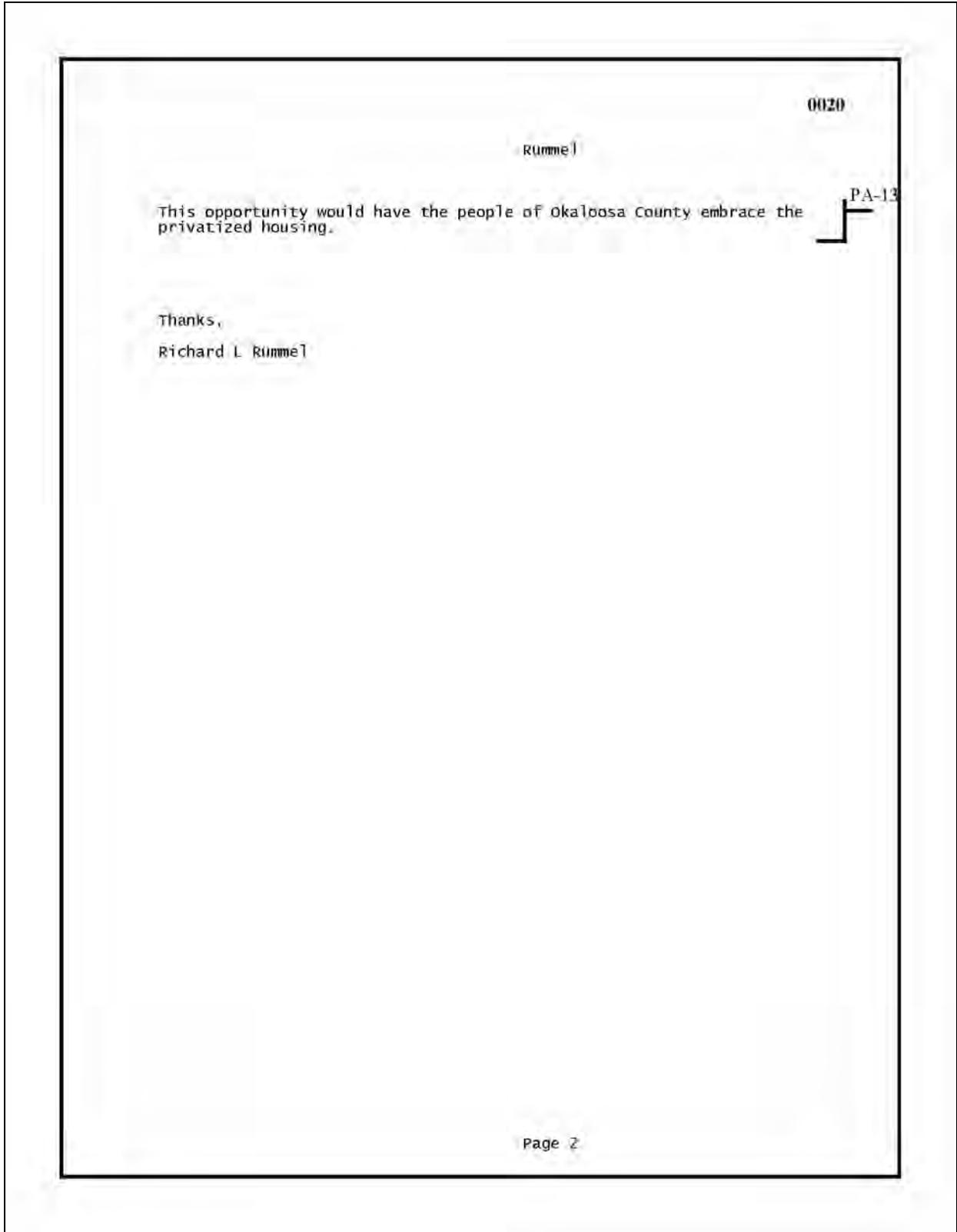
with the possibility of privatized housing around the Eglin AFB area. This would be a great opportunity to give back to the community and provide land for an Okaloosa County Sports Complex. The sports complex would be open to both Military and Civilians and could be done in numerous ways.

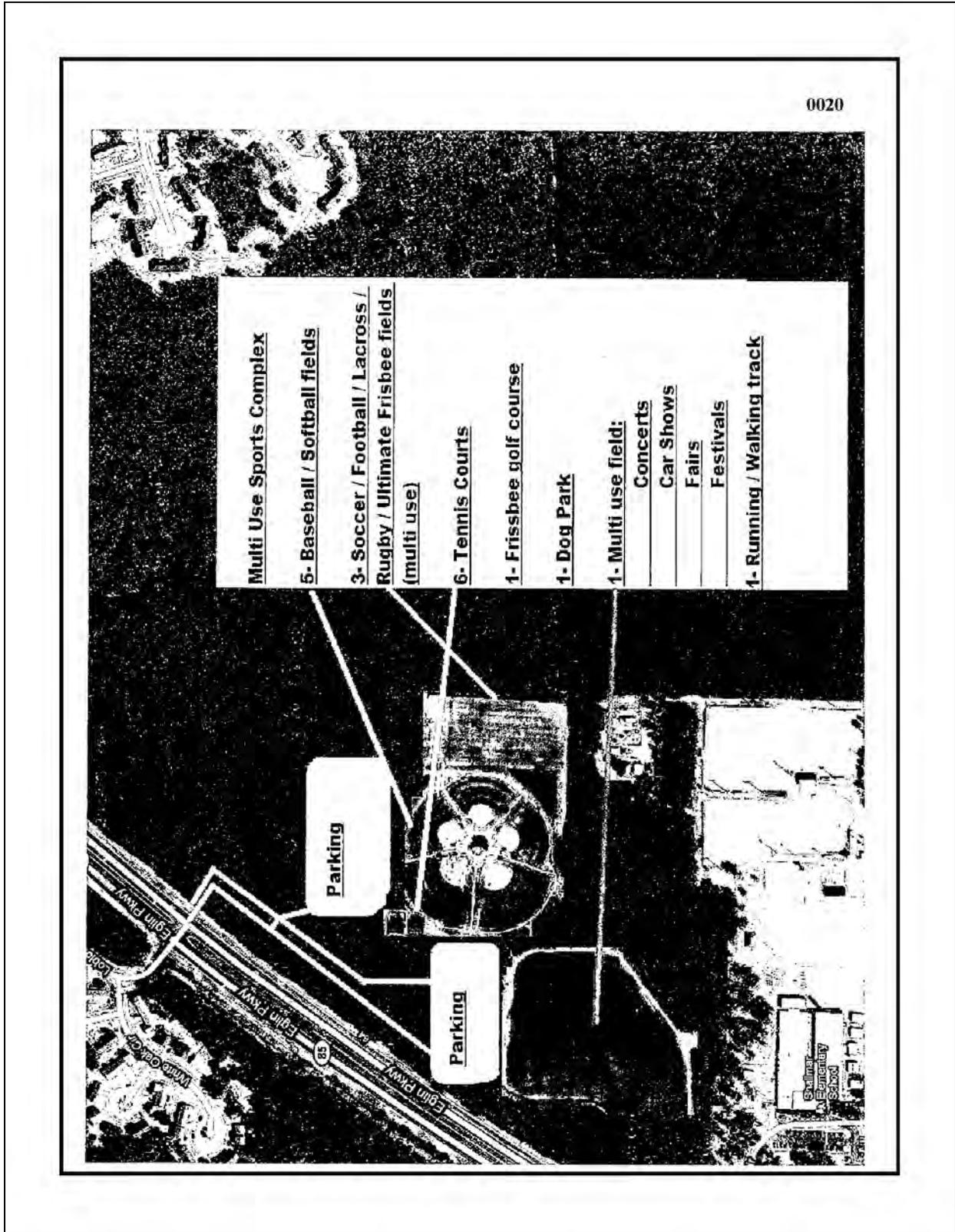
1. Donate the land to the county and have the county run the complex.
2. Rent the land to the County indefinitely as long as to have a Sports Complex.

PA-13

Every county around Okaloosa has a Sports Complex. Numerous teams, tournaments, venues, are play elsewhere. Okaloosa is losing revenue from out of state teams that look to partake in a great spring time location such as the county could provide.

Page 1





0021

Schultz

-----Original Message-----

From: Norm Schultz [REDACTED]  
Sent: Tuesday, January 25, 2011 11:13 AM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Military Housing Privatization Plans

Mike,

I am writing to express my opposition to the White Point Option for the Military Housing Privatization Initiative.

} PA-3

As a resident of Raintree Estates, just off White Point Road, I have seen my property value fall by more than 30 percent over the past four years. Reasons for the decline include the poor economy as well as the property being deemed less desirable due to the increased traffic on white point road, which is the only access route to the North end of the Mid-Bay bridge.

The recent changes planned for accessing the North end of the Mid-Bay bridge will reroute traffic off of white Point Road and will be a welcome relief for those of us who reside in adjacent communities.

New Military Housing added off white Point Road would put us back in the hole of being a less desirable area due to traffic.

} TR-1

Your assessment of Eglin Main as the preferred choice makes good, common sense and I commend you for that opinion.

Thank you for your efforts and concern for all affected communities.

Norman E. Schultz  
(Major USAFR Retired)

[REDACTED]  
[REDACTED]

0022

Siefke

-----Original Message-----

From: Wanda Siefke [REDACTED]  
Sent: Wednesday, January 26, 2011 10:34 AM  
To: Spaitz, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Housing in Raintree

Mike,

I live in Raintree and was shocked by today's paper indicating that some residents here agree with allowing military housing in the area.

} PA-3

I just want you to know that I DO NOT support this initiative.

If the military wants to do some improving in their property, you need to repave the road from White Point to the Maxwell Gunter recreation park and the whole White Point bay area. That is a project worth doing. How those RV's get through there without serious damage, I don't know. Seems like it might have gotten worse after the Marine's landed.

Thanks for your consideration,

WS

Page 1

0023

Sipos

-----Original Message-----  
 From: Tom Sipos [REDACTED]  
 Sent: Tuesday, January 25, 2011 7:58 AM  
 To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
 Subject: My MHPI Comments

Please note the following comments are intended to focus on the concerns and issues that I have after reviewing the Dec 2010 draft EIS and the Executive Summary.

1. Although only briefly referenced, the Hurlburt Commando Village program, I expect, is a fair sample of what/how the new 2010 MHPI will be developed. There should be significant "lessons learned" from this earlier MHPI that may be shared with the local community and that can provide a reality check for a lot of the 2010 EIS assumptions and speculation. GE-3

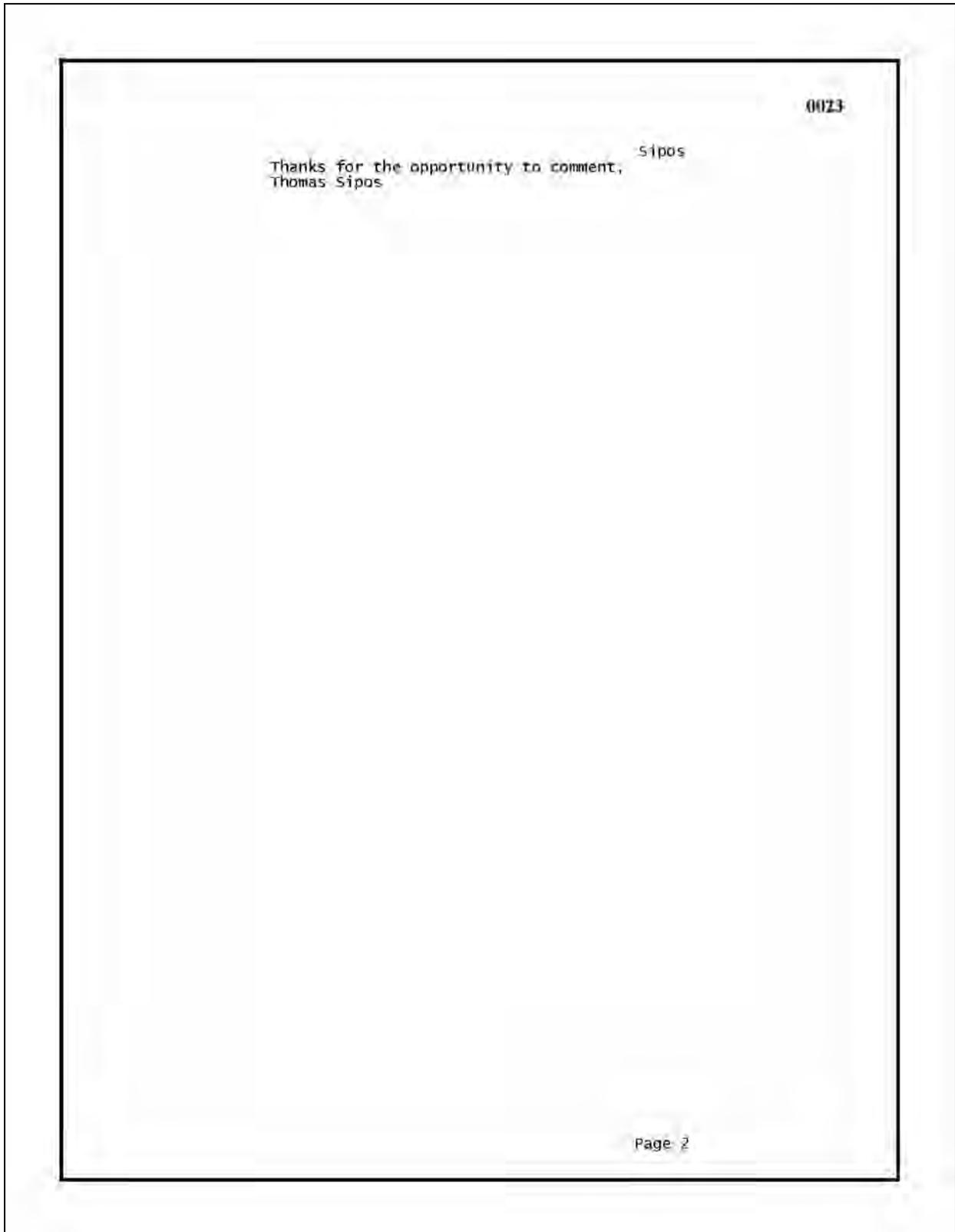
2. The basic real estate and housing developer responsibilities and liabilities must be clearly delineated in statement of needs and requirements documents. For example, the AF has apparently not planned for future privatization of the utilities and services (EIS pp30 and 31). Potential MHPI bidders could interpret this, as well as other EIS ambiguities (mitigations?), as their invitation to expensive contract mods over the next 50 years. GE-4

3. The terms of the "waterfall" policy need to be examined for each EIS alternative. If military or DoD civilian tenants are not available, the policy allows that the MHPI developer could rent to the general public. There may be some modification if the AF guarantees a percentage of occupancy or subsidizes for loss of rental income. The general public should not be permitted to live in the main base area (Alternative 2A?). SE-1

4. The term "housing unit" should be better clarified with respect to the density requirements. A cluster of four bedroom units would likely have more people per acre than two bedroom units. If the term could be interpreted as a housing building or structure, the developer would likely make the most profit from multi-family buildings ( see the unit density of duplexes and four-plexes at the Commando Village). PA-14

5. Although there appear to be sufficient regulatory and statutory protections for the land/water areas that will be subject to development, contractors have been known to find loop-holes and get waivers. The AF must insist and clearly specify that the boundaries be enforced. Over the next 50 years, the natural contour and shoreline locations will likely change. The MHPI developer knows that the most valuable properties are in the waterfront areas. Suggest the alternative to re-located the Hurlburt FAMCAMP be further examined. It should be more practical to develop permanent type housing more inland from the wind/water/flood potential location. PA-16

The AF team that have worked this EIS and MHPI for the local area should be commended for their diligence and patience. We should all be protective of our limited resources and land in NW Florida. This is a unique area compared to the other DOD MHPIS located in wide open areas like California, North Dakota, and Colorado. A military presence is also critical to the preservation and stability of our area. I expect there is a well founded concern that if the Eglin/Hurlburt range areas can not be preserved, their mission can be re-located. This MHPI may be considered by some as a win/win solution to current needs. I feel that if the military property is not used to support the AF missions, including control of ownership/management/services for military housing, there is some risk that OSD (or the BLM) will considered this property as surplus. LU-4



0024

Smith

-----Original Message-----

From: Pam Smith [REDACTED]  
Sent: Wednesday, January 26, 2011 10:49 AM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Base Housing

Good morning, Mike. Please share the following comments with Kathleen Ferguson:

When I was a child, I lived in military housing on both Eglin and Patrick Air Force Bases. I had wonderful experiences with military friends, schools, and facilities.

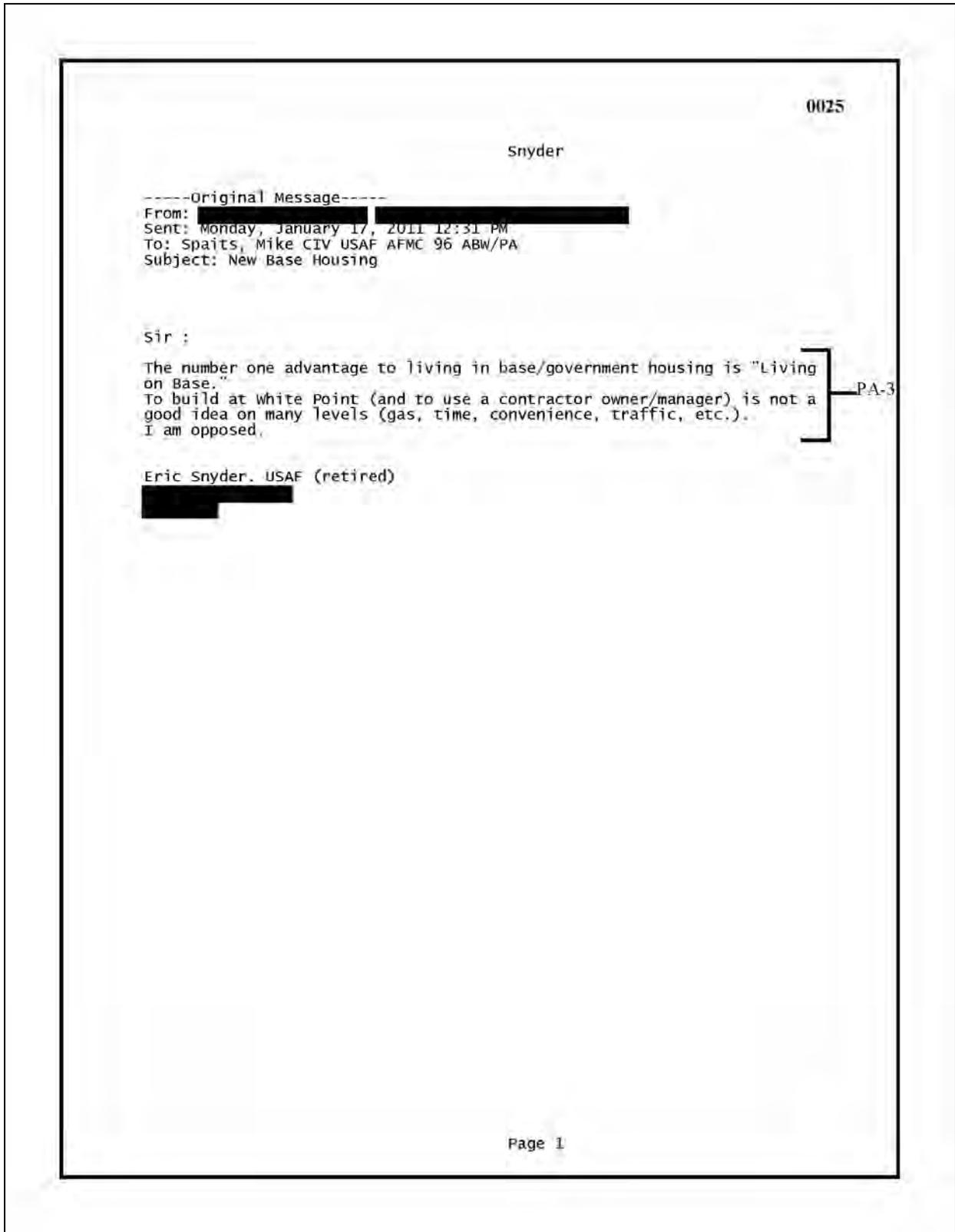
Please build the new base housing in Valparaiso. The community has the spirit and infrastructure to provide a positive environment for military families. Also, the Valparaiso community, including its schools and churches, will benefit from the placement of military housing within its city limits.

PA-3

I am not a resident of Valparaiso; however, I do want the best for our area and incoming military families. Please contact me if I may offer further commentary or assistance.

Pam Smith  
[REDACTED]

Page 1



0026

Stalnakar

-----Original Message-----

From: Jerry Stalnakar [REDACTED]  
Sent: Monday, January 17, 2011 1:33 PM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Military Housing

Dear Eglin AFB Public Affairs:

Please do not put military housing in the White Point area. Those of us who live out here in the Raintree Sub Division have endured the traffic associated with the mid bay bridge for the past several years. Oftentimes we can't get out of our own neighborhood.

It would seem that the Eglin Main Base area has more than enough real estate to put in military housing.

Thanks,

Jerry Stalnakar  
Colonel, USAF-Ret.

TR-1

Page 1

0027

Thompson

-----Original Message-----

From: Bill & Priscilla Thompson [REDACTED]  
Sent: Friday, January 21, 2011 9:07 AM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: military housing.

I think anyone that has had the pleasure of trying to get to Eglin AFB from white Point, or getting to White Point road from Eglin AFB during the "rush" hours would agree it is a very slow commute. And, this commute will only get worse when WalMart, and other businesses locate in Niceville.

TR-1

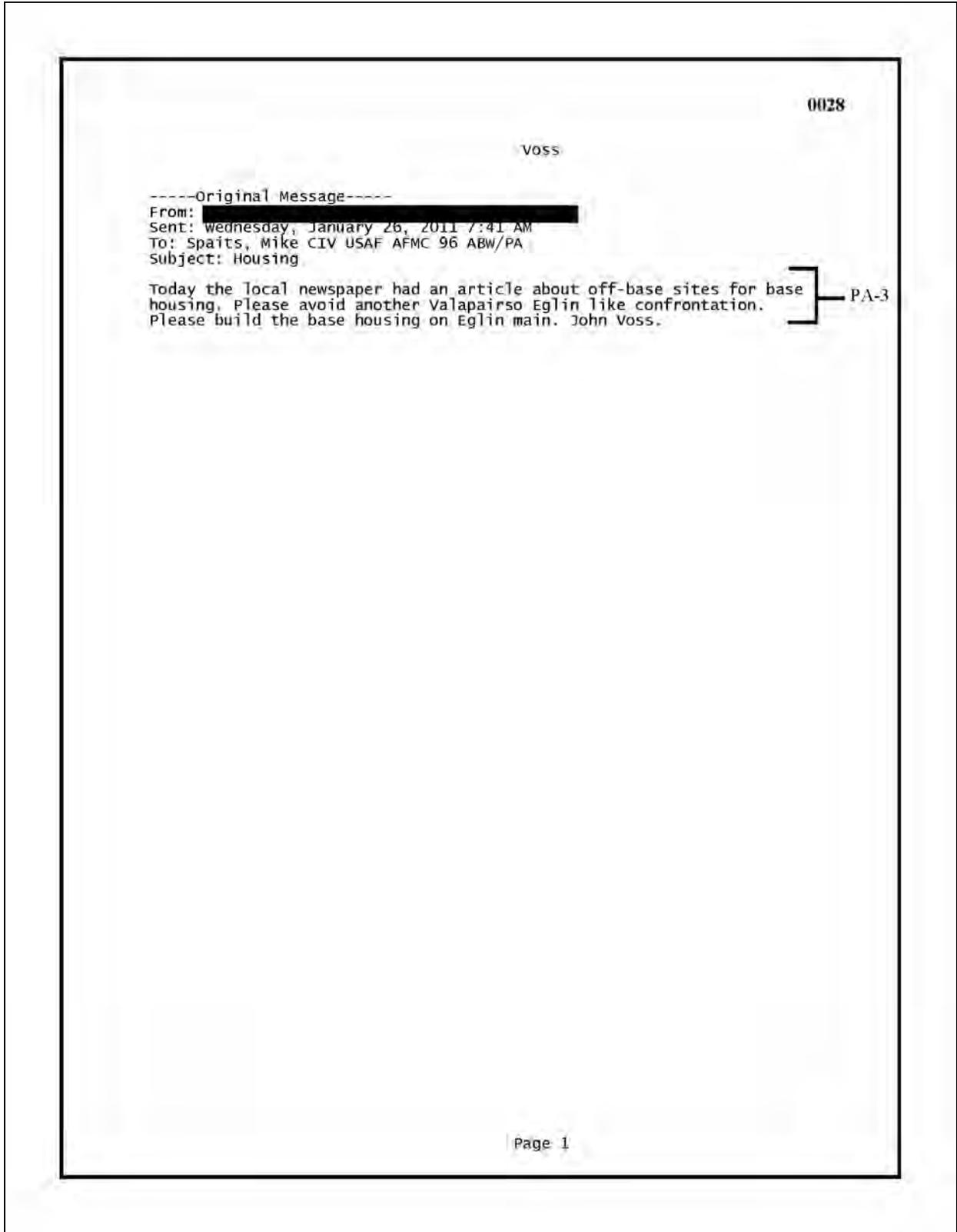
Our military personnel have enough to worry about when they are sent on various deployments around the globe. why should they have to be concerned about security for their families during these deployments? Is there anyplace more secure for military members and their families than inside the gates of Eglin AFB?

SA-1

I live in Raintree Estates (off white Point road ), and have no problem with military housing in the white Point area, but I feel that Eglin AFB is the best location to house our military families

PA-3

V/R .... William F Thompson  
USAF - SMSgt - retired



0029

wagley

-----Original Message-----

From: Christian Wagley [REDACTED]  
Sent: Saturday, January 01, 2011 10:26 AM  
To: Spaits, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Military Housing Privatization Initiative

Dear Mr. Spaits:

I am writing to express my support for the Air Force's preferred alternative outlined in the draft EIS for the Military Housing Privatization Initiative (MHPI). Locating new housing close to existing base facilities will help to minimize suburban sprawl, loss of open space, and encroachment on the Eglin mission, as well as reduce energy use for transportation. The preferred alternative can also help to minimize traffic on local roadways and the resulting financial and environmental burdens on local governments, if progressive land development designs are implemented. I ask the Air Force to utilize designs from New Urbanism, or traditional neighborhood development (TND), in designing the proposed new neighborhoods. These designs will include a higher density of housing so that land is used efficiently, a mix of land uses to allow residents to meet some of their daily needs without the use of an automobile, and a highly connected street network that encourages safe travel by pedestrians and cyclists.

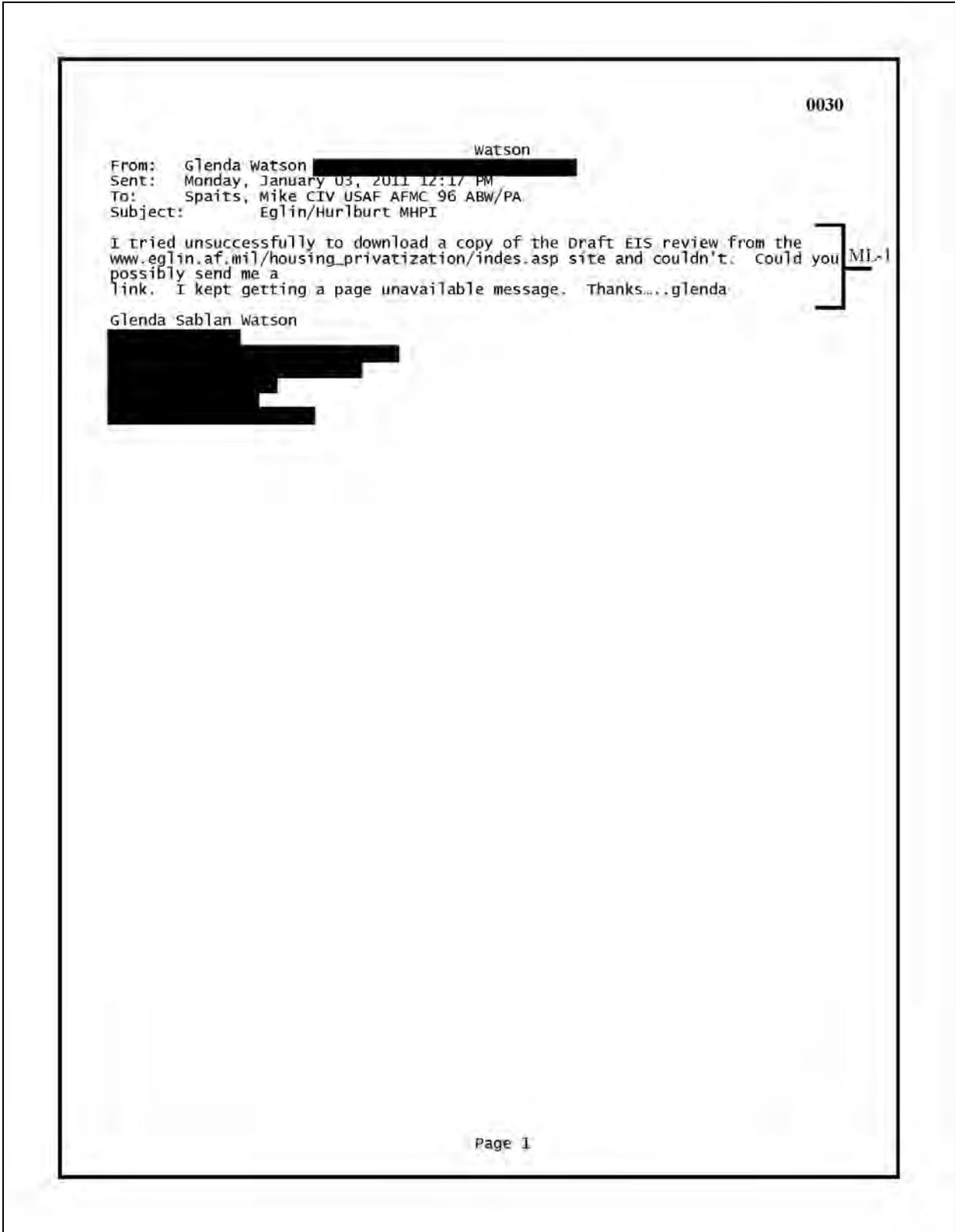
PA-8

PA-5

Thank you for considering my comments.

Christian wagley  
[REDACTED]

Page 1



0030

From: Glenda Watson [redacted] watson  
Sent: Monday, January 03, 2011 12:17 PM  
To: Spaitz, Mike CIV USAF AFMC 96 ABW/PA  
Subject: Eglin/Hurlburt MHPI

I tried unsuccessfully to download a copy of the Draft EIS review from the  
www.eglin.af.mil/housing\_privatization/index.asp site and couldn't. Could you  
possibly send me a link. I kept getting a page unavailable message. Thanks...glenda

} ML-1

Glenda Sablan Watson  
[redacted]

0031

(1)

Edwin Watts

12-28-2010

December 28, 2010

CERTIFIED MAIL SIGNED RECEIPT REQUESTED.

MIKE SPAITS  
EGLIN PUBLIC AFFAIRS OFFICE  
101 WEST D AVE. SUITE 110  
EGLIN AFB, FLA. 32542-5499

DEAR MR. SPAITS

I AM WRITING THIS LETTER AND REQUEST THAT MY LETTER BE ENTERED INTO THE RECORDS AND TAKEN INTO CONSIDERATION IN REGARDS TO THE AIR FORCE HOUSING FOR OUR BRAVE AND GREAT MILITARY.

I BELIEVE THAT OUR MILITARY DESERVE THE VERY BEST HOUSING FOR ALL THE GREAT THINGS THEY DO FOR OUR COUNTRY AND OUR FREEDOM.

I AM OPPOSED TO BUILDING THE HOUSING IN THE POQUITO BAYOU AND CAMP PINCHOT AREAS FOR THE FOLLOWING REASONS:

- 1. THE MAIN BASE AT EGLIN IS THE PERFECT SITE. YOU ALREADY HAVE ALL THE INFRASTRUCTURES IN PLACE WHICH WOULD SAVE THE TAXPAYERS AN ADDITIONAL FORTUNE.

GE-1

PA-3

0031

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2. You ALREADY HAVE SECURITY, HOSPITALS, PX'S, CHILDCARE CENTERS, ENTERTAINMENT VENUES, AND MOST OTHER THINGS MILITARY FAMILIES NEED WITHIN A SHORT DISTANCE, THAT WOULD SAVE TIME AND MONEY FOR THESE FAMILIES.
3. THE LOCATION IS AS BEAUTIFUL IF NOT MORE THAN THE OTHER AREAS.
4. THE COST TO CONSTRUCT WOULD BE MUCH LESS.

PA-3

CONSIDERATIONS FOR THE IMPACT TO PROPERTY OWNERS IN POQUITO BAYOU AND CAMP PINCHOT

CONSIDERATION FOR THE HOME OWNERS HERE SHOULD BE CONSIDERED:

1. THESE AREAS ARE ZONED SINGLE FAMILY AND CONSTRUCTION OF MULTIFAMILY WOULD LOWER PROPERTY VALUES.
2. PRIVATE COMPANIES CONSTRUCTING THESE HOUSES ARE LARGE BRICK AND WALL STREET COMPANIES THAT HAVE A HISTORY OF QUICK, INEXPENSIVE CONSTRUCTION WITH LOW MAINTENANCE COSTS. THEY HAVE NO STAKE IN OUR AREA OTHER THAN LARGE RETURNS. THIS STYLE MANAGEMENT LOWERS EVERYONES PROPERTY VALUES.

SE-3

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3. These multi-family units also can be rented to others outside of the military.

SE-1

4. The financial impact to current property owners many whom are retired military would be substantial in lower property values.

SE-3

#### OTHER CONCERNS PAST HISTORY

Many citizens are very concerned that the military or politicians, etc are giving away multimillions of dollars in tax payers owned land to private developers.

1. Recent large tract of ocean front/gulf front land on Okaloosa Island to hotel with a promise the military could rent at a discount.

PN-10

This property was worth a fortune and could have been sold and funds given to the military families.

2. Almost give away of large tract hundreds of acres to a shopping center developer in a promise to build a base

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PX OUTSIDE EGLINS SOUTH GATE ALONG  
SHALIMARS SUNSET LANE AND LEWIS  
TURNER BLVD.

Hopefully This Has Been Stopped Due  
To The Economy.

3. THE ALMOST TRADE OUT OF PROPERTY  
WHICH WOULD HAVE RESULTED IN MOST  
OF EGLINE PROPERTY ON OKALOOSA  
ISLAND TO DESTIN BEING TRADED AWAY.  
THIS HAPPENED SEVERAL YEARS AGO AND  
LANDED SEVERAL IN PRISON.

PN-10

THE TAXPAYERS WANT THE VERY BEST  
FOR OUR MILITARY AND THEIR FAMILIES.

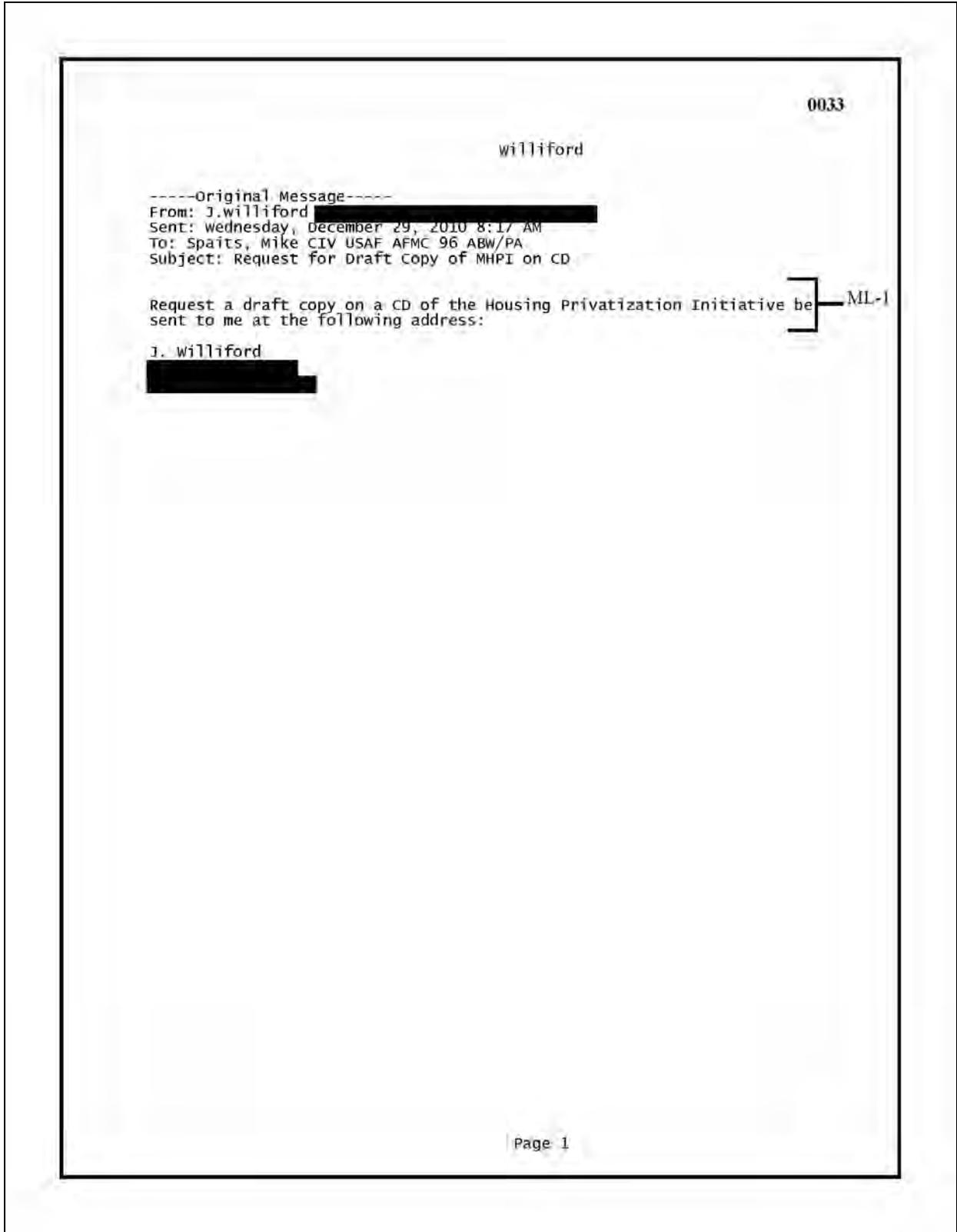
THE SOLUTION SHOULD BE WHAT IS BEST  
FOR THE MILITARY AND THE PROPERTY OWNERS  
AND THE TAXPAYERS.

I CAN ASSURE YOU THE SOLUTION  
IS NOT TO GIVE AWAY VALUABLE  
TAXPAYERS PROPERTY.

Sincerely

EDWIN WATTS





1

1 PUBLIC HEARING ON  
2 ENVIRONMENTAL IMPACT STATEMENT  
3 FOR THE PROPOSED MILITARY HOUSING  
4 PRIVATIZATION INITIATIVE  
5  
6  
7  
8  
9 LOCATION:  
10 MATTIE KELLIE ARTS CENTER  
11 100 College Boulevard  
12 NICEVILLE, FLORIDA  
13  
14  
15  
16  
17 DATE:  
18 January 11th, 2011  
19  
20  
21  
22  
23  
24 GULF BAY REPORTING  
1336 Grace Avenue  
25 Panama City, Florida 32401

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2

1 MR. SPAITS: Ladies and Gentlemen, at this point  
2 we'd like to get started with the Air Force briefing,  
3 so at this time I'd like to ask if anyone has cell  
4 phones or blackberries, if you could please turn that  
5 to the off or vibrate position. As you can see,  
6 there are exits on each side and to the back for  
7 safety. If a fire or any other type of emergency  
8 comes out, you know where the exits are. So with  
9 that --

10 COLONEL CUMBIE: Good evening and welcome to the  
11 public hearing for the Proposed Military Housing  
12 Privatization Initiative at Eglin Air Force Base and  
13 Hurlburt Field.

14 My name is Colonel Tom Cumbie and I'm here  
15 tonight to serve as the public hearing officer. I'm  
16 a full-time Air Force military criminal trial judge  
17 based at Eglin Air Force Base, but I'm not assigned  
18 there nor am I assigned to any of the commands  
19 associated with Eglin or Hurlburt. I have not been  
20 involved in the development of the draft  
21 Environmental Impact Statement and I'm not here to  
22 act as a legal adviser to the Air Force  
23 representatives of this proposal. My role as  
24 presiding officer is simply to ensure that we have a  
25 fair, orderly and impartial hearing and that all of

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1       you who wish to be heard will have the opportunity  
2       to do so. In summary, it's important that you  
3       understand that I will be serving as an impartial  
4       moderator for this hearing.

5               I'm responsible for providing everyone an  
6       opportunity to comment on the proposed action,  
7       alternatives, and Associated Environmental Impact  
8       Analysis. We're here because the Air Force is  
9       analyzing the environmental impacts of the Proposed  
10      Military Housing Privatization Initiative at Eglin  
11      and at Hurlburt Field.

12              Before we begin the presentation, I'd like to  
13      introduce the officials representing Eglin Air Force  
14      Base and Hurlburt Field. Representing Eglin Air  
15      Force Base is Colonel Sal Nodjoman, Commander of  
16      the 96th Air Base Wing and Colonel Dave Maharrey,  
17      Commander of the 96th Civil Engineering Squad.  
18      Representing Hurlburt Field is Colonel Curt Van De  
19      Walle, 1st Special Operations Mission Support Group  
20      Commander, and Lieutenant Colonel Shawn Moore, 1st  
21      Special Operations Civil Squadron Commander.

22              This public hearing provides a formal  
23      opportunity for comment on the draft Environmental  
24      Impact Statement.

25              The Air Force will consider comments throughout

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1 the Environmental Impact Analysis process; however  
2 to make sure that your comments are considered and  
3 documented in the final EIS, the Air Force requests  
4 that all comments be submitted by the 7th of  
5 February of 2011.

6 Let me take this opportunity to notify everyone  
7 that in order to ensure accuracy and full  
8 documentation, we have a stenographer here with us  
9 transcribing verbatim all of tonight's discussions.  
10 We ask that you hold your comments until the end of  
11 the Air Force presentation, at which time I will  
12 invite commenters to use the microphone.

13 I'd like to now introduce our panel members for  
14 tonight's meeting. Mr. Mike Spaits, Environmental  
15 Public Affairs at Eglin Air Force Base and Mr. Larry  
16 Chavers, Chief of Environmental Analysis at Eglin  
17 Air Force Base. They're here tonight to present  
18 information on the Environmental Impact Analysis  
19 process and the proposed action, alternative and the  
20 analysis of the potential environmental impacts  
21 associated with the implementation of the Proposed  
22 Military Housing Privatization Initiative as  
23 presented in the draft EIS.

24 Let me first set the stage for the program this  
25 evening. It will be in two parts: First we will

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1 present information on the Housing Privatization  
2 Program at Eglin Air Force Base and Hurlburt Field,  
3 define the proposed action and discuss the  
4 Environmental Impact Analysis process and what you  
5 can expect over the next several months. The second  
6 part of the program is your opportunity to comment  
7 on the analysis presented in the draft EIS.

8 MR. SPAITS: Thank you, Colonel Cumbie. My name  
9 is Mike Spaits and I am the environmental public  
10 affairs representative at Eglin Air Force Base. I  
11 will provide a brief synopsis of the National  
12 Environmental Policy Act, or NEPA, and the purpose  
13 and need for the proposed action as it relates to our  
14 draft EIS.

15 The Department of Defense has directed the Air  
16 Force to upgrade its housing. To comply with  
17 Congressional Direction, the Air Force launched an  
18 aggressive program to revitalize all military  
19 housing units through a combination of traditional  
20 military construction and housing privatization.  
21 Due to the tremendous cost of the revitalization  
22 effort, traditional military construction funds are  
23 not available to meet this goal. Privatization  
24 allows for housing improvements and reduces waiting  
25 times for adequate housing across the Air Force.

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1           Therefore, the Department of Defense determined the  
2           best solution is to use privatization to leverage  
3           private and public resources to enhance the  
4           availability of quality housing for our military  
5           families.

6           The Air Force is privatizing housing to improve  
7           the quality of life for military families. The Air  
8           Force estimates that about 60 percent of the entire  
9           Air Force inventory requires upgrading. At Eglin  
10          and Hurlburt, our entire inventory requires either  
11          upgrade or replacement. Through privatization, the  
12          Air Force can use private sector expertise and  
13          financing to accelerate its housing program.

14          The photos you see before you illustrate the  
15          typical on-base housing at Eglin and Hurlburt Field.  
16          Most of our units are 30 to 60 years old and are  
17          constructed out of cinder block. These units do not  
18          meet D-O-D housing square footage requirements and  
19          are not energy efficient.

20          Some units have aging infrastructure that will  
21          have to be replaced. Additionally, the number of  
22          units per acre is high and parking is insufficient.

23          Through privatization the developer would  
24          construct, own and maintain the units for 50 years.  
25          This (indicating) photo depicts multifamily housing

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1 constructed at McChord Air Force Base through  
2 housing privatization.

3 The Air Force has solicited proposals from  
4 private developers through a request for  
5 qualifications, or R-F-Q, and is in the process of  
6 choosing the developer that best fits with the  
7 selection criteria within that R-F-Q.

8 In 2009 the Air Force prepared a housing  
9 requirement and market analysis for Eglin Air Force  
10 Base and Hurlburt Field. The analysis used military  
11 manpower projections, on-base housing office market  
12 information, local realtors, census data and other  
13 sources to assess the ability of the local community  
14 to house military families through 2014. As a  
15 result of this analysis, the Air Force concluded  
16 that 1,477 military family housing units are needed  
17 for Eglin and Hurlburt Field.

18 As studied in the EIS, Eglin housing consists  
19 of 849 active housing units on the main base, 150  
20 housing units on Poquito Bayou, 25 at Camp Rudder  
21 and 9 at Camp Pinchot and Georgia Avenue Historic  
22 Districts. The main base area includes Capehart and  
23 Plew housing. The Air Force may use the units at  
24 Camp Pinchot and Georgia Avenue for uses other than  
25 housing in the future. The developer will not

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1       demolish these units.

2               Hurlburt housing consists of 380 Government  
3       owned units, 306 units north of Highway 98 and 74  
4       south of Highway 98. This does not include the 300  
5       houses leased by the Air Force at Commando Village  
6       just east of Hurlburt Field. These units are not  
7       included in this project. The Air Force would  
8       initially convey all Government-owned units to the  
9       developer. The developer will return the nine  
10      historic units back to the Air Force after  
11      constructing replacement units. The Air Force would  
12      own, operate and maintain -- excuse me. The  
13      developer would own, operate and maintain a total of  
14      1,477 units at the end stage of the project.  
15      Hurlburt Field will relocate their family camping  
16      facility for one of their privatized housing  
17      parcels.

18              This (indicating) map shows the location of the  
19      proposed activities at Eglin Air Force Base. Areas  
20      shaded in red show the location of housing areas  
21      that would be demolished, while bluish-green areas  
22      identify historic district housing areas that would  
23      be returned to the Air Force after replacement units  
24      are constructed.

25              This (indicating) map shows the location of

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1 proposed activities at Hurlburt Field. The  
2 developer would demolish housing units at Southside  
3 Manor and Pine Shadows. The Fancamp area at  
4 Hurlburt Field may relocate to the southwest of  
5 Commando Village along Martin Luther King Boulevard.  
6 New housing units would be constructed at the  
7 current Fancamp location as well as Southside Manor  
8 and Pine Shadows.

9 I will now turn it over to Larry Chavers to  
10 discuss the Environmental Impact Analysis process.

11 MR. CHAVERS: Thanks, Mike.

12 My name is Larry Chavers and I am the Chief of  
13 the Environmental Analysis at Eglin Air Force Base.  
14 I will now address the Air Force's environmental  
15 impact analysis process. The National Environmental  
16 Policy Act, more commonly referred to as NEPA,  
17 requires Federal agencies to consider the potential  
18 environmental impacts of their proposals before  
19 implementing them. The analysis of the Military  
20 Housing Privatization Initiative at Eglin and  
21 Hurlburt Field will result in a final Environmental  
22 Impact Statement, after which the Secretary of the  
23 Air Force will sign a Record of Decision  
24 implementing the proposed action.

25 The National Environmental Policy Act requires

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1 us to consider the environmental consequences of  
2 Federal actions and provide the decision-maker with  
3 enough information regarding the environmental  
4 consequences in order to make an informed decision.

5 Under NEPA the Air Force must assess the  
6 potential environmental impacts of the proposed  
7 action and reasonable alternatives, including the No  
8 Action Alternative. The NEPA law, its implementing  
9 regulations, and Air Force regulations set forth the  
10 requirements for preparing environmental impact  
11 statements. You can read these requirements in the  
12 Code of Federal Regulations at Title 40 C-F-R, 1500  
13 to 1508 and Title 32 C-F-R, Part 989.

14 We began the EIS process in November of 2003  
15 and released the first draft in April 2005. The  
16 project scope has changed multiple times since then,  
17 resulting in four versions of the housing  
18 privatization draft EIS. The Air Force is  
19 considering a wide range of alternatives for  
20 implementing the Housing Privatization Initiative.

21 NEPA regulations require evaluation of a  
22 proposed action's potential human health or  
23 environmental impacts to determine whether those  
24 impacts would be significant. NEPA regulations also  
25 require the Air Force to analyze reasonable

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1 alternatives to accomplish the purpose of the  
2 proposed action. The term "reasonable alternatives"  
3 simply means alternatives that would meet the Air  
4 Force's underlying purpose and need for the proposed  
5 action. Consistent with the regulations, the Air  
6 Force can limit the alternatives to cover a range of  
7 reasonable options.

8 At scoping, Eglin presented five potential  
9 development areas or alternatives: The Crestview  
10 Park/Duke Field area, the Eglin northeast area, the  
11 White Point area, the Eglin Main/Valparaiso area and  
12 the north Fort Walton Beach area.

13 After scoping, additional screen criteria was  
14 applied to the five potential development areas  
15 resulting in the elimination of the Crestview  
16 Park/Duke Field area and the Eglin northeast area as  
17 candidate alternatives.

18 In the draft EIS, Eglin evaluates three  
19 potential development areas as shown here: The  
20 White Point area, this area comprises seven parcels  
21 totaling 416 acres. The area is located at White  
22 Point along the coastline of the Choctawhatchee Bay,  
23 south of Niceville and adjacent to State Road 20.  
24 The Eglin Main Base/Valparaiso area, this area  
25 comprises 11 parcels totaling 1,071 acres. Parcel 1

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1 is the largest and is located in the southwest  
2 corner of Eglin Main Base adjacent to the existing  
3 Main Base area. Parcels 2 through 8 are located  
4 along the northeast corner of Eglin Main Base, near  
5 the east gate and adjacent to Valparaiso. Parcel 9  
6 and Parcel 10 are part of the existing Eglin Main  
7 Base housing area. And Parcel 11 is a small,  
8 undeveloped parcel near Parcel 1.

9 The north Fort Walton Beach area, this area  
10 consists of five parcels totaling 457 acres with a  
11 50-acre buffer. It includes parcels previously  
12 identified as the Camp Pinchot Expansion area and  
13 parts of the Poquito Bayou Expansion area. The  
14 remaining two parcels are located in north Fort  
15 Walton Beach, north of Martin Luther King Highway  
16 adjacent to the Okaloosa County Fairgrounds. The  
17 Camp Pinchot Historic District was not included in  
18 this alternative.

19 This is a summary of areas, parcels and acres  
20 as we just described.

21 The Air Force has identified four potential  
22 development alternatives. All alternatives include  
23 initial conveyance of up to 1,413 units and the  
24 return of nine historic units at Camp Pinchot and  
25 Georgia Avenue to the Air Force once replacement

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1 units have been constructed.

2 The developer may construct up to 1,477 housing  
3 units distributed between Hurlburt Field and Eglin  
4 Air Force Base at locations determined by which  
5 alternative is selected.

6 Alternative 1 involves all activities associated  
7 with the proposed action as well as construction of up to  
8 958 units utilizing a combination of parcels within the  
9 White Point area.

10 Alternative 2 involves all activities associated  
11 with the proposed action as well as construction of up to  
12 958 housing units utilizing one or a combination of  
13 several parcels within the Eglin Main Base/Valparaiso  
14 area.

15 Sub-Alternative 2A is similar to Alternative 2  
16 except the total of 993 units would be constructed at  
17 Parcel 1 on Eglin Main Base. Sub-Alternative 2A is  
18 currently the Air Force's preferred alternative.

19 Alternative 3 involves all activities associated  
20 with the proposed action as well as construction up to  
21 958 housing units utilizing one or a combination of  
22 several parcels within the north Fort Walton Beach area.

23 Alternative 4 includes a mixture of parcels from  
24 any of the development areas.

25 The Alternatives are listed on this (indicating)

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1 slide shown.

2           The EIS considered all aspects of the human  
3 environment that could be significantly affected by the  
4 proposed action and any reasonable alternatives  
5 developed, including the No Action Alternative. The  
6 environmental resources that were evaluated include: Air  
7 quality, biological resources, cultural resources,  
8 hazardous materials and waste, land use, noise, safety,  
9 socioeconomics, soils and erosions, solid wastes,  
10 transportation, utilities and infrastructure and water  
11 resources.

12           I will now discuss some of the potential adverse  
13 impacts associated with this initiative. The potential  
14 impacts to water resources include impacts from  
15 development at each of the alternatives.

16           The impacts to transportation include potential  
17 for adverse impact in the White Point, north Fort Walton  
18 Beach areas, and Parcel 8 in the Eglin Main  
19 Base/Valparaiso Alternative.

20           Noise impacts are potentially adverse in the  
21 Eglin Main Base/Valparaiso area and the No Action  
22 Alternative due to aircraft noise.

23           Land use impacts mirror the noise impacts just  
24 described due to aircraft noise. There is a potential  
25 for adverse impact in the Eglin Main Base/Valparaiso area

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15

1 and the No Action Alternative.

2 This (indicating) slide shows the potential for  
3 impacts to other resources exists. While potential  
4 adverse impacts have been identified, these impacts would  
5 not be significant and would be minimized through  
6 implementation of required mitigations such as  
7 storm-water management techniques, avoidance of wetland  
8 and floodplain areas, avoidance of sensitive species  
9 habitat and cultural resources. More detailed  
10 information on the impacts can be found in the draft EIS.

11 This (indicating) slide shows the EIS project  
12 schedule. Currently we are in the public comment stage.  
13 At the conclusion of the public comment period, we will  
14 gather all public comments, analyze them, respond to the  
15 comments, modify the EIS if needed and then publish the  
16 final document. Thirty days after the final EIS is  
17 released to the public, the Air Force expects to sign a  
18 Record of Decision or ROD. The ROD will state whether  
19 the proposed action will be implemented and which  
20 alternative has been selected.

21 Colonel Cumbie will provide you with information  
22 on the second and most important part of tonight's  
23 comment period.

24 COLONEL CUMBIE: I would like to take a quick  
25 ten-minute break before we begin the public comment

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1       portion of the evening where I hear your comments and  
2       concerns. If you would like to speak and did not  
3       already sign up to speak, please do so during the  
4       break on one of the speaker sign-up sheets at the  
5       sign-in table in the foyer. We will invite elected  
6       officials to speak first, and then I will call on the  
7       other speakers in the order in which your name appear  
8       on the speaker sign-up sheet. Also, I encourage you  
9       to take the opportunity during our break to look at  
10      the display boards in the lobby.

11             So let's take a quick ten-minute break. And  
12      again, anyone who has not signed up, please do so at  
13      this time.

14             (Thereupon, a short break was taken.)

15             COLONEL CUMBIE: Okay. At this point, we'd like  
16      to start the public hearing.

17             We have now reached the second part of the  
18      hearing, which is your opportunity to provide the  
19      Air Force with your comments on the draft Military  
20      Housing Privatization Initiative, EIS, and to make  
21      comments for the record. As I mentioned before, our  
22      stenographer is recording everything that's said  
23      during this portion of the proceedings. These  
24      comments will become part of the official record and  
25      will be included in the final EIS. This will ensure

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1 that Air Force decision-makers benefit from your  
2 local knowledge and are aware of your concerns about  
3 the environmental analysis for this EIS.

4 Throughout the comment process, I'd ask you to  
5 keep in mind that this is not an arena for debate;  
6 nor is the hearing designed as a question and answer  
7 session. Rather, the hearing is the venue that the  
8 Air Force uses to gather your concerns and any  
9 additional data or recommended changes you may have,  
10 whether they are through oral comment tonight or  
11 written comments you may submit later on regarding  
12 the environmental analysis and the environmental  
13 impacts identified under the proposed action and  
14 alternatives.

15 If you do have any questions, Air Force  
16 representatives are available in the display area  
17 later on this evening and may be able to answer the  
18 questions following the hearing.

19 You can officially comment in two ways: You  
20 may speak now and have your comments recorded by the  
21 stenographer or you may provide comments in writing  
22 by submitting them during the hearing or through the  
23 mail.

24 If you wish to speak this evening and have not  
25 already signed up to speak, please raise your hand

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18

1 and we will be sure to make that happen.

2 (No response)

3 Apparently everybody that wanted to speak has  
4 had the opportunity to do so.

5 AUDIENCE MEMBER: Are you saying anyone who  
6 wants to, speak up now?

7 COLONEL CUMBIE: No. I'm going to call you in  
8 the order that you signed up. I was just trying to  
9 make sure that anyone who had not signed up has the  
10 opportunity to do so if you'd like to.

11 And again, if you'd like to turn in your  
12 written comments at this hearing, you may give them  
13 to any Air Force representative located in the room  
14 or at the sign-in table. Written comments will be  
15 accepted throughout the comment period or until  
16 February 7th of 2011. If you do not turn in your  
17 written comments at this hearing, please send the  
18 comments to the address shown on the slide or as  
19 provided on materials available to you here at the  
20 meeting. Comments made at all of the public  
21 hearings or provided in writing throughout the  
22 public comment period will be given equal  
23 consideration and are all part of the official  
24 record.

25 In order to move through the comments

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1       efficiently, I ask that you observe the following  
2       ground rules: Elected official that choose to  
3       comment will be given the opportunity to speak  
4       first. Members of the public will then be called  
5       upon in the order in which you signed up to speak.  
6       I will announce your name. Please stand and address  
7       your remarks to me so that I can hear your comments  
8       clearly, and more importantly so that our  
9       stenographer is able to easily record everything  
10      that you say. Please speak clearly and slowly using  
11      the microphone. State your full name and spell it  
12      out so we can record it correctly, if you would. If  
13      you're representing someone or some group other than  
14      yourself, please let us know. We need this  
15      information to make sure the stenographer gets an  
16      accurate record. And please don't provide any  
17      personal information in your comments that you would  
18      not want seen published in the final Environmental  
19      Impact Statement. Normally the way we do these is  
20      to give everyone the opportunity to speak and limit  
21      that time to five minutes. But we only have I think  
22      five speakers today, so I think we can step away  
23      from that portion of the program.

24                This hearing is scheduled to end at 9 p.m.

25                And one other thing, I please ask that you not

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2001  
20

1 repeat what other speakers have said. If you agree  
2 with a previous speaker on a particular issue,  
3 please state your agreement. This will make sure  
4 that we've got plenty of time for everybody to  
5 speak. Again, I don't view that as being a problem.

6 Our first speaker will be Commissioner Thomas  
7 Miller from the City of Valparaiso.

8 COMMISSIONER MILLER: Thank you. I appreciate  
9 you allowing me the time to come and express  
10 concerns.

11 And I've been peppered by numerous comments  
12 from people with questions that I have no answer to  
13 and I haven't been able to find them, and I'd just  
14 like to kind of run -- I'd like to run down them.  
15 And the thing that started all this was the noise  
16 information and the 85 DB and its effect on the city  
17 of Valparaiso.

18 The city of Valparaiso will be affected more so  
19 than any other city, maybe parts of Niceville, but I  
20 don't think it -- but anyway, all the information  
21 that we've gleaned or got was based on estimations.  
22 There was no accurate -- accurate documented numbers  
23 of the noises the airplanes -- I'm sure they run the  
24 engines and are able to get it. And especially the  
25 one that concerns -- is of more interest would be

NO-1

GULF BAY REPORTING

2001  
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1 the Marine version, first of all, because its sound  
2 is very localized and doesn't move away with any  
3 great speed. Anyway, it will be a disaster for our  
4 city,

5 Right now over 300 homes are in the impact zone  
6 for this, and I'm sure that there's things that can  
7 be done, traffic patterns that can be changed that  
8 could mitigate this much more. So far I've seen zip  
9 on any trying to mitigate it. We're going to use  
10 it.

11 As I understand from what I read in the paper a  
12 while back, you'll start out with some restrictions  
13 on using the north/south runways very seldom, but  
14 after a matter of months, you'll phase it into full  
15 operation.

NO-1

16 And they said the noise information was not  
17 available. I don't know why. I guess it wasn't  
18 available because they didn't have any.

19 As I said, the Marine version presents the  
20 worse situation for noise for any scenario that we  
21 work out. And the Air Force has no margin for error  
22 on this because you have so many people living in  
23 the area.

24 One of the things that -- well, the thing that  
25 concerned me and decided me to come was an article

GULF BAY REPORTING

2001  
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1 in the newspaper. And it was talking about White  
2 Point, building houses there and different things  
3 and the noise. I'll read it. It was in Wednesday,  
4 December 29th, 2010 Beacon: As previously reported,  
5 Eglin land at White Point and in Valparaiso are  
6 among the alternatives being considered. But the  
7 latest draft EIS states the Air Force's preferred  
8 alternative is to have a contractor build 993  
9 housing units in the southwest corner of Eglin Main  
10 Base, 484 at Eglin. Of course they are going to be  
11 chopping out 300-some Valparaiso homes that doesn't  
12 look like they're going to be replaced. According  
13 to the draft EIS transportation, the problem with  
14 building the housing at White Point area and  
15 Bluewater Bay, while the noise is the issue, if the  
16 housings were built, the high noise -- the higher  
17 noise level of Valparaiso was the determining factor  
18 whenever looking at phase -- Part 2 there and  
19 comparing them. And they didn't -- to me it's  
20 dichotomy that you consider the noise in one  
21 situation at White Point and then you don't consider  
22 it -- or you do consider it in the Valparaiso case.

NO-1

23 There's a tremendous amount of lack of  
24 information to the public on this. We're in the  
25 process of -- we have a school system -- we have

NP-1

GULF BAY REPORTING

2001-2002

23

1 schools and facilities that there's. Eglin has  
 2 enough land on Valparaiso that they own that they  
 3 could build probably 8 or 900 homes at least in  
 4 Valparaiso, and then we'd all be in the same boat.  
 5 Thank you.

}  
 } PA-3  
 }

6 COLONEL CUMBIE: Thank you, Commissioner Miller.  
 7 Mr. Gregory Lundstrum.

8 MR. LUNDSTRUM: Yes, sir. My name is Gregory  
 9 Lundstrum. I live out in the Poquito/Longwood area  
 10 in a 60-year-old cinder block house that I guarantee  
 11 90 percent of y'all would love to live in, but only  
 12 of course if you marry your interior decorator. So  
 13 I'm not so convinced about 60-year-old cinder block  
 14 houses needing to be replaced.

15 But the problem with this hearing and the  
 16 confusion that's going on is that apparently there's  
 17 three simultaneous things which have come upon us  
 18 which hopefully can be turned into all three good  
 19 things. The first one is BRAC, the base realignment  
 20 and closure committee of the congress and its effect  
 21 on us. Then secondly, we have the Military Housing  
 22 Privatization Initiative, which could possibly stand  
 23 on its own two feet, meaning that the base housing  
 24 has not been kept up to spec the way my 60-year-old  
 25 cinder block house has. So that is a second realm

GULF BAY REPORTING

2002  
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1 of discussion. And then we have a third realm of  
2 discussion, which this is the F-35 beddown. And I  
3 have to admit that I myself have become confused.  
4 Because I got a large book I think courtesy of  
5 Mr. Spaits or somebody else, and I'm sitting there  
6 looking at it and looking at the index and  
7 wondering, where are they talking about the housing  
8 while I was looking at this jumbo book on, I guess,  
9 the supplemental EIS for the F-35 beddown.

10 And, you know, I've been a lawyer for 37 years.  
11 And if I'm confused, God knows everybody else has  
12 got to be somewhat confused.

13 The gentleman comes up here and talks at this  
14 housing meeting about DBA levels, noise levels.  
15 Well, that has to do with that other thick book on  
16 the F-35's effect on us.

17 And we all want to have the F-35 and we want to  
18 have the military happy and we want to have them  
19 properly housed. But I think Mr. Spaits, the Air  
20 Force, the Government needs to really come out and  
21 say yes, in fact we have three things coming down  
22 the track at the same time. We have BRAC, we have  
23 the need for upgrading military housing irrespective  
24 of BRAC, and irrespective of both of those, we have  
25 the F-35 program. So, Lord only knows why there's

GULF BAY REPORTING

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confusion.

So I sit here and I finally see that this meeting is coming up and I go to the website and I look at this October 2010 document, and my confusion was not at that point cleared up that there's a difference between this thick book, the F-35 beddown portion of what's happening at Eglin and the military housing privatization. So on Page 25 of this document that I look at today on the Internet, it says here under socioeconomic and Environmental Justice, the United States Air Force. It says: Local housing market can accommodate anticipated population increase. Well, you can see how that can lead to some confusion. Because my wife and one of her business partners have had a house for sale catty-corner from my house for almost four years out in the Poquito/Longwood area. I know that there is housing ready, willing and available in the private sector without privatizing.

PN-6

And I think it's sort of backhand insulting the Air Force that they can't take care of a cinder block house. My goodness, I'm sure you can. If you can take care of an F-35, you can take care of a cinder block house. I'm sure that you can upgrade.

PN-1

So my comment is focused at the confusion that

GULF BAY REPORTING

2002  
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1 we've got BRAC, we've got military housing, we've  
2 got F-35. But this hearing on military housing,  
3 really we're not talking about noise, we're not  
4 talking about F-35s, we're talking about the need  
5 for quality housing, I understand that.

6 But in this presentation when we start talking  
7 about preferred Alternative 1, which I think is the  
8 most sane one that has evolved over the period of  
9 the last four or five years, I still see the mention  
10 of Camp Pinchot Historic site used to be the  
11 Choctawhatchee National Forest supervisor's  
12 residence. And I don't understand, and maybe  
13 Mr. Spaits can clear this up, when they say  
14 something about the replacement of nine housing  
15 units there. I guess at the General's compound at  
16 Camp Pinchot you can look across the bayou and you  
17 can see, you know, tennis courts and various --  
18 maybe a Captain's house, Lieutenant Colonel's house  
19 or a Colonel's house, the various cadres that come  
20 along with a Two-Star General. But I don't  
21 understand, if the replacement means they're going  
22 to bulldoze those existing nine structures that are  
23 in that historical area and replace them with  
24 something that is new and certainly not historical.  
25 So that's confusion.

CU-2

GULF BAY REPORTING

2002-2003

27

1           So I come up here just saying I would like to  
2     have the confusion cleared up as to these various  
3     big documents that float around, the one on the  
4     military housing, which I didn't get a copy of, the  
5     one on the beddown, which I did get a copy of, and  
6     then BRAC, that I think everybody knows about. So  
7     it's -- I'm just floundering for an understanding as  
8     to how can the F-35 program say that the local  
9     housing market can accommodate anticipated  
10    population increase, and then I see that we have  
11    private contractors coming on a secured military  
12    facility and bulldozing 60-year-old cinder block  
13    houses like I live in and build new ones. It  
14    just -- none of this makes sense. I'm just  
15    confused. So with that, dazed and confused --  
16    Irving Younger once said, a lawyer has got to know  
17    when to sit down. Thank you.

NP-2

18           COLONEL CUMBIE: Thank you, Mr. Lundstrum.  
19           Mr. Hank Yancey.  
20           COLONEL YANCEY: Good evening. I'm Hank Yancey,  
21    I'm a retired Air Force Colonel with 28 years. I  
22    also ran domestic aviation for an international  
23    company here in the U.S. I've had a great  
24    relationship with the Air Force through all that  
25    time, so I'm excited about the F-35 coming in here.

GULF BAY REPORTING

2003  
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1 I do want to say that while I agree with some  
2 things that have already been said, there are  
3 concerns about the environment, not only about noise  
4 but also our wildlife and the condition of our bays  
5 and the area around here. And more of the  
6 forestation that we push aside for new construction,  
7 the greater the impact on that.

BI-1

8 I know Parcel 1 that's on base has a lot of big  
9 wildlife in there. They have bears, deer, fox, you  
10 know, coyotes. So we will be displacing quite a bit  
11 of wildlife.

12 My point tonight is to try to take perhaps a  
13 little bit of time to address a different  
14 alternative. Because since 2005, we've had a change  
15 in the underpinning of residential support for the  
16 populationed area. We've cut the number of aircraft  
17 coming in from 103 down to 59. We have also had a  
18 building bubble, while maybe primarily for the  
19 beach, it also occurred in the Niceville, Fort  
20 Walton Beach and Crestview areas. And that bubble  
21 has burst. There are over 300 real estate  
22 properties for sale in Niceville alone. That does  
23 not include, you know, for sale by owner. So my  
24 point would be to try to cut the footprint.

PN-7

25 Right now we're targeting 1,400 plus. I don't

GULF BAY REPORTING

2003  
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1 know what, you know, Hurlburt's need is, I'm sure  
2 they've had some increases for Special Forces  
3 Operation. But I do think that a lot of this  
4 housing could be put off base with very high  
5 standards at a very reasonable price.

PN-7

6 As a taxpayer I'd like to see an alternative  
7 where you may split the difference and actually do a  
8 reassessment, reevaluation of how many houses need  
9 to be constructed and how many could go to private  
10 sector. And that would be my position going  
11 forward, is to give us some idea going forward on  
12 what a more accurate number for housing is.

13 So if we could do it with half the footprint, I  
14 think that's the way I would go. I think a 40-foot  
15 barrier between current housing and current  
16 residential areas is not nearly enough. If we could  
17 use half of Parcel 1 or a third of Parcel 1 and  
18 maybe, you know, allow for more green space and less  
19 runoff into the water, you know, for new pavement  
20 areas, new parking areas, that would be, you know,  
21 what I would propose. Try to cut the footprint in  
22 half if you can and allow for our local population  
23 to receive the benefit of taking care of our Air  
24 Force warriors right here in Niceville and Fort  
25 Walton Beach and Shalimar. Thank you very much.

PA-1

GULF BAY REPORTING

2004-2005

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1 COLONEL CUMBIE: Thank you, Colonel Yancey.  
2 Ms. Laura Byrd.

3 MRS. BYRD: Hi. My name is Laura Byrd.

4 COLONEL CUMBIE: I'm sorry.

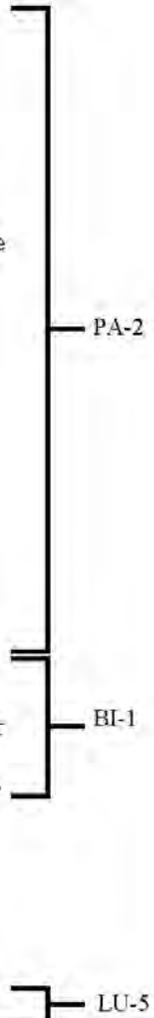
5 MRS. BYRD: That's okay. I am a -- I was born  
6 at Eglin and I was raised in Shalimar, so I've lived  
7 there all my life, and I do support Hank Yancey's  
8 comments and statements he just made.

9 I am concerned about the buffer between the  
10 base and the Shalimar residents. They're proposing  
11 a 40-foot buffer, and right now I can still here the  
12 PA system on base, and I can hear a lot of things  
13 that do go on on base. And a 40-foot buffer, I  
14 don't think is reasonable at all. I do support the  
15 military and I support that they need new housing,  
16 better housing, but I think there are other  
17 initiatives that can be looked at to support that.

18 But my concern was the buffer, the main  
19 concern. That and the noise level and where would  
20 the wildlife go because it does support a lot of our  
21 wildlife in the area. And that's all I have to say.  
22 Thank you.

23 COLONEL CUMBIE: Thank you. And Ms. Christina  
24 Larson.

25 MS. LARSON: Eglin Air Force, Hurlburt Field,



GULF BAY REPORTING

2005  
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1 Duke Field and Camp Rudder occupy Choctawhatchee  
 2 National Forest, which was set aside by Presidential  
 3 Decree. Local military bases are guests of U.S.  
 4 citizens. No one has -- not even the military has  
 5 the right to construct private housing contracts in  
 6 our National Forest. Eglin Air Force Base  
 7 reservation land is not the property of the military.  
 8 Our military has reservations within our National  
 9 Forest, not ownership to be allotted to a private  
 10 bidder as an investment and not to be exploited by  
 11 the current administration.

LU-5

12 The Military Housing Privatization Initiative  
 13 violates the National Environmental Policy Act 42  
 14 USC 4331, Section 101 B 1. Its key purpose being to  
 15 (quote), fulfill the responsibilities of each  
 16 generation as trustee of the environment for  
 17 succeeding generations (end quote).

NP-3

18 I support adequate housing for everyone and  
 19 endorse the upgrade of the military housing.

GE-1

20 I have a house that was built in 1957 in  
 21 Shalimar we just renovated, and it's great.

22 This upgrade of military housing should only be  
 23 where infrastructure already exists and damage to  
 24 the natural environment has already occurred and  
 25 with maintenance of the suggested 100-foot buffer

PA-2

GULF BAY REPORTING

2005-2006

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1 zone -- I forget what page that was on -- wherever  
2 military structure and operations adjoin  
3 non-military areas. Thank you.

PA-2

4 COLONEL CUMBIE: Thank you. Did everyone who  
5 wishes the opportunity to speak get the opportunity  
6 to do so? Please if you've not, let us know.  
7 Apparently every --

8 MR. MILLER: I didn't sign up but, may I speak?

9 COLONEL CUMBIE: You may, sir. But, sir, since  
10 we don't have your name written down, if we could get  
11 you to --

12 MR. MILLER: Thomas K. Miller, a resident of  
13 Valparaiso, Florida.

14 COLONEL CUMBIE: Thank you, sir.

15 MR. MILLER: I came to Eglin Air Force Base as a  
16 military dependent and I spent several years in the  
17 homes that I believe are still on Eglin, Bens Lane,  
18 Chinquapin, cinder block homes.

19 I look at this map and I'm confused as the  
20 gentleman that spoke before concerning looking at  
21 this and looking at different alternatives. I don't  
22 see anything on this where you can actually  
23 determine the number of homes in each of these  
24 areas, particularly Alternative 2. It gives a  
25 total.

PA-11

GULF BAY REPORTING

2006  
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1 First, I'm in full agreement, and as a military  
 2 brat I support the United States of America and the  
 3 people that serve our Country. It seems to me that  
 4 whatever is looked at concerning housing would be  
 5 looked at from the standpoint of what it takes to  
 6 get the individuals that serve to the place where  
 7 they work quickly, efficiently and with a minimal  
 8 amount of time.

}  
 }  
 } PN-5  
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9 I currently drive to Pensacola, Florida each  
 10 day. Between 6:00 a.m. and 6:45 to 7:00, and I've  
 11 driven it at various times, there's a solid stream  
 12 of vehicles driving south, perhaps many are  
 13 military, perhaps many are civilians, but it's  
 14 traffic regardless. And I don't see where some of  
 15 these that are off-base locations look to address  
 16 the traffic situation that we face as a county here  
 17 right now.

}  
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 } TR-3  
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18 We're building an overpass by the airport which  
 19 will now speed traffic up which will now be  
 20 log-jammed at 85 and 123. Solutions I think are  
 21 already in effect because I cross that every day,  
 22 and the light now going north has now increased in  
 23 time stopping traffic flowing south into the  
 24 Niceville area. So until the time there's an  
 25 overpass built there, the traffic is going to bog up

GULF BAY REPORTING

2006  
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1 right there. Coming into Eglin west gate with  
2 housing off base to the west, it's going to clog  
3 somewhere there.

4 And looking at this map, it looks like there's  
5 very little area for roads to be built there.

6 White Point Road, I think anybody that's come  
7 through Niceville in going to Destin already knows  
8 and has experienced the convoluted way traffic is  
9 being routed. And now Niceville is faced with  
10 another light.

11 So any housing that increases there coming to  
12 Eglin now impacts Highway 20 coming through  
13 Niceville and through Valparaiso into the east gate.

14 There are approximately 50,000 cars per day on  
15 a 24-hour day average that crosses the Turkey Creek  
16 Bridge, albeit it's not related specifically to  
17 Eglin, but it's still traffic that the local  
18 population and anyone who lives here deals with on a  
19 daily basis.

20 So I would think that somewhere in this the  
21 traffic situation needs to be addressed for the ease  
22 at which the people that work on Eglin can get to  
23 work efficiently and on time.

24 I just returned from Washington D.C. a little  
25 while ago. I lived there in the '80s. And if you

TR-3

GULF BAY REPORTING

2006-2007

35

1 want to see traffic, that's it. Compared to here,  
2 not as bad. But when it stretches from D.C. many  
3 miles south to Stafford, people have to get to work.  
4 So I don't see -- or I would hope that you would  
5 consider somewhere in this the impact of wherever  
6 this is on the traffic and address how that's going  
7 to move so when these -- whenever this is built,  
8 it's already taken into consideration to move the  
9 people to and from. The price of gas is not going  
10 down. Thank you.

TR-3

11 COLONEL CUMBIE: Thank you, sir. Yes, sir?

12 MR. DARNELL: I didn't sign up and I know that  
13 Mike has been anxiously waiting for me to come up  
14 here and address this. My name is Cloyce Darnell, I  
15 live in Shalimar on Longwood Drive. And with regard  
16 to the gentleman who just spoke about the traffic,  
17 hopefully this will put him at ease a little bit.  
18 But in the Executive Summary in a much, much greater  
19 detail than the three-inch manual that's available,  
20 which is on disk here, I would point out in the White  
21 Point area the traffic analysis in this summary  
22 basically says that the traffic level on Highway 20  
23 and 85 is already a traffic level service F, which is  
24 not real good. It further states it is not desirable  
25 to increase traffic on roadway segments already

GULF BAY REPORTING

2007

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1       having traffic level service F. That would seem to  
2       exclude that alternative if for nothing more than the  
3       traffic level.

4               The main base, at least Sub-alternative 2A, the  
5       preferred alternative, would not have any traffic  
6       impact on any of the main highways. The  
7       Alternative 3, which is the north Fort Walton Beach  
8       area, which would include the Camp Pinchot area and  
9       the various areas in the fairgrounds vicinity and  
10       also part of the Turner Boulevard have a traffic  
11       level service F. And again, it says it's not  
12       desirable to increase traffic where it's already an  
13       F.

14               I would have a hard time understanding how the  
15       development would add traffic to those areas, which  
16       means I would have a hard time understanding why  
17       they would pick those areas other than A if for no  
18       other reason than the traffic alone. I would point  
19       out too that in the summary there is a chart, a  
20       colored chart in the red that has to do with the  
21       traffic, and that's very clearly identified as areas  
22       of severe adverse impact in those areas. So  
23       hopefully that will put you at ease a little bit  
24       there.

25               COLONEL CUMBIE: Thank you. Anyone else who

GULF BAY REPORTING

2008  
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1 didn't get the opportunity to sign up earlier?

2 COLONEL YANCEY: Hank Yancey. One thing I  
3 didn't mention was I had a contract at Columbus Air  
4 Force Base (inaudible) and they had privatized  
5 housing on this base. It's also a training base.  
6 They actually had difficulty getting people to fill  
7 that housing. And they were offering my program  
8 manager a house on base to try to alleviate the  
9 vacancies that they had. So I —

10 AUDIENCE MEMBER: Would you please go to the  
11 microphone?

12 COLONEL CUMBIE: Colonel Yancey, if you would to  
13 make sure everybody can hear you.

14 COLONEL YANCEY: All right. I was just saying  
15 that I had a contract at Columbus Air Force Base  
16 where we did aircraft maintenance. They had  
17 privatized housing at Columbus and they built the  
18 units that they were authorized to build, and then  
19 they have had difficulty in filling them. So they  
20 offered my program manager there a house to live on  
21 base, which he declined so he could live in a  
22 residential area.

23 So will they actually have a choice as to  
24 whether they live in these units or off? Is there  
25 anyone who can answer that? Will they be authorized

SE-1

GULF BAY REPORTING

2008-2009

38

1 to live off base even if there are vacancies on  
2 base? They will, okay. All right. I just thought  
3 I would bring up that point. Thank you.

SE-1

4 COLONEL CUMBIE: Thank you. Yes, sir?

5 MR. MILLER: Keep bringing up new topics. With  
6 regard to Colonel Yancey's question about living on  
7 place, not living on base, the question I have which  
8 couldn't be definitively answered outside earlier is  
9 as to whether or not non-military will be allowed to  
10 rent the properties that's built for the military  
11 housing that the literature says is for military  
12 families. And so what I'm asking is will  
13 non-military be allowed to rent those facilities and  
14 live on these, I'll call it federally subsidized  
15 properties? Can we get an answer to that?

SE-1

16 COLONEL CUMBIE: Yes, sir, I'm sure we've got a  
17 lot of folks that can speak to that after the  
18 meeting. But, again, we're here at this point to --  
19 not as a question and answer, but to try to get  
20 everybody's comments as best we can. But I believe  
21 there are people out here that will be able to answer  
22 that question for you at the conclusion of the  
23 meeting.

24 MR. MILLER: Well, in the absence of an answer,  
25 what I'll do is just say I think I and a lot of

SE-2

GULF BAY REPORTING

2009  
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1 others in the private sector would object to in  
2 effect government subsidizing housing that would be  
3 in competition with the private sector. Thank you.

SE-2

4 COLONEL CUMBIE: Thank you, sir.

5 This hearing was scheduled to end at 9:00, and  
6 it's currently about 18 minutes until 8. Apparently  
7 no one has else had signed up to make further  
8 comments, and I don't see any further hands in the  
9 air.

10 We appreciate your time and interest in the  
11 Proposed Military Privatization Initiative. Should  
12 you later decide to make additional comments, you  
13 may write to the address that's -- it should be  
14 shown on the screen. And again, if you'd like your  
15 own copy of the final EIS, please let us know on the  
16 sign-in sheet or send us a letter or postcard asking  
17 for your own copy.

18 Thank you for your participation in this  
19 hearing. And the hearing is adjourned. Thank you.

20 (Conclusion of Meeting)

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22  
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GULF BAY REPORTING

1 STATE OF FLORIDA  
2 COUNTY OF BAY

3  
4 REPORTER'S CERTIFICATE

5  
6 I, LISA BEWLEY, Court Reporter, DO HEREBY CERTIFY  
7 that I was authorized to, and did stenographically report  
8 the Hearing for the Proposed Military Housing  
9 Privatization Initiative held on January 11th, 2011,  
10 located in Niceville, Florida, that a review of the  
11 transcript was requested and that the transcript is a true  
12 and complete record of my stenographic notes.

13 I FURTHER CERTIFY that I am not a relative, employee,  
14 attorney, or counsel of the parties, nor am I a relative  
15 or employee of any of the parties, attorney or counsel  
16 connected with the action, nor am I financially interested  
17 in the action.

18 DATED this 29th day of January 2011.

19  
20 \_\_\_\_\_  
21 Lisa Bewley

22  
23  
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25  
GULF BAY REPORTING

1

1 PUBLIC HEARING ON  
2 ENVIRONMENTAL IMPACT STATEMENT  
3 FOR THE PROPOSED MILITARY HOUSING  
4 PRIVATIZATION INITIATIVE  
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6  
7  
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9 LOCATION:  
10 FORT WALTON BEACH MUNICIPAL AUDITORIUM  
11 107 MIRACLE STRIP PARKWAY  
12 FORT WALTON BEACH, FLORIDA  
13  
14  
15  
16  
17 DATE:  
18 January 12th, 2011  
19  
20  
21  
22  
23  
24 GULF BAY REPORTING  
1336 Grace Avenue  
25 Panama City, Florida 32401

GULF BAY REPORTING

1 MR. SPAITS: Good evening, ladies and gentlemen.  
2 We would like to get started with the Air Force  
3 briefing, so please take your seats. At this time  
4 I'd like to ask you to turn off or turn to vibrate  
5 your cell phones or blackberry devices. And for  
6 safety reasons, I just want to make sure that  
7 everyone knows we do have two exits on each side of  
8 the stage here if there's an emergency. With that —

9 COLONEL CUMBIE: Good evening, ladies and  
10 gentlemen and welcome to the public hearing for the  
11 Proposed Military Housing Privatization Initiative at  
12 Eglin Air Force Base and Hurlburt Field.

13 My name is Colonel Tom Cumbie and I'm here  
14 tonight to serve as the public hearing officer. I'm  
15 a full-time Air Force military criminal trial judge  
16 based at Eglin Air Force Base, but I'm not assigned  
17 there, nor am I assigned to any of the commands  
18 associated with Eglin or Hurlburt. I have not been  
19 involved in the development of the Draft  
20 Environmental Impact Statement and I'm not here to  
21 act as a legal adviser to the Air Force  
22 representatives of this proposal. My role as  
23 presiding officer is to simply ensure that we have a  
24 fair, orderly and impartial hearing and that all of  
25 you who wish to be heard will have the opportunity

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1 to speak. It's important that you understand that I  
2 will be serving as an impartial moderator for this  
3 hearing.

4 I'm responsible for providing everyone an  
5 opportunity to comment on the proposed action,  
6 alternatives and Associated Environmental Impact  
7 Analysis. We're here because the Air Force is  
8 analyzing the environmental impacts of the Proposed  
9 Military Housing Privatization Initiative at Eglin  
10 and at Hurlburt Field.

11 Before we begin the presentation, I'd like to  
12 introduce the officials representing Eglin Air Force  
13 Base and Hurlburt Field. Representing Eglin Air  
14 Force Base tonight is Colonel Sal Nodjomanian,  
15 Commander of the 96th Air Base Wing and Colonel Dave  
16 Maharrey, Commander of the 96th Civil Engineering  
17 Squad. Representing Hurlburt Field is Colonel Curt  
18 Van De Walle, 1st Special Operations Mission Support  
19 Group Commander, and Lieutenant Colonel Shawn Moore,  
20 1st Special Operations Civil Squadron Commander.

21 This public hearing provides a formal  
22 opportunity for comments on the draft Environmental  
23 Impact Statement.

24 The Air Force will consider comments throughout  
25 the Environmental Impact Analysis process; however

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1 to make sure that your comments are considered and  
2 documented in the final EIS, the Air Force requests  
3 that your comments be submitted by the 7th of  
4 February of 2011.

5 Let me take this opportunity to notify everyone  
6 that in order to ensure accuracy and full  
7 documentation of this hearing tonight, we have a  
8 stenographer here who is transcribing verbatim all  
9 of tonight's discussions. To make sure that the  
10 stenographer gets everyone's comments, we ask that  
11 you hold your comments until the end of the Air  
12 Force presentation, at which time I will invite  
13 commenters to use the microphone here in front of  
14 the stage.

15 I'd like to now introduce our panel members for  
16 tonight's meeting. Mr. Mike Spaits, Environmental  
17 Public Affairs at Eglin Air Force Base and Mr. Larry  
18 Chavers, Chief of Environmental Analysis at Eglin  
19 Air Force Base. They're here tonight to present  
20 information on the Environmental Impact Analysis  
21 process and the proposed action, alternative and the  
22 analysis of the potential environmental impacts  
23 associated with the implementation of the Proposed  
24 Military Housing Privatization Initiative as  
25 presented in the Draft Environmental Impact

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1 Statement.

2 Let me first set the stage for the program this  
3 evening. It will be in two parts: First, we will  
4 present information on the Housing Privatization  
5 Program at Eglin Air Force Base and Hurlburt Field,  
6 define the proposed action and discuss the  
7 Environmental Impact Analysis process and what you  
8 can expect over the next several months. The second  
9 part of the program is your opportunity to comment  
10 on the analysis presented in the Draft Environmental  
11 Impact Statement.

12 Mike.

13 MR. SPAITS: Thank you, sir. My name is Mike  
14 Spaits and I am the Environmental Public Affairs  
15 Representative at Eglin Air Force Base, and I will  
16 provide a brief synopsis of the National  
17 Environmental Policy Act, or NEPA, and the purpose  
18 and need for the proposed action as it relates to our  
19 Draft EIS.

20 The Department of Defense has directed the Air  
21 Force to upgrade its housing. To comply with  
22 Congressional Direction, the Air Force launched an  
23 aggressive program to revitalize all military  
24 housing units through a combination of traditional  
25 military construction and housing privatization.

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1 Due to the tremendous cost of the revitalization  
2 effort, traditional military construction funds are  
3 not available to meet this goal. Privatization  
4 allows for housing improvements and reduces waiting  
5 times for adequate housing across the Air Force.  
6 Therefore, the Department of Defense determined the  
7 best solution is to use privatization to leverage  
8 private and public resources to enhance the  
9 availability of quality housing for our military  
10 families.

11 The Air Force is privatizing housing to improve  
12 the quality of life for military families. The Air  
13 Force estimates that approximately 60 percent of the  
14 entire Air Force inventory requires upgrading. At  
15 Eglin and Hurlburt, our entire inventory requires  
16 upgrading or replacement. Through privatization,  
17 the Air Force can use private sector expertise and  
18 financing to accelerate its housing program.

19 The photos you see before you illustrate the  
20 typical on-base housing at Eglin and Hurlburt Field.  
21 Most of our units are 30 to 60 years old and are  
22 constructed out of cinder block. These units do not  
23 meet D-O-D housing square footage requirements and  
24 are not energy efficient.

25 Some units have aging infrastructure that will

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1 have to be replaced. Additionally, the number of  
2 units per acre is high and parking is insufficient.

3 Through privatization the developer would  
4 construct, own and maintain the units for 50 years.  
5 This (indicating) photo depicts multifamily housing  
6 constructed at McChord Air Force Base through  
7 housing privatization.

8 The Air Force has solicited proposals from  
9 private developers through a request for  
10 qualifications, or R-F-Q, and is in the process of  
11 choosing the developer that best fits within the  
12 selection criteria within that R-F-Q.

13 In 2009 the Air Force prepared a housing  
14 requirement and market analysis for Eglin and  
15 Hurlburt Field. The analysis used military manpower  
16 projections, on-base housing office market  
17 information, local realtors, census data and other  
18 sources to assess the ability of the local community  
19 to house military families through 2014. As a  
20 result of this analysis, the Air Force concluded  
21 that 1,477 military family housing units are needed  
22 for Eglin and Hurlburt Field.

23 As studied in the EIS, Eglin housing consists  
24 of 849 active housing units on the Eglin Main base,  
25 150 housing units at Poquito Bayou, 25 at Camp

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1 Rudder and 9 at Camp Pinchot and Georgia Avenue  
2 Historic Districts. The main base area includes  
3 Capehart and Plew housing. The Air Force may use  
4 the units at Camp Pinchot and Georgia Avenue for  
5 uses other than housing in the future. The  
6 developer will not demolish these units.

7 Hurlburt consists of 380 Government owned  
8 units, 306 units north of Highway 98 and 74 south of  
9 Highway 98. This does not include the 300 houses  
10 leased by the Air Force at Commando Village just  
11 east of Hurlburt Field. These units are not  
12 included in this project. The Air Force would  
13 initially convey all Government-owned units to the  
14 developer. The developer will return the nine  
15 historic units back to the Air Force after  
16 constructing replacement units. The developer would  
17 own, operate and maintain a total of 1,477 units at  
18 the end stage of the project. Hurlburt Field will  
19 relocate their Famcamp, family camping facility for  
20 one of their privatized housing parcels.

21 This (indicating) map shows the location of the  
22 proposed activities at Eglin Air Force Base. Areas  
23 shaded in red show the location of housing areas  
24 that would be demolished, while bluish-green areas  
25 identify historic district housing areas that would

GULF BAY REPORTING

1 be returned to the Air Force after replacement units  
2 are constructed. Again, those units would not be  
3 demolished.

4 This (indicating) map shows the location of  
5 proposed activities at Hurlburt Field. The  
6 developer would demolish housing units at Southside  
7 Manor and Pine Shadows. The Fancamp area at  
8 Hurlburt Field may relocate to the southwest of  
9 Commando Village along Martin Luther King Boulevard.  
10 New housing units would be constructed at the  
11 current Fancamp location as well as Southside Manor  
12 and Pine Shadows.

13 I will now turn it over to Larry Chavers to  
14 discuss the Environmental Impact Analysis process.

15 MR. CHAVERS: Thanks, Mike.

16 My name is Larry Chavers and I am Chief of the  
17 Environmental Analysis at Eglin Air Force Base. I  
18 will now address the Air Force's environmental  
19 impact analysis process. The National Environmental  
20 Policy Act, more commonly referred to as NEPA,  
21 requires Federal agencies to consider the potential  
22 environmental impacts of their proposals before  
23 implementing them. The analysis of the Military  
24 Housing Privatization Initiative at Eglin and  
25 Hurlburt Field will result in a final Environmental

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1           Impact Statement, after which the Secretary of the  
2           Air Force will sign a Record of Decision  
3           implementing the proposed action.

4           The National Environmental Policy Act requires  
5           us to consider the environmental consequences of  
6           Federal actions and to provide the decision-maker  
7           with enough information regard -- regarding the  
8           environmental consequences in order to make an  
9           informed decision.

10          Under NEPA the Air Force must assess the  
11          potential environmental impacts of the proposed  
12          action and reasonable alternatives, including the No  
13          Action Alternative. The NEPA law, its implementing  
14          regulations and Air Force regulations set forth the  
15          requirements for preparing environmental impact  
16          statements. You can read these requirements in the  
17          Code of Federal Regulations at Title 40 C-F-R 1500  
18          to 1508 and Title 32 C-F-R, Part 989.

19          We began the EIS process in November of 2003  
20          and released the first draft in April 2005. The  
21          project scope has changed multiple times since then  
22          resulting in four versions of the Housing  
23          Privatization Draft EIS. The Air Force is  
24          considering a wide range of alternatives for  
25          implementing the Housing Privatization Initiative.

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1 NEPA regulations require evaluation of a  
2 proposed action's potential human health or  
3 environmental impacts to determine whether those  
4 impacts would be significant. NEPA regulations also  
5 require the Air Force to analyze reasonable  
6 alternatives to accomplish the purpose of the  
7 proposed action. The term "reasonable alternatives"  
8 simply means alternatives that would meet the Air  
9 Force's underlying purpose and need for the proposed  
10 action. Consistent with the regulations, the Air  
11 Force can limit the alternatives to cover a range of  
12 reasonable options.

13 At scoping, Eglin presented five potential  
14 development areas or alternatives. They include  
15 Crestview Park/Duke Field area, the Eglin northeast  
16 area, the White Point area, the Eglin  
17 Main/Valparaiso area and the north Fort Walton Beach  
18 area.

19 After scoping, additional screen criteria was  
20 applied to the five potential development areas  
21 resulting in the elimination of the Crestview  
22 Park/Duke Field area and the Eglin northeast area as  
23 candidate alternatives.

24 In the Draft EIS, Eglin evaluates three  
25 potential development areas as shown here: The

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1 White Point area, this area comprises seven parcels  
2 totaling 416 acres. The area is located at White  
3 Point along the coastline of the Choctawhatchee Bay,  
4 south of Niceville and adjacent to State Road 20.  
5 The Eglin Main Base/Valparaiso area, this area  
6 comprises 11 parcels totaling 1,071 acres. Parcel 1  
7 is the largest and is located in the southwest  
8 corner of Eglin Main Base adjacent to the existing  
9 Main Base housing area. Parcels 2 through 8 are  
10 located along the northeast corner of Eglin Main  
11 Base, near the east gate and adjacent to Valparaiso.  
12 Parcel 9 and 10 are part of the existing Eglin Air  
13 Force Base main housing area. And Parcel 11 is a  
14 small, undeveloped parcel near Parcel 1.

15 The north Fort Walton Beach area, this area  
16 consists of five parcels totaling 457 acres with a  
17 50-acre buffer. This includes parcels previously  
18 identified as the Camp Pinchot Expansion area and  
19 parts of the Poquito Bayou Expansion area. The  
20 remaining two parcels are located in north Fort  
21 Walton Beach, north of Martin Luther King Highway  
22 adjacent to the Okaloosa County Fairgrounds. The  
23 Camp Pinchot Historic District was not -- is not  
24 included in this alternative.

25 This is a summary of the areas, parcels and

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1           acres as we just described.

2           The Air Force has identified four potential  
3           development alternatives. All alternatives include  
4           initial conveyance of up to 1,413 units and the  
5           return of nine historic units at Camp Pinchot and  
6           Georgia Avenue to the Air Force once replacement  
7           units have been constructed.

8           The developer may construct up to 1,477 housing  
9           units distributed between Hurlburt Field and Eglin  
10          Air Force Base at locations determined by which  
11          alternative is selected.

12          Alternative 1 involves all activities associated  
13          with the proposed action as well as construction of up to  
14          958 housing units utilizing a combination of parcels  
15          within the White Point area.

16          Alternative 2 involves all activities associated  
17          with the proposed action as well as construction of up to  
18          958 housing units utilizing one or a combination of  
19          several parcels within the Eglin Main Base/Valparaiso  
20          area.

21          Sub-Alternative 2A is similar to Alternative 2  
22          except the total of 993 units would be constructed at  
23          Parcel 1 on Eglin Main Base. Sub-Alternative 2A is  
24          currently the Air Force's preferred alternative.

25          Alternative 3 involves all activities associated

GULF BAY REPORTING

1 with the proposed action as well as construction up to  
2 958 housing units utilizing one or a combination of  
3 several parcels within the north Fort Walton Beach area.

4 Alternative 4 includes a mixture of parcels from  
5 any of the development areas.

6 The Alternatives are listed on the (indicating)  
7 slide shown.

8 The EIS considered all aspects of the human  
9 environment that could be significantly affected by the  
10 proposed action and any reasonable alternatives  
11 developed, including the No Action Alternative. The  
12 environmental resources that were evaluated include: Air  
13 quality, biological resources, cultural resources,  
14 hazardous materials and waste, land use, noise, safety,  
15 socioeconomics, soils and erosions, solid wastes,  
16 transportation, utilities and infrastructure and water  
17 resources.

18 I will now discuss some of the potential adverse  
19 impacts associated with this initiative. The potential  
20 impacts to water resources include impacts from  
21 development at each of the alternatives.

22 The impacts to transportation include potential  
23 for adverse impact in the White Point, north Fort Walton  
24 Beach areas, and Parcel 8 in the Eglin Main  
25 Base/Valparaiso Alternative.

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1           Noise impacts are potentially adverse in the  
2 Eglin Main Base/Valparaiso area and the No Action  
3 Alternative due to aircraft noise.

4           Land use impacts mirror the noise impacts just  
5 described due to aircraft noise. There is a potential  
6 for adverse impact in the Eglin Main Base/Valparaiso area  
7 and the No Action Alternative.

8           This (indicating) slide shows that the potential  
9 for impacts to other resources exists. While potential  
10 adverse impacts have been identified, those impacts would  
11 not be significant and would be minimized through  
12 implementation of required mitigations such as  
13 storm-water management techniques, avoidance of wetland  
14 and floodplain areas, avoidance of sensitive species  
15 habitat and cultural resources. More detailed  
16 information on the impacts can be found in the Draft EIS.

17           This (indicating) slide shows the EIS project  
18 schedule. Currently we are in the public comment stage.  
19 At the conclusion of the public comment period, we will  
20 gather all public comments, analyze them, respond to the  
21 comments, modify the EIS, if needed, and then publish the  
22 final document. Thirty days after the final EIS is  
23 released to the public, the Air Force expects to sign a  
24 Record of Decision or ROD. The ROD will state whether  
25 the proposed action will be implemented and which

GULF BAY REPORTING

1 alternative has been selected.

2 Colonel Cumbie will provide you with the  
3 information on the second and most important part of  
4 tonight's public comment period.

5 Colonel Cumbie.

6 COLONEL CUMBIE: Thank you very much. In just a  
7 second, I'd like to take a quick fifteen-minute break  
8 before we begin the public comment portion of the  
9 evening where I hear your comments and concerns. If  
10 you would like to speak and did not already sign up,  
11 please do so during the break at one of the tables in  
12 the foyer. We will invite elected officials to speak  
13 first, and then I will call on the other speakers in  
14 the order in which your name appear on the speaker  
15 sign-up sheet. I encourage everybody to take the  
16 opportunity during the break to look at the display  
17 boards in the lobby.

18 I'd like to remind you now, and I will again  
19 once we begin the public comment period, I'd ask you  
20 to keep in mind that the public comment period is  
21 not an arena for debate, nor as a hearing designed  
22 as a question and answer session. Rather, the  
23 hearing is a venue the Air Force uses to gather your  
24 concerns and additional data or recommended changes  
25 you may have. If you do have questions, we'll have

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1 Air Force representatives available during the break  
2 and after the public comment portion of tonight's  
3 hearing, and they may be able to answer your  
4 question.

5 Let's take about a 15-minute break. Again, if  
6 anyone who has not signed up to speak and you would  
7 like to do so, please do so at this time. Thank  
8 you.

9 (Thereupon, a short break was taken.)

10 COLONEL CUMBIE: Okay. At this time I'd like to  
11 resume the hearing.

12 We now reach the second part of this hearing,  
13 which is your opportunity to provide the Air Force  
14 with your comments on the Draft Environmental Impact  
15 Statement and to make statements for the record. I  
16 remind you that a stenographer is recording  
17 everything that's stated during this portion of the  
18 hearing and these comments will be a part of the  
19 official record and will be included in the final  
20 Environmental Impact Statement. This will ensure  
21 that Air Force decision-makers benefit from your  
22 local knowledge and are aware of your concerns about  
23 the environmental analysis for this Military  
24 Privatization Initiative.

25 Again, I remind you that this portion of the

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1 hearing is not designed as a question and answer  
2 session.

3 Again, if you have questions, at the conclusion  
4 of the hearing we'll have Air Force representatives  
5 that will be in the lobby and may be able to answer  
6 your questions.

7 You can officially comment in two ways: You  
8 can speak now and have your comments recorded by the  
9 stenographer or you can provide comments in writing  
10 by submitting them here at the hearing or through  
11 the mail.

12 If you wish to speak and have not already  
13 signed up, please raise your hand.

14 (No response)

15 COLONEL CUMBIE: Apparently everybody that wants  
16 to speak has had the opportunity to sign up. If  
17 you'd like to turn in your written comments at this  
18 hearing, please give them to any Air Force  
19 representative located in the room or at the sign-in  
20 table. Your comments will be accepted throughout the  
21 comment period or until February 7th, 2011. If you  
22 do not turn in your comments at the hearing, please  
23 send your comments to the address shown on the slide  
24 or as provided on materials available to you here in  
25 the hearing. Comments made at all public hearings or

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1 provided in writing throughout the comment period  
2 will be given equal consideration and are all a part  
3 of the official record.

4 In order to move through your comments  
5 efficiently, I'd ask you to observe the following  
6 rules: Elected officials who choose to comment will  
7 be given the opportunity to speak first. Any  
8 members of the public will be called on to speak in  
9 the order that they signed up. When you come to the  
10 microphone, please announce your name and address  
11 your remarks to me so that I can hear your comments  
12 clearly and so that our stenographer can record  
13 everything that you say accurately. Please speak  
14 clearly and slowly and use the microphone. State  
15 your full name and, if necessary, spell it so we can  
16 record it correctly.

17 If you're representing someone or some group  
18 other than yourself, please let us know. We need  
19 this information to make sure that the stenographer  
20 gets an accurate record. And please don't provide  
21 any personal information that you would not like to  
22 see become part of the final EIS.

23 You saw on the slide there earlier that we had  
24 limited your comments to five minutes, we've done  
25 that in the past in situations where we had a number

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2010

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1 of people speaking. That is not the case tonight.  
 2 So again, you have the opportunity to speak as fully  
 3 as you would like to do so.

4 And the hearing tonight is scheduled to end at  
 5 9 p.m. So the four or five speakers that are  
 6 intending to talk, if anyone has any -- if anyone  
 7 would like to speak after that, you certainly will  
 8 have the opportunity to do so.

9 First speaker is Commissioner Dave Parisot.

10 COMMISSIONER PARISOT: Good evening. I'm Dave  
 11 Parisot, that's P-A-R-I-S-O-T. I live at [REDACTED]  
 12 [REDACTED] in Shalimar. I am the County  
 13 Commissioner for District 2. I am speaking tonight  
 14 as an individual commissioner, and my comments have  
 15 not been approved by any other commissioners. It  
 16 appears to me that the number of units has somewhat  
 17 (inaudible) since the last hearing we had on this  
 18 topic.

19 THE COURT REPORTER: I'm having trouble hearing.

20 COLONEL CUMBIE: Sir, can you speak up. The  
 21 stenographer --

22 COMMISSIONER PARISOT: Hopefully if this project  
 23 is approved, it will provide a high number of jobs  
 24 for our local contractors in the construction  
 25 business. I'm sure our new Governor, Rick Scott,

SE-4

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1 will be interested in this.

2 I have a concern about the quantity of housing  
3 units to be built and the impact on the local rental  
4 housing market. In my own neighborhood in Shalimar,  
5 there's a very high number of housing units sitting  
6 vacant and have been vacant for an extended period.

SE-2

7 One of my main concerns for Alternative 1, the  
8 White Point area, is the negative impact on the  
9 roads and traffic particularly in Niceville. If you  
10 have driven down Highway 20, John Sims Parkway,  
11 during the morning or evening rush hours, you will  
12 have a clear idea of my concerns.

TR-1

13 For the Eglin portion of these options,  
14 Sub-Alternative 2A on Eglin Main Base, which is the  
15 preferred alternative, would have the least negative  
16 impact on roads and traffic outside of the base.  
17 Much of the daytime traffic of the military members  
18 is to the hospital, commissary, base exchange and  
19 other on-base facilities. And this traffic would be  
20 contained within the borders of there.

PA-3

21 In closing, I support the preferred  
22 Sub-Alternative 2A, Eglin Main Base. Thank you.

23 COLONEL CUMBIE: Thank you, Commissioner. And  
24 if I mispronounce your name, I apologize. Mr. Kent  
25 Windstron.

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1           MR. WINDSTRON: Yes. My name is Kent Windstron.  
 2           I'm just kind of concerned over the options, you  
 3           know, of the military owning it or the Government  
 4           owning it --

5           THE COURT REPORTER: I'm sorry, I cannot hear.

6           MR. WINDSTRON: -- versus putting it on a credit  
 7           card. You know, seems like we're going to keep  
 8           paying on it every month and then we're not owning  
 9           anything. I'm just saying, I don't know, that in the  
 10          long run it might be better to own something than to  
 11          rent it out.

12          I'm a little concerned about urban sprawl. And  
 13          that is where, you know, you're building houses over  
 14          here and houses over there and you have cars and you  
 15          have people having to get back and forth to work.  
 16          You have water and power and all kinds of problems  
 17          with urban sprawl. I'd rather see -- personally I'd  
 18          rather see a multi-story unit. I stayed in a hotel  
 19          in Phoenix, Arizona, and it was like a Club Med  
 20          where you had multi-stories in the unit and you can  
 21          have a swimming pool in the center. And the  
 22          building could be where each story would go down to  
 23          the next floor, you know, where you wouldn't have to  
 24          (inaudible) 20 stories. It could also be -- and I  
 25          think it would be a better way to do it because you

IU-2

PA-5

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23

1 wouldn't have the urban sprawl. You could have it  
2 set up where people wouldn't even need a car to go  
3 back and forth to work if you had a transportation  
4 system to back it up. It would be user friendly.  
5 You could have high security where you had to have a  
6 fingerprint to get in the building or to use the  
7 elevator. There could also be a storm -- you know,  
8 if we had a 200 or 300 mile an windstorm or, you  
9 know, if you wanted to, you could also make a  
10 mili -- like in case there was a war, you know, you  
11 could have a nuclear explosion, and this also could  
12 be built to withstand that so at least your family  
13 could have a safe place to live. It also could be  
14 energy efficient. You know, you could capture the  
15 water from rain and water plants with it.

16 You know, you can build one unit and then  
17 design it properly, then you could build the second  
18 unit and you could build a third unit and then you  
19 could build a fourth unit. They could be like ten  
20 to thirteen stories high. There would be a lot of  
21 people in there and they wouldn't need cars to get  
22 back and forth to work. They could be within a  
23 walking distance or a short distance to school.

24 I think maybe a land trade might be good.  
25 You've talked about different areas and there are

PA-5

PA-6

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2011

24

1 some ideas. You could trade some for better  
2 locations some land -- military land that you  
3 already have. So there are other options other than  
4 A, B, C and D. You know, you could go in there and  
5 trade a school district, we'll give you this land  
6 over here and build -- you know, in Niceville you go  
7 in there and you build right down the street from  
8 where the college is on College Boulevard, between  
9 College Boulevard and 85 where the new road is going  
10 to be on a bypass road, that area there. It's just  
11 woods now, it belongs to the military. You could  
12 trade that land for land where the high school is in  
13 the middle of Niceville and you could go in there  
14 and build a multi-story unit there. And over ten,  
15 fifteen, twenty years, you could move the  
16 elementary, junior high and high school up to --  
17 right down the street from where the college is.  
18 And then you could start building a town center  
19 right there in the middle of Niceville. You could  
20 have the security and all that.

21 And as far as building, you know, if you do  
22 want to build houses and things, I just don't think  
23 that the same -- if you're just building on a  
24 concrete slab and wood walls and sheetrock and  
25 shingles and stuff, you're building the same old,

PA-6

PA-5

GULF BAY REPORTING

2011

25

1 same old. I don't really see a whole lot of  
2 advantage of doing that. You need to start getting  
3 some new technologies for concretes and some things  
4 coming along, and if you do build some houses, my  
5 suggestion is that you look into new forms of  
6 building construction other than the old wood frame  
7 we've been doing the last 100, 200 years.

8 I think the Club Med-type environment would  
9 be -- you know, if you got orders to Eglin Air Force  
10 Base or the army base and you can come down here and  
11 live in the middle of Niceville in a Club Med  
12 environment and you wouldn't have to own a car or  
13 two cars, you wouldn't have to own any vehicles. I  
14 mean, it would be like you get off work and come  
15 home to a hotel environment versus, you know, having  
16 to mow the lawns or paint the walls and stuff.

PA-5

17 To me I think a multi-story, well thought out,  
18 energy efficient multi-story building would be  
19 better for everybody versus just building another 20  
20 houses here and another 20 houses there.

21 You know, for every — if you build 1,500 homes  
22 somewhere, that's 3,000 cars. So you'd have 3,000  
23 more cars on the road you'd have to deal with. I'm  
24 just saying if you can ever build something that's  
25 going to be energy efficient and user friendly, you

GULF BAY REPORTING

2011-2012  
26

1           might as well, you know, go for that. Thank you. PA-5

2           COLONEL CUMBIE: Thank you, Mr. Windstron.

3           Mr. Tom Sipos.

4           MR. SIPOS: Good evening. My name is Tom Sipos.

5           I've been following this program for a number of

6           years and I'm concerned about some of the directions

7           we're apparently headed into. My first concern is

8           that some initiatives are based on data that is in

9           the 2009 time frame. And knowing how those reports

10          get published, the actual data was probably the 2008

11          or 2007 time frame. If you're using the census data,

12          the census was in the year 2000. That's ten years

13          old almost. SE-5

14          I know that requirements change. And since the

15          Air Force has been housing military personnel since

16          1947, you know, we've come along way in the quality

17          and quantity and density requirements and so forth.

18          But I think that we need to look closer at the mix

19          of personnel that is going to fill the needs to

20          provide the workforce for the next 50 years. For

21          example, what is the mix of civilians and military

22          personnel in that workforce. If there's civilians

23          in the workforce, most civilians I think would

24          prefer to live off base rather than on a military

25          establishment. If there's military people there PN-2

GULF BAY REPORTING

2012

27

1 that have careers and would like to live on base,  
2 you know, that needs to be considered as well. But  
3 I think there ought to be a consideration for people  
4 who want to live off base for various reasons and  
5 not populate all the plan base housing for school  
6 reasons or for building equity in private property.  
7 I'm not sure this has been considered in the total  
8 numbers that are being proposed here.

PN-2

9 The growth patterns in Okaloosa County, if you  
10 look at the -- and I'm not an expert in this area  
11 obviously, but if you look at the way the  
12 demographics are being set up today and project how  
13 those will be set up for the next 50 years, I  
14 suspect that most of the work will be in the  
15 northern part of the county and will provide housing  
16 for employees -- workforces in that area.

17 As far as reading the executive summary, the  
18 December of 2010 summary, I have found a lot  
19 ambiguities in the wording and some confusion about  
20 some of the wording, the uses of the terms should  
21 and would and may and so forth. I realize this is a  
22 preliminary document, but I sure would like to see  
23 those terms reduced or eliminated in the future  
24 document. Specifically, there's mention of a border  
25 or a margin between the development parcels and

NP-4

PA-2

GULF BAY REPORTING

2012-2013

28

1 within the parcels of 50 foot or 100 foot or  
 2 whatever the number is, and I would strongly suggest  
 3 that this be looked at and a 100 foot minimum margin  
 4 be set up due to the size of the density involved.  
 5 The future -- for example, the boundaries between  
 6 land and water, those boundaries will change, as  
 7 everybody knows, looking at our beach erosion areas.  
 8 The boundaries are not concrete. They will change.  
 9 So I think an established requirement of 50 foot  
 10 minimum boundaries is more in order.

PA-2

11 And I'd like to add one last comment about the  
 12 new alternative option. I think that is a misnomer  
 13 because the Air Force has traditionally provided a  
 14 program of planning and programming and budgeting  
 15 for military housing, and I think that program is  
 16 still in place, even though there's -- this is  
 17 considered a No Alternative Option.

PA-7

18 That concludes my comments. Thank you.

19 COLONEL CUMBIE: Thank you, Mr. Sipos. Mr. Paul  
 20 Price.

21 MR. PRICE: Good evening. My name is Paul  
 22 Price. I'm here as a citizen. I work on Eglin Air  
 23 Force Base.

24 THE COURT REPORTER: I'm having trouble hearing.

25 COLONEL CUMBIE: We're having a little

GULF BAY REPORTING

2013

29

1 difficulty hearing you.

2 MR. PRICE: It was noted that current existing  
 3 military family housing is 30 years old and the  
 4 contract for privatization is 50 years. After 30  
 5 years with a contract -- required contract order to  
 6 replace, upgrade and improve and construct newer  
 7 military family housing, it was stated that the  
 8 existing military family housing is inadequate. What  
 9 will these new units be like in 30 years?

PN-3

10 The second concern is as part of this  
 11 privatization initiative, will repairs, upgrades,  
 12 modifications, renovations be required to comply  
 13 with the National Fire Protection Association, NFPA,  
 14 for rental and lease-type units instead of  
 15 residential homes, and in doing so for insurance  
 16 requirements provide, like, an automatic fire  
 17 protection sprinkler system? We're not required to  
 18 do that currently, but in the private sector they  
 19 are to reduce insurance.

SA-3

20 A third concern is what will happen to the  
 21 White Point recreational area where a Jackson Guard  
 22 permit is required to access the beach on  
 23 Choctawhatchee Bay with this White Point housing  
 24 development?

LU-1

25 A fourth one, comments were made of the

PN-1

GULF BAY REPORTING

2013-2014

30

1 military housing family units being inadequate and  
 2 built of concrete blocks, CMU unit materials.  
 3 Concrete block in construction are a modern material  
 4 that is very resistant and strong against hurricanes  
 5 mainly in the state of Florida. At today's material  
 6 and labor costs for installation of concrete masonry  
 7 units, would it be prohibited for housing.  
 8 Upgrading existing remaining concrete masonry unit  
 9 military zoning housing units from a duplex to a  
 10 single dwelling or add a second floor, would  
 11 certainly improve the type of housing. Looking at  
 12 the photo shown tonight of some examples, those  
 13 homes were made of vinyl siding and materials such  
 14 as EIFS, exterior insulation and finish systems,  
 15 such as styrofoam.

PN-1

16 And I had one last one. Based on the Military  
 17 Family Housing density, Hurlburt Fancamp should  
 18 remain at its current location and build any new  
 19 military family housing units at the proposed  
 20 relocation site of Hurlburt Fancamp.

PA-4

21 Thank you very much.

22 COLONEL CUMBIE: Thank you, sir. Mr. Robert  
 23 Larson.

24 MR. LARSON: My name is Robert Larson. The  
 25 Military Housing Privatization Initiative

PA-8

GULF BAY REPORTING

2014

31

1 Sub-Alternative 2A for the housing project at Eglin  
 2 Air Force Base is the best option in my opinion. It  
 3 addresses the needs of the service persons, the  
 4 environment, traffic flow and historical  
 5 preservation.

PA-8

6 Men and women who serve at Eglin Air Force Base  
 7 and Hurlburt Field work long hours and are subject  
 8 to unusual shift requirements. After a long day  
 9 and/or night on the job, they do not need an added  
 10 bottleneck commute to get them back home.

11 Relocating the housing off base also means long  
 12 waits in line during elevated terrorist risk levels,  
 13 especially if lines also include non-service  
 14 personnel traveling the vicinity. Moreover, the  
 15 service persons are safer living on base behind  
 16 security gates. Active duty personnel prefer to  
 17 live on base near military amenities. It is also  
 18 safer for their children if they -- if the children  
 19 do not have to cross major highways to access gyms,  
 20 hobby shops, theaters, the base exchange, et cetera.

SA-1

21 A 100-foot minimum setback should be required.  
 22 I notice in the book that you sent, it said that a  
 23 50-foot minimum was required but the Air Force would  
 24 like to have 100 feet. I think the Air Force should  
 25 insist on whatever it wants. It should be at least

PA-2

PA-2

GULF BAY REPORTING

2014  
32

1 100 feet. And anything that's along the water  
2 should be a lot more than that. This will  
3 protect -- if you have a 100-foot minimum setback  
4 along the Sub-Alternative 2A, it will also protect  
5 those living in this area from traffic noise and  
6 traffic pollution.

7 The City of Valparaiso offered to provide land  
8 for the project. This was initially turned down,  
9 but now it seems as though it's a consideration.  
10 Its location adjacent to Eglin east gate could be  
11 enclosed by the base, thus not creating a traffic  
12 bottleneck. The Valparaiso land is not part of the  
13 Choctawhatchee National Forest and not nearly so  
14 environmentally sensitive as the Camp Pinchot  
15 proposed alternative.

16 Camp Pinchot contains the general's quarters,  
17 old Florida construction that was once the residence  
18 of the first foresters for Choctawhatchee National  
19 Forest. Our National Forest was not created with  
20 the intention to turn its most ecologically unique  
21 area into a development. There is already a traffic  
22 problem. Housing in this area would add to the  
23 traffic currently rated as level F.

24 The proposal to tear down the Poquito NCO  
25 housing built in 1976 is economically wasteful.

PA-2  
PA-2  
PA-3  
LU-5  
TR-4  
PA-15

GULF BAY REPORTING

2014  
33

1        These houses are 20 years younger than many of the  
2        houses nearby. PA-15

3            Mine was built in 1957, and we have kept it up  
4        and it looks very nice and we're quite comfortable  
5        there. Abandoning Eglin on-base housing is PA-15  
6        wasteful. Infrastructure is already in place, which  
7        means that damage to forest land there has already  
8        been done. PA-15

9            MHPI alternatives do not serve the needs of  
10       service persons. These plans create environmental PA-3  
11       problems, destroy historical interests and  
12       structures and are highly wasteful. I ask that the  
13       proposed new housing not be built right next to  
14       civilian housing. Everyone would be better served  
15       if existing military housing is upgraded when  
16       necessary and, if need be, new housing built on base  
17       or on adjacent Valparaiso land. PA-3

18           For these reasons, I support Sub-Alternative  
19       2A. PA-3

20           And I also agree with the gentleman who was SE-2  
21       talking about rentals in the area. I don't have any  
22       rentals, but it seems to me that I'm being asked for SE-2  
23       my tax dollars to go to some developer to aid the  
24       developer to provide rental property who will  
25       compete with other rental properties in the area. SE-2

GULF BAY REPORTING

2014

34

1 It's just an aside there. That's all I have to say.  
2 Since there are not that many people and there are  
3 so many new people here, my wife read a statement  
4 last, do you mind if I read hers? It's only one  
5 paragraph.

6 COLONEL CUMBIE: No, sir. That will be fine.

7 MR. LARSON: Okay. This is my wife, Christina  
8 Larson speaking: Eglin Air Force Base, Hurlburt  
9 Field, Duke Field and Camp Rudder occupy  
10 Choctawhatchee National Forest, which was set aside  
11 for green preservation by Presidential decree.

12 Local military bases are guests of U.S.  
13 citizens. No one, not even the military, has the  
14 right to construct private housing tracts in our  
15 National Forests. Eglin Air Force Base reservation  
16 land is not the property of the military. Our  
17 military has reservations within our National  
18 Forest, not ownership to be allocated to a private  
19 bidder as an investment and not to be exploited by  
20 the current administration. The Military Housing  
21 Privatization Initiative, MHPI, violates the  
22 National Environmental Policy Act, NEPA, 42 USC  
23 4331, Section 101, B 1, it's key purpose being to  
24 fulfill the responsibilities of each generation as  
25 trustee of the environment for succeeding

LU-5

NP-3

GULF BAY REPORTING

2014  
35

1       generations.

2               We, the people, are the trustees of

3       Choctawhatchee National Forest.

4               I support adequate housing for everyone and

5       endorse the upgrade of existing military housing as

6       need be, but only on base where infrastructure

7       already exists and damage to the natural environment

8       has already occurred.

9               We renovated our 1957 home in Shalimar, and it

10       is fine.

11              I recommend an alternative be considered for

12       the upgrade of existing military housing, which is

13       the least wasteful, least invasive and most

14       environmentally sound alternative. Also, no less

15       than the suggested 100-foot buffer zone is

16       appropriate everywhere military and non-military

17       lands adjoin.

18              That's what my wife had to say. And I'd like

19       to add one comment of my own, and then I'm done.

20       The gentleman who had the idea of multi-family

21       homes, I — that sounds pretty good to me. Instead

22       of building out and creating more urban sprawl, it

23       might be better to be more condensed. And I would

24       recommend the architectural ideas of Paul Salary

25       (phonetic) in that way. If you read his book, he's

GULF BAY REPORTING

2014-2015

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1 got some really good ideas on the benefits of more  
 2 compact living. And so I'd like to add that too. I  
 3 think it would very, very nice. I don't know what  
 4 Club Med is like, but I bet it's better than the  
 5 barracks I lived in when I was in the infantry. The  
 6 barracks were an upgrade from the tents.

PA-5

7 But I don't want to put anybody in a tent. I  
 8 think these young folks should have something very  
 9 nice. That's why I support Sub-Alternative 2A.  
 10 Thank you. That's all.

11 COLONEL CUMBIE: Thank you, Mr. Larson.  
 12 Mr. Phil Babiak.

13 MR. BABIAK: Phil Babiak, (inaudible) Club  
 14 Drive, B-A-B-I-A-K. I appreciate the opportunity to  
 15 address my concerns. And I would like to start this  
 16 evening by echoing Mrs. Larson's comments about the  
 17 National Forest. I think she is absolutely correct  
 18 in her observation. I hope that every consideration  
 19 will be given to that thought. Picking up your  
 20 proposal, I notice that the initial data that was  
 21 collected was from the years 2004 to 2006. And I  
 22 understand that it has been updated since then.  
 23 However, the very fact that you are pressing forward  
 24 with this, indicates that you're not taking into  
 25 account the most obvious, and that is that we have an

LU-5

PN-8

GULF BAY REPORTING

2015  
37

1        oversupply of residential dwellings in the community  
2        and we have a diminishing military presence. And I  
3        would have to think that based on the nature of the  
4        military projection over the next 50 years, that that  
5        military presence will diminish even further. No  
6        disrespect to the Air Force, but it's just a casual  
7        citizen's observation. PN-8

8                If an airplane can't be flown with your two  
9                thumbs from halfway around the world, it's already  
10               obsolete. And the need for 724 square miles of land  
11               test range, we passed that envelope many, many years  
12               ago when we developed smart bombs and airplane that  
13               deploy their armunitions 200 miles from the target.  
14               The range was outgrown at that point. And so the  
15               need for the facilities that we are currently  
16               considering, we're looking in the rearview mirror.  
17               We're not looking to the future. PN-9

18               The gentleman that spoke in terms of more  
19               efficient housing design, more energy efficient  
20               housing design, I think also has a very, very valid  
21               concern.

22               But let's get back to the specifics. We have a  
23               situation where we have deployed military generals  
24               that are telling us that the best place for the  
25               military to be beddown is in the communities. GE-6

GULF BAY REPORTING

2015

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1 General Battious, General McCousta (phonetic) before  
2 he retired, said that it was absolutely essential  
3 that our military be in every block and in every  
4 community and in every church and at every community  
5 gathering.

6 We, in fact, in order to fight the war today  
7 and the war of tomorrow will not be requiring 17  
8 (inaudible) and setting up cannons and guns across  
9 borders. That they're actually having to work  
10 within communities and win the hearts and minds of  
11 the people, and that means our own people as well.

GE-6

12 And I think that's extremely important as part  
13 of the plans that are developed over -- for the next  
14 50 years. You know, our founding fathers, but  
15 specifically Thomas Jefferson, said our military  
16 should actually be comprised of a citizens' army.  
17 It should not be separate and apart from the  
18 community, it should be made up of every day  
19 citizens. And I think that it's imperative that  
20 they also live and reside and function as every day  
21 citizens whenever possible.

22 In terms of the numbers in terms of your  
23 proposal, they were based primarily not only in the  
24 southern forces coming into the north end of the  
25 county, which the housing that you're projecting

PN-4

GULF BAY REPORTING

2015

39

1 does not address, but specially they were targeted  
2 for the F35 buildup, which in everything that we  
3 read locally has been downsized, cut in half  
4 initially, and on the chopping board if you listen  
5 to the secretary of the Air Force.

PN-4

6 Let's get to the more specifics of this  
7 initiative. It appears from the citizens'  
8 standpoint that this is pretty much a developer land  
9 draft from this perspective. From day one the  
10 winning vote or the winning proposal will give the  
11 developer, I think if my number is correct, about  
12 138 residential rental units, plus over 2,000 -- or  
13 approximately 2,000 feet of prime waterfront  
14 acreage. Now what can that developer do with that  
15 immediate equity. Well, I assume that they can  
16 mortgage it or use it for collateral in order to  
17 acquire the funding to build a 144 million-dollar  
18 project. They also have the ability to sell stock  
19 in their project. They have the ability of flipping  
20 it immediately. Upon signing a contract, they can  
21 immediately pull off the cream and turn it over to  
22 whoever is interested in following in their  
23 footsteps.

PA-12

24 And, you know, I know the concept of  
25 privatization, and if the property is in fact

PA-9

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2015

40

1       surplussed to the military and if it does not revert  
2       or if the National Park Service, for whatever  
3       reason, deems it is also surplus, then don't you  
4       think it shouldn't be -- wouldn't you think it would  
5       be best to auction the property off to developers or  
6       investors, to the general public, to whomever and  
7       use that to help retire the National debt. I mean,  
8       we're talking about 2,000 acres of prime waterfront  
9       property.

PA-9

10             Has anybody appraised that property? Does  
11             anyone have an idea in terms of what the land itself  
12             is worth?

SE-6

13             The concept of building — I mean, the pictures  
14             that were shown of buildings were some very nice  
15             housing for our military today and is very  
16             attractive and appealing. It's kind of like going  
17             to a new car dealership and smelling the aroma as  
18             you open the vehicle. Some -- someone said one time  
19             that that's probably the most expensive smell in the  
20             world. But that's what we're seeing here. That  
21             picture that showed, you know, that pretty new  
22             dwelling, is probably the most expensive smell or  
23             picture that a taxpayer can possibly expect to  
24             receive benefit, direct benefit from this  
25             initiative.

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2015

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1 I don't want to sell the idea of military  
2 housing short. I think that our military is to be  
3 recognized today for doing the most outstanding job  
4 possible under some very extreme conditions in very  
5 difficult parts of the world. And certainly we need  
6 to take care of their housing needs and the needs of  
7 their family in every way that we can. But let's  
8 also be realistic in terms of what we're having to  
9 deal with. Someone has to pay the price.

10 Recently I looked at some numbers that said  
11 that the average family income in a specific local  
12 ZIP code was \$44,000 annually. I realize that the  
13 military is not the highest paid people in the  
14 world, but the average salary for a military family  
15 I'm told is something over \$55,000. So, you know,  
16 the military pay has increased dramatically since  
17 Mr. Larson was housed in a tent a couple of wars  
18 ago.

19 The military pay has become actually almost on  
20 par if not superior to some of the civilian pay, not  
21 that it shouldn't be. Please don't misquote me or  
22 let me give you the wrong impression, I think  
23 soldiers today earn everything that they are paid  
24 and more. But it's a factor of life that we have to  
25 be realistic in terms of the source of the dollars

GULF BAY REPORTING

2015

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1 and the very fact that these same soldiers are going  
2 to be faced with coming back to reality in the  
3 civilian world at some point and having the  
4 responsibility of carrying this debt for the next 50  
5 years. Most of them won't be in the Service 20.  
6 But they're going to have to help with the burden  
7 that we're all aspiring to if we go forward with  
8 this initiative.

9 These concerns are more than my personal  
10 concern. I think that if you were to approach this  
11 process from the standpoint of literally canvassing  
12 the people in the streets, the coffee shops, in the  
13 workforce or wherever and try to ask some very  
14 candid questions, that you would find that some of  
15 the thoughts that I'm sharing with you this evening  
16 are pretty universal.

17 I thank you very much for your time.

18 COLONEL CUMBIE: Thank you. If I have counted  
19 correctly, although the hearing is scheduled to end  
20 at 9:00, it appears that no one else has signed up to  
21 make further comment. If there's -- maybe we do have  
22 one.

23 MR. TRIMBLE: (Inaudible)

24 THE COURT REPORTER: I can't hear him.

25 COLONEL CUMBIE: Can you pull the microphone up

GULF BAY REPORTING

2016

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1 a little?

2 MR. TRIMBLE: Rich Trimble (phonetic), Fort  
3 Walton Beach resident. Everybody has been talking  
4 about who is going to benefit from this later, how  
5 much is going to be exchanged (inaudible), this and  
6 that and whatnot. My thinking is what can we give  
7 back to the community now. And Fort Walton Beach,  
8 even though it wants to expand, there's no room for  
9 expansion because of Eglin Air Force Base and the  
10 whole --

11 THE COURT REPORTER: Could you please speak up  
12 some?

13 COLONEL CUMBIE: I'm sorry. I realize you're  
14 taller than the microphone, but if you could speak up  
15 a little, it would help us out.

16 MR. TRIMBLE: One thing I'd like to see the  
17 military give back to the community would be a  
18 multi-sports complex. And this would be a perfect  
19 opportunity in going through planning or whatever  
20 whenever this happens, which is eventually going to  
21 happen, where it's going to happen, no one knows yet,  
22 it's to be determined. But when it does happen, take  
23 into consideration of giving back to the community a  
24 multi-sports complex. Two ball fields, two football  
25 fields, a nice hiking trail, a dog park, something

PA-13

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2016

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1 like that, along that line. Every county surrounding  
2 Okaloosa County has one. Pensacola, Panama City,  
3 There's one out in Freeport in Walton County. The  
4 only county that does not have a multi-sports complex  
5 is Okaloosa County.

6 And if the military wants to give back, this is  
7 the perfect opportunity to do that. So that's all  
8 I'm asking for is to take that into consideration  
9 during the planning phase, wherever it does happen  
10 to be, to set off, you know, ten, twenty acres  
11 wherever it might be. Open the door up to the  
12 public with a multi-sports complex. That's all.

PA-13

13 COLONEL CUMBIE: Thank you very much. It  
14 appears that everyone who had the desire to speak has  
15 had an opportunity to do so. We appreciate your time  
16 and interest in the Proposed Military Housing  
17 Privatization Initiative. Should you later decide to  
18 make additional comments, you may write to the  
19 address shown on the comment sheet. And if you'd  
20 like your own copy of the final EIS, please let us  
21 know on the sign-in sheet or send us a letter or  
22 postcard asking for your own copy.

23 Thank each of you for your participation in the  
24 hearing this evening. The hearing is adjourned.

25 (Conclusion of Meeting)

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1 STATE OF FLORIDA  
2 COUNTY OF BAY

3  
4 REPORTER'S CERTIFICATE

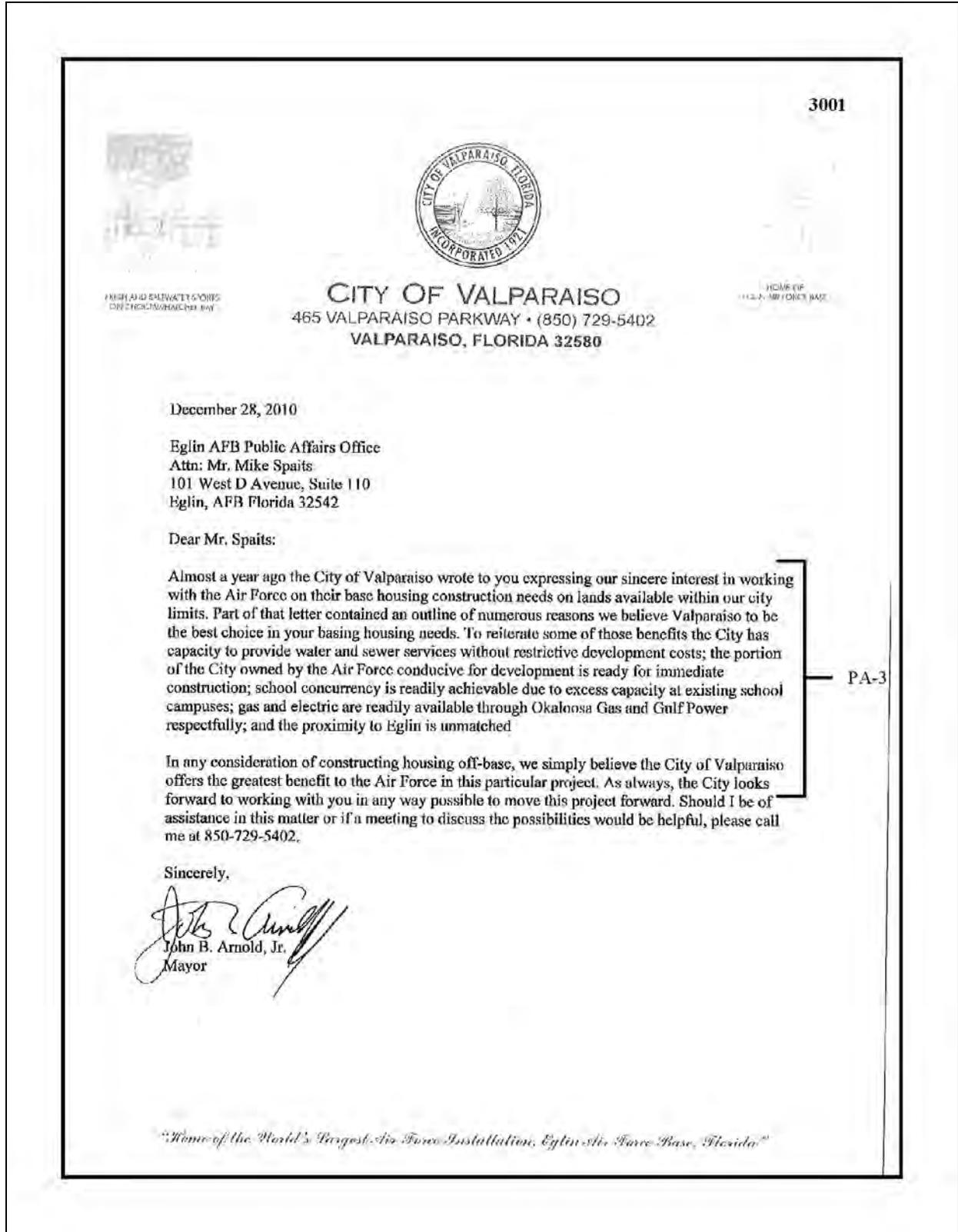
5  
6 I, LISA BEWLEY, Court Reporter, DO HEREBY CERTIFY  
7 that I was authorized to, and did stenographically report  
8 the Hearing for the Proposed Military Housing  
9 Privatization Initiative held on January 12th, 2011,  
10 located in Fort Walton Beach, Florida, that a review of  
11 the transcript was requested and that the transcript is a  
12 true and complete record of my stenographic notes.

13 I FURTHER CERTIFY that I am not a relative, employee,  
14 attorney, or counsel of the parties, nor am I a relative  
15 or employee of any of the parties, attorney or counsel  
16 connected with the action, nor am I financially interested  
17 in the action.

18 DATED this 29th day of January 2011.

19  
20 \_\_\_\_\_  
21 Lisa Bewley

22  
23  
24  
25  
GULF BAY REPORTING



3001



FISH AND RECREATION DEPARTMENT

**CITY OF VALPARAISO**  
 465 VALPARAISO PARKWAY • (850) 729-5402  
 VALPARAISO, FLORIDA 32580

HOME OF EGILIN AIR FORCE BASE

December 28, 2010

Eglin AFB Public Affairs Office  
 Attn: Mr. Mike Spaits  
 101 West D Avenue, Suite 110  
 Eglin, AFB Florida 32542

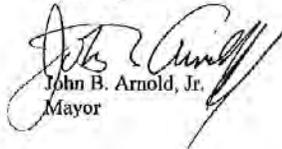
Dear Mr. Spaits:

Almost a year ago the City of Valparaiso wrote to you expressing our sincere interest in working with the Air Force on their base housing construction needs on lands available within our city limits. Part of that letter contained an outline of numerous reasons we believe Valparaiso to be the best choice in your basing housing needs. To reiterate some of those benefits the City has capacity to provide water and sewer services without restrictive development costs; the portion of the City owned by the Air Force conducive for development is ready for immediate construction; school concurrency is readily achievable due to excess capacity at existing school campuses; gas and electric are readily available through Okaloosa Gas and Gulf Power respectfully; and the proximity to Eglin is unmatched

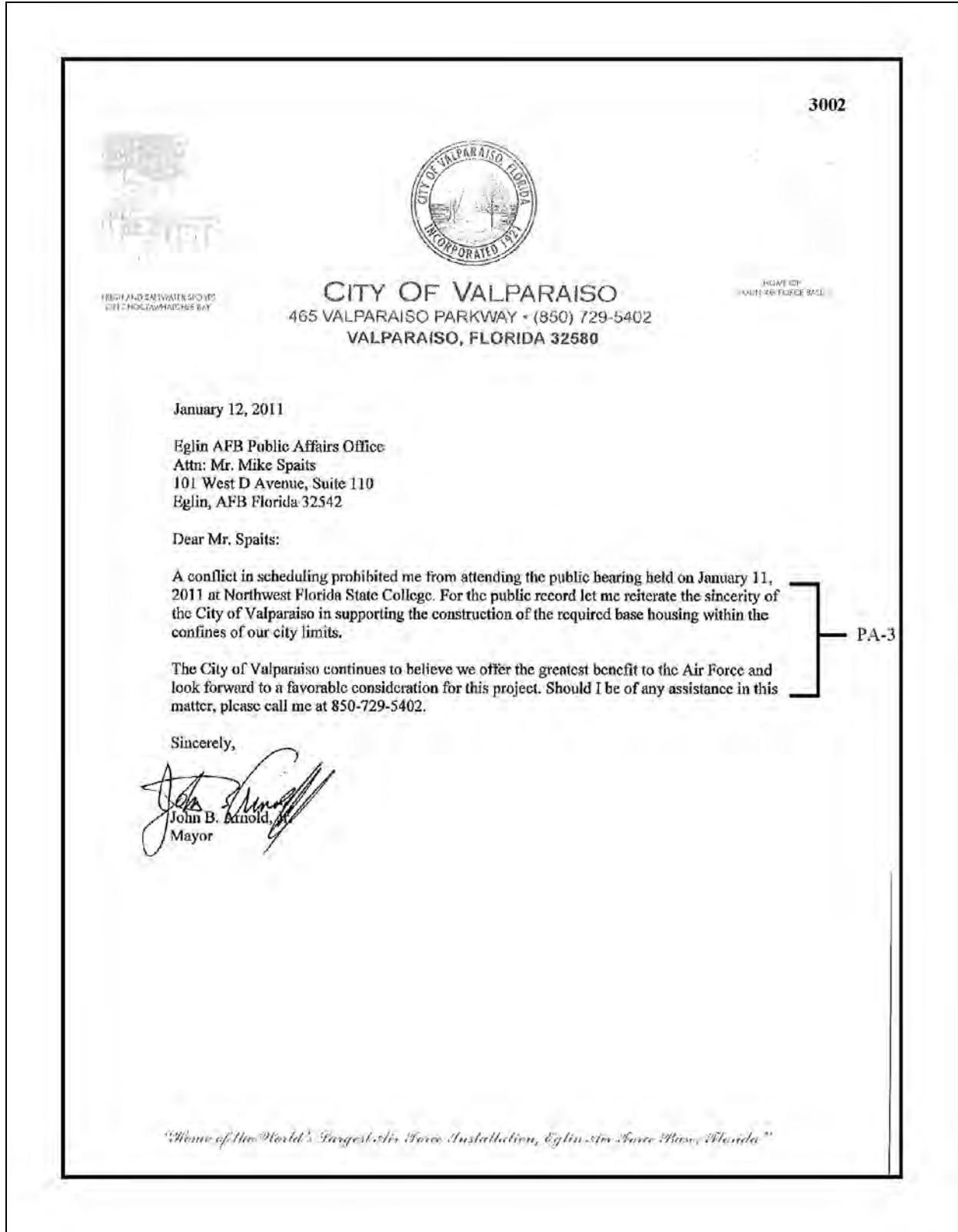
PA-3

In any consideration of constructing housing off-base, we simply believe the City of Valparaiso offers the greatest benefit to the Air Force in this particular project. As always, the City looks forward to working with you in any way possible to move this project forward. Should I be of assistance in this matter or if a meeting to discuss the possibilities would be helpful, please call me at 850-729-5402.

Sincerely,

  
 John B. Arnold, Jr.  
 Mayor

*"Home of the World's Largest Air Force Installation, Eglin Air Force Base, Florida"*



3003



# Memorandum

**Date:** January 5, 2011

**To:** Duncan Cairns, Chief, Bureau of Environmental & Resource Planning

**From:** Kim Branciforte, Assistant Environmental Scientist

**Regarding:** Review of Draft EIS for the MHPI at Eglin AFB and Hurlburt Field, Florida  
SAI # FL201012225570C

The above referenced Draft Environmental Impact Statement (EIS) describes the potential consequences to the human and natural environment from the implementation of various alternatives for employing the Military Housing Privatization Initiative (MHPI) at Eglin Air Force Base (AFB) and Hurlburt Field, Florida.

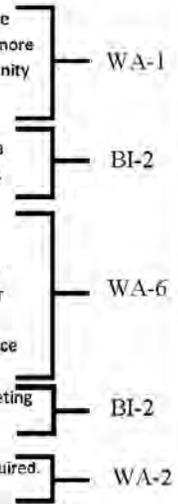
After review of the various alternatives, District staff concurs that at this stage Subalternative 2a, the Preferred Alternative, appears to have the least impact from a water resources perspective. Since more specific site build out information would provide more certainty, the District would like the opportunity to review and comment on later stages of the MHPI development once specific details of the development proposal are generated. Also, it should be noted that, according to FNAI Element Occurrence data, in 2006 there were two groups of *Polygonella macrophylla* (Largeleaf Jointweed, a State-listed Threatened plant species) within this parcel, each having 1-20 individuals (see Figure 1).

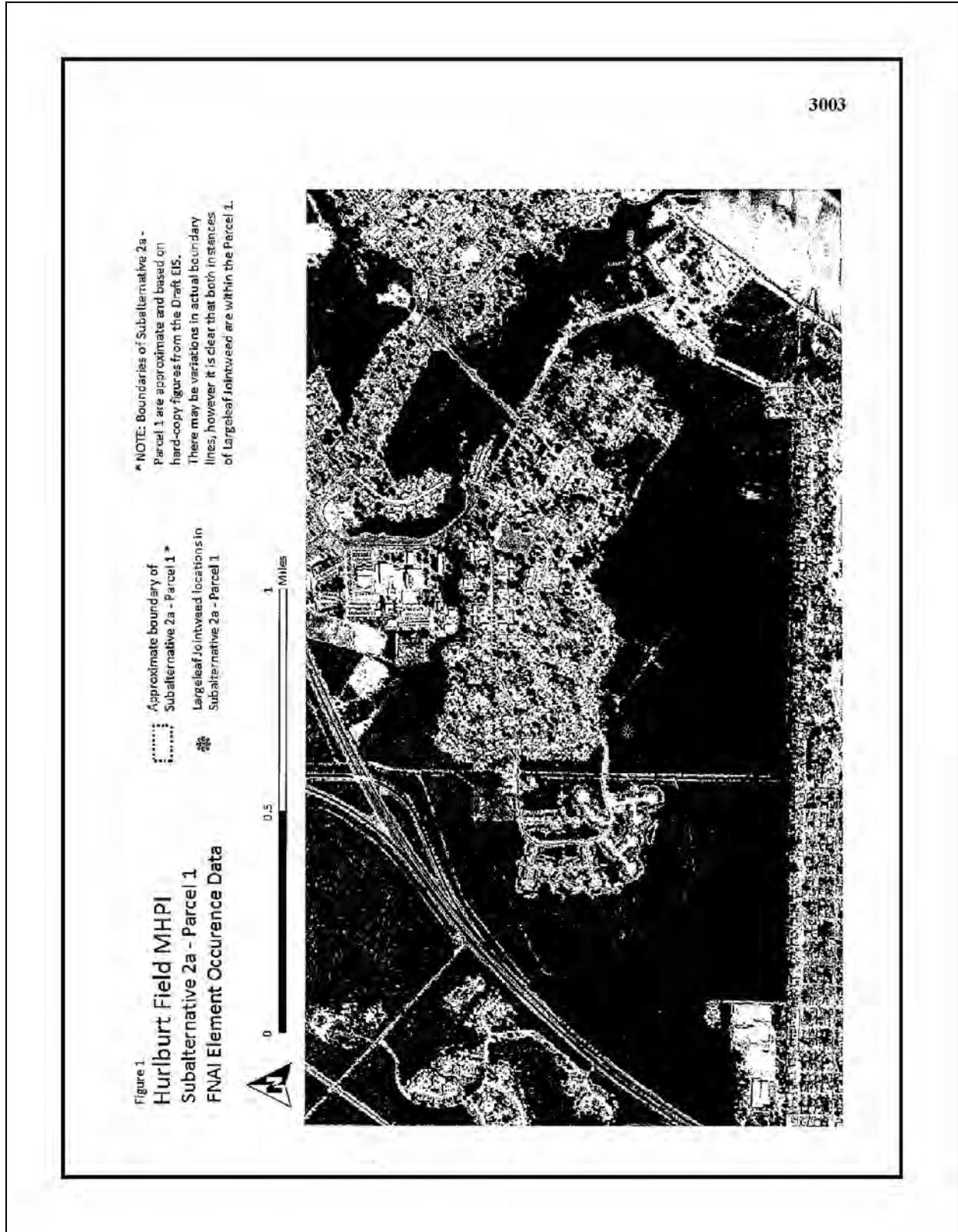
The following are recommended to help prevent and mitigate potential impacts:

- 1) Minimize the overall development footprint to reduce stormwater runoff.
- 2) Areas that are slated for demolition with no reconstruction should be returned to a natural vegetated landscape in order to decrease stormwater runoff and benefit surrounding water resources.
- 3) Consider multiple stormwater treatment management ponds with rate attenuation to reduce potential erosion and downstream flooding.
- 4) Conduct appropriate surveys for rare or imperiled plant and wildlife species prior to completing the development proposal.

Also note that compliance with the stormwater requirements of Chapter 62-346, F.A.C., will be required.

District staff appreciate the opportunity to review the subject proposal, and are available to provide additional information to the applicant in the matters referenced above.



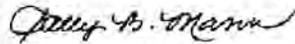


3006

Mr. Kevin D. Akstulewicz  
February 1, 2011  
Page 3 of 3

Thank you for the opportunity to review the Draft EIS. Should you have any questions regarding this letter, please contact Ms. Jillian Schatzman at (850) 245-2187.

Yours sincerely,



Sally B. Mann, Director  
Office of Intergovernmental Programs

SBM/js  
Enclosures

cc: Darryl Boudreau, DEP, Northwest District  
Duncan Cairns, NFWFMD  
Joe Walsh, FWC

3007



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4  
SAM NUNN  
ATLANTA FEDERAL CENTER  
61 FORSYTH STREET  
ATLANTA GEORGIA 30303-8960

March 2, 2011

Mr. Mike Spites, Eglin Air Force Base (AFB)  
Public Affairs Office,  
101 West D. Avenue, Suite 110  
Eglin Air Force Base, Florida 32542-5499

Subject: 4<sup>th</sup> Draft Environmental Impact Statement (DEIS) for  
Military Family Housing Demolition, Construction, Renovation, and  
Leasing (DCR&L) Program at Eglin AFB and Hurlburt Field, Florida

Dear Mr. Spites:

Consistent with our responsibilities under Section 309 of the Clean Air Act and Section (102)(2)(c) of the National Environmental Policy Act (NEPA) of 1969, The U.S. Environmental Protection Agency (EPA), Region 4 has reviewed the above RDEIS 4<sup>th</sup> Edition for the proposed DCR&L Program at Eglin AFB and Hurlburt Field, Florida and is providing the following comments for your consideration in the development of the Final Environmental Impact Statement (FEIS).

The RDEIS states that:

*Responsible Agency:* U.S. Air Force

*Cooperating Agencies:* None

*Proposals and Actions:* This Draft Environmental Impact Statement (DEIS) describes the potential consequences to the human and natural environment from the implementation of various alternatives for implementing the Military Housing Privatization Initiative (MHPI) at Eglin Air Force Base (AFB) and Hurlburt Field, Florida.

*Proposed Action* – The Air Force proposes to implement MHPI at Eglin AFB and Hurlburt Field through conveyance of all existing housing units (up to 1,413) distributed throughout Eglin AFB and Hurlburt Field, including infrastructure, utility connections, and housing offices, to a private development and property management company. The developer would demolish up to 1,404 dwellings and then construct up to 1,477 new units; up to 35 units for Camp Rudder (for all alternatives except Sub alternative 2a), up to 548 units for Hurlburt Field (484 units would be constructed at Hurlburt Field for all

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alternatives), and up to 929 units for Eglin AFB (depending on the alternative selected). The developer would also return units and associated structures within two Historic Districts located at Georgia Avenue and Camp Pinchot to the Air Force for purposes other than residential housing (e.g., offices, meeting places) once replacement units are constructed. At completion of the project, a developer would own and operate 1,477 units on behalf of Eglin AFB and Hurlburt Field. The Hurlburt Family Camping facility would also be relocated. All land areas supporting housing would be leased to the developer for 50 years, except for the parcels with the historic housing, which would be short-term leases.

#### Alternatives

Alternative 1 (White Point Area) – Construction of up to 1,477 housing units with 548 units on Hurlburt Field, 35 units at Camp Rudder, and 894 units on Eglin Main Base utilizing a combination of seven parcels within the White Point Area.

Alternative 2 (Eglin Main Base/Valparaiso Area) – Construction of up to 1,477 housing units with 484 units on Hurlburt Field, 35 units at Camp Rudder, and 958 units on Eglin AFB utilizing one or a combination of 11 parcels located at Eglin Main Base and in Valparaiso.

Sub alternative 2a (Eglin Main Base): Preferred Alternative – Construction of up to 1,477 housing units with 484 units on Hurlburt Field and 993 housing units on Eglin AFB utilizing Parcel 1 on Eglin Main Base and no Valparaiso parcels. No units would be built at Camp Rudder.

Alternative 3 (North Fort Walton Beach Area) – Construction of up to 1,477 housing units with 484 units on Hurlburt Field, 35 units at Camp Rudder, and 958 units on Eglin AFB utilizing a combination of five parcels within the North Fort Walton Beach Area.

Alternative 4 (Mix Alternative) – Construction of up to 1,477 housing units on Eglin AFB through utilization of a combination of parcels within any of the areas identified in Alternatives 1–3.

No Action Alternative – The Air Force would not implement the Proposed Action at Eglin or Hurlburt Field. Instead, the Air Force would continue to manage/maintain and replace/upgrade military family housing (MFH) in accordance with existing Air Force policy and resources.

The Air Force intends to privatize its housing at Eglin AFB and Hurlburt Field (Figure ES-1) under a statutory program to allow it to meet its military housing requirement. This is referred to as the Military Housing Privatization Initiative, or MPH. This initiative is accomplished by using the National Defense Authorization Act for Fiscal Year (FY) 1996 (Public Law 104-106, 110 Stat. 186 Section 2801) as amended, which includes a series of authorities that allow the Department of Defense (DoD) to work with the private sector to build and renovate military housing (these authorities were made permanent in FY 2005). The DoD's goal is to obtain private capital to leverage government dollars or land contributions, make efficient use of limited resources, and use a variety of private-sector approaches to build and renovate military housing faster and at a lower cost to American taxpayers. Additional information about housing privatization can be found at: <http://www.acq.osd.mil/housing/legislation.htm>.

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At completion of the project, a developer would own and operate 1,477 units on behalf of Eglin AFB and Hurlburt Field. All construction and demolition activities would occur on Eglin AFB and Hurlburt Field (Air Force-owned) property. The Air Force would lease the real property underlying the units proposed for demolition to the developer. For areas not designated for rebuilding, this lease would last only until demolition is complete, at which time the developer's lease would end. For areas designated for rebuilding, the real property parcel would be leased to the developer for a period of 50 years from the date of the transaction.

Military family housing (MFH) privatization (10 USC 2871–2885, as amended) is a process wherein the Air Force would receive proposals from interested developers outlining their qualifications and proposals for meeting the development requirements through detailed design and construction, property management, and financial management.

#### **EIS Process to Date**

This document constitutes the fourth iteration of the EIS. The first iteration of the Draft EIS was published and released to the public in April 2005; the Air Force's Preferred Alternative involved the demolition of the Camp Pinchot Historic District. The Air Force revised the Draft EIS in response to public and agency comments from the initial public hearing process, changing the Preferred Alternative to allow for adaptive reuse of the Camp Pinchot Historic District, and then released that document to the public as the Revised Draft EIS in April 2006. The Air Force received public and agency comments on that iteration. Before the 2006 EIS was finalized, several circumstances arose that caused the Air Force to halt the finalization of the EIS and reevaluate the proposed action.

Base realignment and closure (BRAC) decisions resulted in the planned beddown of the Joint Strike Fighter (JSF) (i.e., the F-35 aircraft), the U.S. Army 7th Special Forces Group (Airborne), and a net of approximately 4,000 additional military, civilian, and contractor personnel (not including family members) at Eglin AFB. Many of the additional personnel will be students. As a result, the Air Force needed to conduct a new housing requirements analysis in light of the changes in personnel. Additionally, rising costs due to recent hurricanes during that period made the utilization of parcels outside the Eglin AFB and Hurlburt Field main base areas (e.g., Camp Pinchot and Poquito Bayou Expansion areas) financially unreasonable. Consequently, the Air Force revised the scope of the MHPI at Eglin AFB and Hurlburt Field to consider these factors. The third iteration of the Draft EIS analyzed the potential consequences from the Proposed Action explained above and in Section 2.1 of that iteration of the EIS. There was no housing alternatives outside the main base areas of Eglin AFB or Hurlburt Field. This was due to a shortfall in project financials associated with hurricane-related increases in construction insurance costs, as well as reassessment of siting new housing or demolishing historic units at Camp Pinchot due to environmental and historic requirements and public opposition. The total number of housing units was adjusted to

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reflect the new housing requirements analysis that included changes in personnel associated with the BRAC actions and changes in the local housing market. The Air Force determined that the potential existed for new JSF alternatives introduced during the JSF NEPA process to negatively affect the MHPI Preferred Alternative. Consequently, the Air Force was forced to reevaluate its MHPI concept to identify other housing areas that meet Air Force MHPI housing objectives while those JSF alternatives were examined. In addition, the previous hurricane-related increases in construction insurance costs started to decline, and previously precluded locations could once again be considered.

This fourth iteration of the EIS describes the changes in the alternative development process, reconsideration of the impacts of current construction costs on alternative feasibility, new alternatives resulting from this process, and the potential impacts to the subsequent affected environment from the MHPI. Table ES-1 provides a summary of the changes in alternatives that are analyzed in this fourth iteration of the MHPI EIS versus the previous three iterations. All alternatives in this iteration include 484 units on Hurlburt Field; up to 35 units at Camp Rudder (except Sub alternative 2a); with 958 to 993 units at locations dependent on alternative selection: Alternative 1 – White Point Area (416 acres); Alternative 2 – Eglin Main Base/Valparaiso Area (1,071 acres, including development buffers/setbacks); Sub alternative 2a – Eglin Main Base (the Air Force's Preferred Alternative) (673 acres, including development buffers/setbacks); Alternative 3 – North Fort Walton Beach Area (457 acres, including development buffers/setbacks); and Alternative 4 – Mix Alternative (a mix of parcels from any of the previous alternatives). The entire existing housing project area is shown in Figure ES-1.

#### **Need for the Proposed Action**

##### *Need for Privatization*

A Quality of Life Task Force report concluded that the continuing decline in the quality of existing on-base military housing, an increase in the out-of-pocket expenses for service members living in private housing, and increased demands on service members and their families (such as more deployments and family separations) could result in potential adverse impacts to military readiness. The uncertainty of the continued availability of traditional funding (including Military Construction [MILCON] and Operations and Maintenance sources) and increasing doubts as to the economic feasibility of this traditional funding forced the Air Force to meet this need by changing its policy. Congress authorized privatization through the National Defense Authorization Act of 1996, which enabled the DoD to rely on private sector housing developers to renovate or demolish existing housing units, build new ones, provide the infrastructure needed to support such developments, and operate, maintain, and manage the housing development on Air-Force owned or project-funded property for up to 50 years.

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EPA COMMENTS TO 2010 DEIS (4<sup>th</sup> REVISION)

- 1. The EPA comments made to the 2005 DEIS, 2006 DEIS and the 2008 DEIS still apply to the scope of work for this 4<sup>th</sup> 2010 DEIS revision. NP-5
- 2. Ensure Federal Regulations that establish requirements during renovation, repair and painting activities that disturb lead-based paint is followed. HM/W-1
- 3. Ensure all projects repairs and rehabilitation should comply with the FEMA regulations and guidelines. WA-8
- 4. Ensure Federal regulations are observed before spending money in flood plain locations WA-9
- 5. Ensure owners can afford the flood insurance after the property is rehabilitated. WA-10
- 6. Ensure the project complies with local, state and federal asbestos requirements. HM/W-2
- 7. The Green Buildings category - Many activities at construction sites can impact air quality, including operation of diesel engines, open burning, land clearing, and demolition. Air pollution rules applicable to constructions sites are contained in federal, state and local regulations and ordinances. These rules must be followed during construction. AQ-1
- 8. Permits information - Contact the appropriate Federal, State, County or City officials regarding permits and local ordinances. NP-6
- 9. Open Burning - The burning of materials for waste disposal purposes is referred to as open burning. Open burning permits and/or specific federal, state and local standards must be followed. AQ-2
- 10. THE CONSTRUCTION INDUSTRY COMPLIANCE ASSISTANCE CENTER (CICA CENTER) [cicacenter.org](http://cicacenter.org) is your source for plain language explanations of environmental rules for the construction industry. This information is provided free of charge by the [National Center for Manufacturing Sciences](http://www.nist.gov). Funding for this project has been provided by the [U.S. Environmental Protection Agency](http://www.epa.gov). GE-8

Enclosed you will find a check list of items that could help facilitate your compliance with the NEPA and cross-cutters regulations.

The EPA supports your projects and we thank you for the opportunity to provide comments for your consideration. Should you have questions regarding our comments, please contact Rafael Santamaria at (404) 562-8376 or at [santamaria.rafael@epamail.epa.gov](mailto:santamaria.rafael@epamail.epa.gov) of my staff.

Sincerely,



Heinz Mueller, Chief  
NEPA Program Office

Enclosure

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ENVIRONMENTAL PROTECTION AGENCY REGION 4  
NEPA CHECK LIST

Consistent with our responsibilities under Section 102(2)(C) of the National Environmental Policy Act and Section 309 of the Clean Air Act, the U.S. Environmental Protection Agency (EPA), Region 4 offers the following general comments/suggestions for your consideration/inclusion that could help facilitate your compliance with the NEPA regulations in this project and in future Draft Environmental Impact Statement (DEIS), Draft Environmental Assessment (DEA) and/or Final Environmental Impact Statement (FEIS) for the **4<sup>th</sup> Draft Environmental Impact Statement (DEIS) for Military Family Housing Demolition, Construction, Renovation, and Leasing (DCR&L) Program at Eglin AFB and Hurlburt Field, Florida:**

1. DEA development must be consistent with Section 309 of the Clean Air Act
2. Should include clear conclusions why the Preferred Alternative was selected. The "Preferred Alternative" should be individually evaluated, i.e., without solely referencing to the impacts attendant to other alternatives.
3. The DEA should have a complete list of abbreviations, definitions, acronyms and symbols
4. Similar subjects/terminologies should be cross-referenced with like definition shown/found on other document's pages.
5. The DEA should be specific and describe what facilities or portions of the facilities will be demolished and when. Any deconstruction (demolition) should be done according to the state Historic Preservation Officer (SHPO), the National Historic Preservation Act (NHPA)'s rules, regulations and guidelines and should ensure disposal of federal property is done according to federal regulations for disposal of federal property. Ensure the demolition and construction debris be properly handled by licensed contractors (if needed) and disposed in licensed sanitary landfills for each type of debris.

In construction/demolition projects the DEA should address: proper handling of hazardous materials removal and disposal (asbestos, PCBs, lead from paint), and waste management (e.g., reuse or recycling as opposed to landfill dumping); wastewater management, indoor air quality, energy and water conservation (e.g., low flow toilets, energy efficient windows and doors, efficient lighting, etc.); other pollution prevention measures (e.g., use of materials with recycled content) as well as impacts to noise, traffic, air and water quality, wildlife and vegetation (could any endangered or threatened species be impacted?), erosion, sedimentation control, and impacts to historic resources.

6. The DEA and draft Finding of No Significant Impact (FNSI) should be made available for public inspection at various public locations. It would be very beneficial to ensure the public is well informed at all times through frequent public meetings, flyers, announcements and public hearings.
7. The DEA should address the needed and required permits, how to obtain them from the associated regulatory agencies and how to implement and comply with them.
8. The DEA should address land cleared or forested clear-cut harvested trees and should describe the type and age of trees present; will the trees be harvested? Concerning cumulative

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impacts, recently (in the near past/present/future) how many other sites and cumulative number of acres of land will or have been cleared at the facility?

9. The DEA should make sure decisions made based on archaeological surveys done in previous years are still valid.

10. The DEA should address impacts to traditional American Indian resources, if any, under the various alternatives. Consultation with the American Indian Tribes/organizations should be made and it should include a list of Tribes and or Native American Indian Organizations consulted about this project along with their responses and comments.

11. The DEA should address the Graves and Repatriation Act – (NAGPRA) to identify National Register-eligible archaeological sites; to ensure proper evaluations are carried out in order to minimize the adverse impacts to historic properties in the project areas; and so that in the event burials are located during ground-disturbing activities, the proper procedures for unexpected discoveries are followed.

12. The FEIS should discuss in some detail if there was any EJ community involvement, follow-up analyses, and/or outreach efforts performed. Also, what impact will the project have on minority businesses?

13. In addition to the noise analyses to be done related to the entire site, the DEA should also discuss what noise effects can be attributed to the temporary (state type and length of time) demolition and construction that will take place on the site.

14. The DEA should establish the contractor's procedures for borrow materials which should be according to local and state soil conservation rules and regulations to ensure the quality of the fill to be used and where the fill is borrowed from (to ensure protection of that environment).

15. If there are any reasons to expect the contractor to encounter any contaminated soils, this should be discussed in detail in the DEA and the proper studies of the site should be done along with the corrections before any work on the project is done by the contractor.

In addition, contaminated soils, solid wastes, chemicals and hazardous materials should be properly handled by licensed contractors and disposed in licensed sanitary landfills according to the type of waste; that chemicals and hazardous material be disposed of according to local, state, Federal and Clean Water Act (including RCRA and CERCLA) rules, regulations, guidelines and requirements.

16. The DEA should address handling of above ground/underground storage tanks (AST/UST), if any, according to the State and Federal rules regulations and guidelines. The DEA should address the issue of removing or not removing them and should include state and federal documentation concurring/not concurring with the final decision.

17. The DEA should address the potential for impacts from air toxics associated with the project.

18. In general, construction activities should be restricted to existing rights-of-way, if possible and best management practices should be utilized. Impacts to wetlands, floodplains, and other sensitive resources should be avoided. If avoidance is not possible, mitigation must be offered to minimize adverse impacts. If construction must run through a wetland, the area should be restored to its "natural" state. That is, the affected area should be returned to its original soil horizon as well as original contours. Also, the area should be re-vegetated with indigenous species.

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If structures must be placed in a floodplain, they should be constructed to minimize the infiltration/inflow (I/I) of flood waters and should be sturdy enough to withstand the uplift and velocity forces of such waters. To minimize impacts to prime farmland and public health, water and sewer lines should not run directly through fields or obstruct the flow of water to crops. The land should be returned to its original contour and re-vegetated with indigenous plant life. Ancillary facilities (e.g., pump stations) should be designed so not to impede the natural flow of flood waters.

Since soil disturbance associated with the demolition and construction would require disturbance to the existing site soils topography it could generate considerable amounts of storm water, erosion and environmental harm, the owner should require and monitor the contractor to apply stringent controls to minimize potential adverse impacts on wetlands, groundwater, aquifers, creeks/rivers, lakes, ponds, reservoirs, and water quality per local and state erosion and sediment rules and guidelines; the Clean Water Act; the required state and COE permits; the Executive Order 11988 - Flood Plain Management and the Executive Order 11990 - Protection of Wetlands. Runoff controls should be updated periodically for the duration of the construction (e.g., every 2-3 months) and maintained to help ensure success (e.g., silt fences emptied and hay bales replaced).

19. The DEA should include the latest cumulative impacts (past, present and future and also the total direct and indirect impacts) analysis as they affect the air quality in the area.

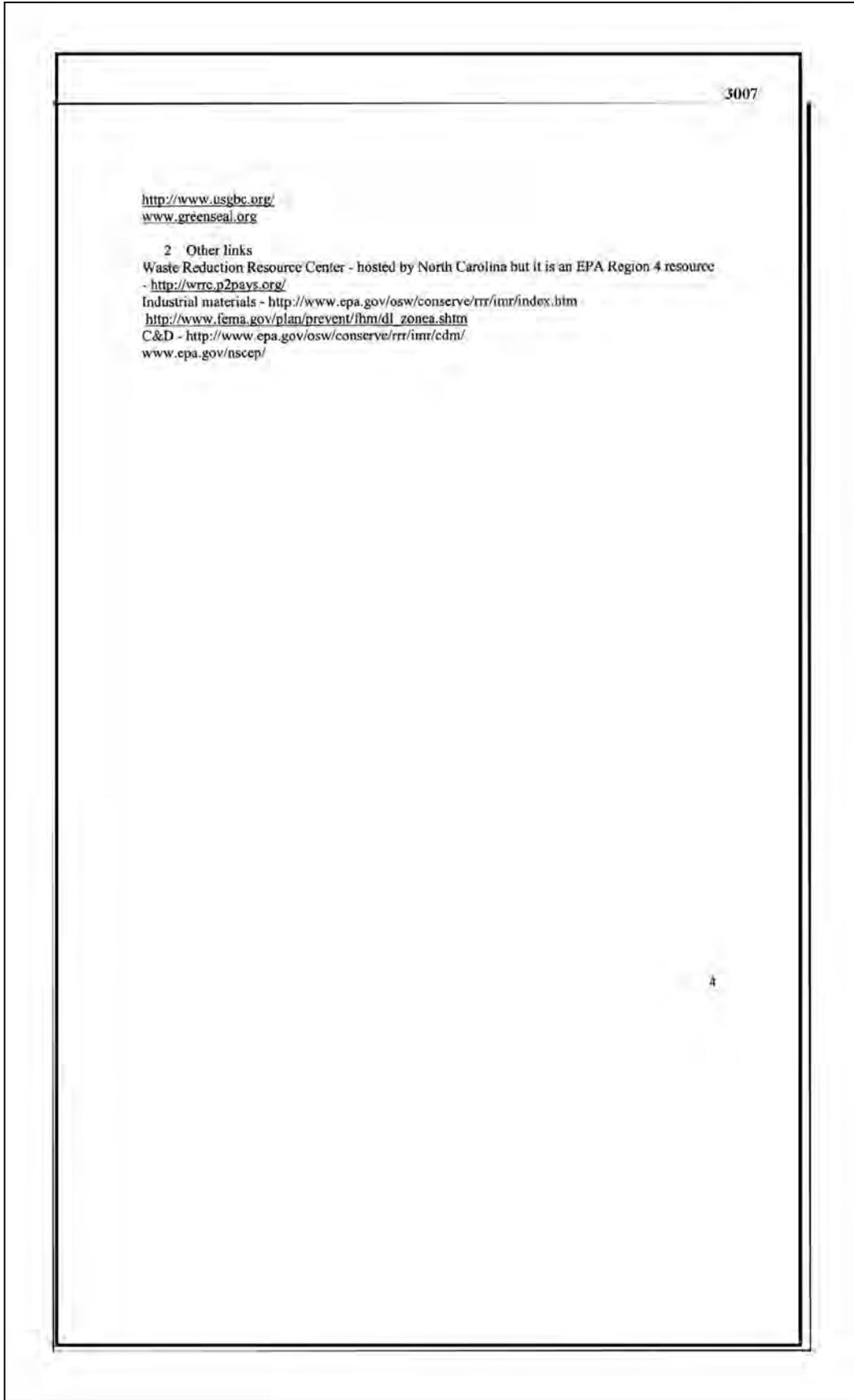
20. The owner should encourage the contractors to maintain and operate all construction equipment per manufacturer's specifications and recommendations to minimize air emissions. The owner should also consider offering incentives for contractors to specify the use of retrofitted diesel equipment or purchase of available ultra-low diesel fuel in their bids. The DEA should address the impact of the construction on the air quality if some of the construction could be done at night.

21. The long-term and indirect impacts of the proposed action should be considered. If the extension of service to the proposed users could cause further development of an environmentally sensitive area, alternate alignments/sites should be considered.

22. The EPA suggests the recommendations made by **Green Building** to be followed whenever possible. **Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition.** Research and experience increasingly demonstrate that when buildings are designed and operated with their lifecycle impacts in mind, they can provide great environmental, economic, and social benefits. **Elements of Green building** include:  
 \*Smart Growth and Sustainable Development \*Energy Efficiency and Renewable Energy  
 \*Water Stewardship \*Environmentally Preferable Building Materials and Specifications \*Waste Reduction \*Toxics and \*Indoor Environments.

1 Additional information on **Green Building** can be found at:  
<http://www.epa.gov/greenbuilding/>  
<http://www.greenbuilding.com/>  
[www.epa.gov/greenbuilding](http://www.epa.gov/greenbuilding)  
[www.greenhighways.org](http://www.greenhighways.org)

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Florida Fish  
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Conservation  
Commission

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Division of Habitat and  
Species Conservation

Timothy A. Braquill  
Director  
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MyFWC.com

January 20, 2011

Ms. Lauren Milligan, Clearinghouse Coordinator  
Florida State Clearinghouse  
Florida Department of Environmental Protection  
3900 Commonwealth Boulevard, Mail Station 47  
Tallahassee, FL 32399-3000  
[Lauren.milligan@dep.state.fl.us](mailto:Lauren.milligan@dep.state.fl.us)

Re: SAI #FL201012225570C, Department of the Air Force-Draft Environmental  
Impact Statement, Military Housing Privatization Initiative at Eglin Air Force  
Base and Hurlburt Field, Okaloosa County

Dear Ms. Milligan:

The Division of Habitat and Species Conservation, Habitat Conservation Scientific  
Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) has  
coordinated our agency's review of the Draft Environmental Impact Statement (DEIS)  
and provides the following comments and recommendations in accordance with the  
National Environmental Policy Act (NEPA) and the Coastal Zone Management  
Act/Florida Coastal Management Program (15 CFR 930 Subpart C).

#### Project Description

The project has undergone several changes since it was first developed in 2005. The  
current DEIS is the fourth revision that is in part due to the base realignment and closure  
decisions. The proposed alternative is a combination of conveyance, renovation and  
demolition of existing housing; the construction of new housing on Air Force property;  
and the return of historic housing units that are now being used for other purposes (e.g.,  
offices, conference centers, etc.). The sites selected as the preferred alternative are  
presented as Figures 2-1 through 2-3 within the DEIS.

#### Potentially Affected Resources

Section 3.13 and Appendix F describe the biological resources that may be affected by  
the proposed action. The Eglin Natural Resources Section maintains detailed information  
on fish, wildlife, and plant species occurrences in addition to actively managing the  
habitats to promote the viability of the populations within the Air Force Reservation.  
Most of the actions related to the proposed alternative would be located on main base  
sites, established test areas, or in degraded habitats of poor wildlife quality. The DEIS  
has identified those listed species that may be affected by the proposed action in Tables  
3-34, 3-36 and 3-38. The information related to the State species listing status as  
presented in the tables, is outdated. The FWC recently revised our listing rule (68A-27,  
F.A.C.) and produced a revised "Florida Endangered and Threatened Species" document  
dated November 2010. A copy of the document can be downloaded from the following  
website: [http://myfwc.com/docs/WildlifeHabitats/Threatened\\_Endangered\\_Species.pdf](http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf)

3008

Ms. Lauren Milligan  
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January 20, 2011

Comments

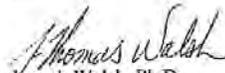
Most of the effects of the proposed actions would have minimal impact on listed species and their habitats. The DEIS indicates that the developer of the housing units (through lease agreement) would be required to implement all permitting requirements and discretionary and non-discretionary mitigation as required through coordination with the regulatory agencies. A summary of the discretionary and non-discretionary mitigation is contained on Pages 5-16 through 5-18 of the DEIS. We agree that while some negative impacts may occur due to construction related to the proposed action, the mitigation requirements should have a positive effect on listed species and their habitats.

BI-3

The DEIS for the proposed project is determined to be consistent with our authorities under Chapter 379, Florida Statutes, as provided for under the Florida Coastal Management Program. If you or your staff would like to coordinate further on the recommendations contained in this report, please contact me at 772-778-6354 or by email at [joe.walsh@MvFWC.com](mailto:joe.walsh@MvFWC.com), and I will be glad to help make the necessary arrangements. If your staff has any specific questions regarding our comments, I encourage them to contact Theodore Hoehn at 850-488-8792 or by email at [ted.hoehn@mvFWC.com](mailto:ted.hoehn@mvFWC.com).

WA-4

Sincerely,



Joseph Walsh, Ph.D.  
Sub-section Leader  
Habitat Conservation Scientific Services Section

jw/th  
Eglin-Hurlburt MHPI 3180\_012011  
ENV 1-3-2

cc: Mr. Kevin Akstulewicz, SAIC, [akstulewicz@saic.com](mailto:akstulewicz@saic.com)  
Mr. Larry Chavers, USAF, Eglin, [thomas.chavers@eglin.af.mil](mailto:thomas.chavers@eglin.af.mil)

## **AIR FORCE RESPONSE TO COMMENTS ON THE 4TH DRAFT EIS**

The Air Force has considered all comments provided in writing and at public hearings. Some of the comments did not warrant specific responses, as they were not specific comments or merely agreed or disagreed with the Proposed Action. The Air Force's response to public comments is captured in the following table.

## Air Force Response to Comments on the 4th Draft EIS (2010)

Commenter ID	Comment #	Comment	Comment Code	Response
0001	1	Comments were made of Military Family Housing being inadequate and built of Concrete Block (CMU) unit materials. Concrete Block units in construction are a modern material that is very resistive and strong against hurricanes. At today's materials and labor cost for installation of CMU it would be prohibitive for housing upgrade existing remaining CMU MFH units from a duplex to a single dwelling or add a second floor. Look at photos shown with (?) of vinyl siding housing.	PN-1	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements. The pictures shown are simply examples of other housing in locations throughout the country, and do not necessarily represent the exact housing that would be built under the proposed action. The Request for Qualifications ( <a href="http://jllpress.com">jllpress.com</a> ) section 3.3.2 requires all new housing at Eglin and Hurlburt to be in accordance with city, county, or state building codes, standards, and regulations that would apply to like development activities outside each base and within the same county.
0002	2	My comments on military housing on White Point Road. The most simple of questions is "Why so far away from (sp) the base?" The school is on the base. Medical care is on the base. Commissary and BX is on the base. You have enough land on the base. The base is secure.	PA-3	Thank you for your input. Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. The White Point alternative meets this criterion. You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the White Point alternative, including access to base amenities (see Final EIS section 4.2.4, 5 and 6) and availability of land (see Final EIS section 4.9.4, 5 and 6). Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jllpress.com">jllpress.com</a> ) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. The Air Force decision maker will fully consider the pros

*Air Force Response to Comments on the 4th Draft EIS (2010)*

Commenter ID	Comment #	Comment	Comment Code	Response
				and cons of all the alternatives when making a final decision.
0003	3	I read the article about the base housing in today's Daily News. Could you advise if this discussion on housing has anything to do with housing for the army troops coming into the area? I had heard at one time, that an area on SR285 south of Mossy Head in Walton County was under consideration for the army housing. Any information you have on this will be greatly appreciated. If the army housing in Walton County is still on the table, let me know. I know of several individuals in the county that believe this would be a plus for our county.	GE-5	The Housing Requirements and Market Analysis (HRMA) conducted by the Air Force in 2009 did include the incoming 7th Special Forces Group personnel increases (jllpress.com). As stated on page 18 of the Executive Summary for the Final EIS, an area southeast of Mossy Head was considered as an alternative for privatized housing but was eliminated due to conflicts with low level routes and the missile corridor, having an adverse impact on test and training missions on the Eglin range.
0004	4	Just a quick note to you to go on record that on base housing is the only logical option. In the past I have written the Base Commander, Representative Miller and our two senators with these sentiments. I am glad to note that the base's preferred option is on base. There are just too many negatives to having the housing off base.	PA-3	Thank you for your input. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0005	5	I'm wondering why the government is wanting to build in a recreational area when there is so much open land and infrastructure on the base. Not to mention the increased traffic in this area, as well as the increased driving distance for the families.  Having lived on base during my career, the convenience of being close to work and having all the base privileges close by was the reason I chose base housing. Plus I didn't have to deal with traffic of increased driving time to get home. I totally support housing for military families, but I feel they would be better served having their	PA-3	Thank you for your input. According to the Final EIS, the Eglin Main alternative includes available infrastructure while the White Point alternative does not (see sections 4.3.4, 5 and 6). Other benefits of Eglin Main include available land/no loss of a recreational area (see sections 4.9.4, 5 and 6), fewer traffic concerns (see sections 4.1.4, 5 and 6), and more convenient access to base amenities (see sections 4.2.4, 5 and 6). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.

*Air Force Response to Comments on the 4th Draft EIS (2010)*

Commenter ID	Comment #	Comment	Comment Code	Response
		homes located on base, and not on White Point Road.		
0006	6	My input to the Eglin Housing Plan is to have as much housing built on Eglin Main Base as possible for the following reasons: 1) Reduced impact to already congested roads leading onto Eglin. 2) Having the Airmen on base will reduce their commute time and expenses. 3) Less impact at the entrances to Eglin which would most likely need to be enhanced for more traffic. In this era of tight budgets we need to look at every aspect of the operations. 4) Related to 1) if built off base I would think any adverse impact to traffic density may have to be rectified with a large expenditure of non-existent funds for road improvements.	TR-1	The Final EIS recognizes the transportation benefits of the Eglin Main alternatives (see Sections 4.1.5 and 6). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0007	7	Mr Spaits - In my view Military housing at White Point is a non-starter because: It is a 25-30 minute drive to Eglin. It is a 45 minute drive to Hurlburt. It is in a high threat flood zone. Logistics would force many military members to shop on the economy. Construction would ruin one of the last great areas of Long Leaf Pines...an area that has been protected for years.	PA-3	Thank you for your input. Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. The White Point alternative meets this criterion. You are absolutely correct regarding the lack of convenient access to base amenities (see Final EIS section 4.2.4). You are also correct regarding the clearing of high quality longleaf pine forest (see section 4.13.4 of the Final EIS). However, according to our GIS data of record, the White Point parcels are actually outside of the Federal Emergency Management Agency (FEMA) 100-year floodplain (see Final EIS section 3.11.2.2 and Figure 3-22). Many factors, including those mentioned, have been analyzed in the EIS. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.

## Air Force Response to Comments on the 4th Draft EIS (2010)

Commenter ID	Comment #	Comment	Comment Code	Response
0008	8	<p>A. No to the Ft. Walton Bch North area being considered a possible site for AF housing</p> <p>1. Historically, this area is unsuitable - this area surrounding Camp Pinchot has a background of National Forest Status and many believe this woodland exists for public preservation - not public housing (this term could apply is the housing is not filled by AF personnel-correct?)</p>	CU-1	Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transferred all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. It is anticipated that at all times some percentage of military families would live in the privatized housing; additionally, all land would still be owned by the government. Furthermore, the National Forests in Florida was one of 10 consulting parties under the process of National Historic Preservation Act, Section 106, for short term considerations of Camp Pinchot as a historic property. The project-specific Programmatic Agreement is located in Appendix E. You can also see Section 4.10 of the Final EIS for specific mitigations/vegetated buffers associated with this alternative as agreed to in the Programmatic Agreement. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0008	9	<p>A. Yes, I do support the concept that our servicemen and women deserve quality housing.</p> <p>B. Yes, I applaud the A.F. response to changing factors that now indicate there is no longer the need for the initially proposed addition of 2,500 units; instead, at present, no more than 993 units at most will be built - (from 1-27-11 <i>Daily News</i>, Col. Nodjomian)</p>	GE-1	Thank you for your support of military families.
0008	10	No to N. Ft. Walton Bch as a possible AF housing site based on the additional traffic it brings with it. It is impractical to bring even more traffic to an areas that for sure faces congestion - and with no	PA-3	Thank you for your input. You are absolutely correct regarding the traffic impacts associated with the North Fort Walton Beach alternative. See section 4.1.5 of the Final EIS for specifics on this

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Commenter ID	Comment #	Comment	Comment Code	Response
		easy or inexpensive solution for our local economy to use in solving it.		impact. The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0008	11	c. Yes, I do agree with the A.F. 1 <sup>st</sup> choice alternative which states that Eglin Main Base rebuilding is the preferred option. (1-27-11 <i>Daily News</i> , Col. Nodjomian)	PA-8	Thank you for your input. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0008	12	No to building at the White Point Option for the same reasons as stated in "C."	TR-1	The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0008	13	No to N. Ft. Walton Bch areas as an option because of the ecological threat building would bring to Garnier's Bayou. Unlike most local bayous, Garnier's Bay maintains a fairly healthy state of being. If the surrounding area is cleared, cut and concreted, the bayou, stripped of its protective ecosystem, can only suffer and water quality will deteriorate.	WA-5	The EIS has identified potential adverse impacts associated with development along the shorelines; this is why the Air Force is requiring between a 50-100 foot development buffer along the shoreline to ensure that water quality issues are avoided (see Section 4.11.7 of the Final EIS). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0009	14	Years ago while stationed at NORAD in Colorado Springs, housing was very scarce. The housing office contracted with local home owners to rent houses to military personnel and the Airman (either Enlisted or Officer) would use his/her Housing Allowance to pay the rent and utilities. Base Housing would then be responsible for the maintenance (sp) and upkeep of the house and be responsible for the family renting it so they would not do any damage by having frequent inspections of the home. With all the houses For	PA-1	The program you recall is entitled the Rental Partnership Program, designed to provide active duty military personnel with off-base affordable housing by enabling military personnel to rent off-base housing at a reduced rental rate. The Air Force considered the Rental Partnership Program in the Housing Requirements and Market Analysis (HRMA) and determined that additional housing was still required (jllpress.com).  In recent years, Eglin AFB has implemented an

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		Sale and Foreclosers (sp) in the area of Ft. Walton, Niceville and even in Crestview and Defuniak Springs, something like this would avoid all the complaints about traffic congestion and costs to build a housing area on or near Eglin and relieve the housing difficulties in these areas. Some of the people involved in these sales and foreclosers (sp) are Military and needless to say this would also help them too. Thank you for listening and maybe considering or suggesting this as a possibility for the area.		aggressive housing demolition program, demolishing over 60% of its inventory. Based on the current HRMA, more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local housing and rental housing markets resulting from the proposed action.
0010	15	I cannot believe the Air Force is still considering ANY off base locations for military housing. New housing on base could utilize existing infrastructure (roads, water, sewer, schools, day care etc) plus provide close proximity to duty station/work, shopping, recreation and medical care. Additionally, deployed military personnel would have peace of mind knowing their dependents would be well protected by in-place DOD security personnel. I also believe on base housing would be less costly than other proposals, which is important to you and I as taxpayers.	PA-3	You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the other alternatives, including available infrastructure (see Final EIS section 4.3) and more convenient access to base amenities (see Final EIS section 4.2). Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jillpress.com">jillpress.com</a> ) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0011	16	I believe it would be better to refurbish the units on base and forget about building units and having them managed by some firm. You are going to get stuck with the bldgs if your mission changes, you will, like it or not, be involved with the management company. Your mission is training not real estate.	PA-10	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements. The following website gives additional information on the Military Housing Privatization Initiative

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				(MHPI) including Congressional authorities: <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a> . We hope this information clears up your concerns. Our MHPI Project Owners are long-term partners with the AF and are incentivized to provide private-sector property management services to our military families over the 50-year lease term.
0011	17	There is an overabundance of rental property on the market now and for the foreseeable future.	SE-2	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local rental housing market resulting from the proposed action.
0012	18	All new housing should be constructed on Eglin Main and Hurlburt Field. On base housing is close to work, support facilities, schools, and is a safe environment for young children. It makes no sense to create sprawl or build off base in pristine ecological areas. Build on the existing bases!!	PA-3	Thank you for your input. You are absolutely correct about the more convenient access to base amenities on Eglin Main (see Final EIS section 4.2.4). Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jillpress.com">jillpress.com</a> ) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. Your land use concerns are also validated in the EIS (see Final EIS section 4.9). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0013	19	Parts of White Point are used, especially in summer, for swimming and fishing by residents	LU-1	You are absolutely correct regarding the loss of recreational use for the White Point parcels.

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		of Seminole and the area. That recreational facility will be lost to them were the housing built on White Point. The Maxwell-Gunter Recreation Area has been available to service members in Montgomery (and other places) ever since the 1930s. The Government has some investment there and it is likely to be lost as well. Certainly the remaining tranquility (sp) of the Recreation Area will be diminished.		Reference Final EIS section 4.9.4, "construction of new housing units would require that the developed areas be closed to public use." Thank you for your concern. You also raise a valid point regarding impacts to the Air Force's own recreation area adjacent to the Mid-Bay Bridge. We have added discussion of this to the Final EIS (section 4.9.4 as well). Thank you very much for bringing this to our attention; you have enabled us to have a more thorough analysis. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0013	20	I am unsure whether White Point was a part of the National Forest when it was transferred to Army jurisdiction in the 1930s. If it was, I believe that the agreement mandates that if the military were to leave the place, then it was to return to the Department of the Interior as a part of the National Forest. I doubt that housing built, owned and managed by a private contractor would satisfy the requirement.	LU-3	Most of the White Point lands were part of the Florida Public Domain Lands that the Department of the Interior transferred to the National Forest Service in 1906, which President Theodore Roosevelt officially designated as Choctawhatchee National Forest in 1908. Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transferred all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The government considers providing housing for military families while in the service of the Department of Defense as a military purpose. The following website gives additional information on the Military Housing Privatization Initiative including Congressional authorities: <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a> . We hope this information clears up your concerns.

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0013	21	The high deployment rates of Special Operations and the need for aircrew members to evacuate airplanes in the face of forecast storms, would leave dependents living on White Point to cope with hurricanes alone. The military retirees on White Point, meanwhile, are free to depart the area earlier and for lesser threats than is the case for active duty people.	PA-3	The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0013	22	The missions of Eglin's many units will be hampered because the need for compassionate release of members in the face of emergencies will be greater at White Point than in housing built closer to the base and on higher ground.	SA-2	The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0013	23	There are numerous properties for sale in Raintree that have been on the market for ages at reduced prices. With the influx of people from Army Special Operations and for F-35 training, one would have thought that they would turn over more rapidly.	SE-2	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local housing market resulting from the proposed action.
0013	24	Personal experience with my own home shows that the insurance rates at White Point have risen radically and are sure to get worse. The costs of the rising insurance will be passed on by the building contractors again to the active duty residents.	SE-7	The cost of housing for military families/residents will be set in accordance with the Basic Allowance for Housing (jllpress.com). Housing occupants are encouraged to purchase renter's insurance.
0013	25	One of the arguments against the building of the White Point Bridge was that it would entail huge expenditures to handle the increased traffic,	TR-1	Thank you for bringing this to our attention. You have enabled us to have a more thorough analysis. According to their Capital Improvement Plan

*Air Force Response to Comments on the 4th Draft EIS (2010)*

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		especially during hurricanes. That was scoffed at by the members of the Bridge Authority, but it has turned out to be valid. Adding more traffic out of White Point (at least until the bypass is complete) will only make the problem worse.		<a href="http://www.mid-bay.com/pdfs/cap-imp-plan-09.pdf">http://www.mid-bay.com/pdfs/cap-imp-plan-09.pdf</a> ), the Mid-Bay Bridge Authority anticipates a need for a bridge expansion by 2020. We have added a discussion of this expansion to section 6.3.1 of the Final EIS along with the bypass discussion. The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0013	26	Expense to Okaloosa County will be increased more than is necessary because White Point is hard by the eastern county line and about as far from schools as is possible within the County limits. As many spouses of the current military work outside the home, their commute to job markets will entail further costs--and bring about additional and unnecessary auto accidents. The route from Eglin's east gate and White Point has already been expanded about as much as possible without the condemnation of many more businesses for more enlargement. There are few, if any, alternative routes for commuting or hurricane evacuation.	TR-1	You are absolutely correct that there are a number of significant transportation issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider these transportation impacts as key factor when making a final decision.
0013	27	The Bridge Authority might be opposed to the White Point site. I believe that the intent is to build a second span and to expand traffic as much as possible. If forced into a choice, I would prefer military housing over a second span, but I know from experience that the interests of the local residents do not carry much weight with the Authority.	TR-1	We have made contact with the Mid-Bay Bridge Authority (MBBA) Executive Director to follow up on your concerns. He indicates that no additional right-of-way from Eglin AFB will be required for the planned second span, as MBBA already has enough right-of-way from the state on the east side of the bridge. We have added a discussion of these matters to section 6.3.1 of the Final EIS. The Air Force decision maker will consider transportation

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Commenter ID	Comment #	Comment	Comment Code	Response
				impacts as a key factor when making a final decision.
0013	28	The continuing rise in gasoline prices (sp) will only make the problem worse. The costs of the commute will come out of the hides of the active duty people alone--and not just those living on White Point, but also the ones between there and Eglin already suffering from the congested morning and evening traffic (Niceville, Crestview, FWB, and Valpariso (sp))--not to mention the Civil Service and contractors who live there. The coming of a new Walmart (sp) with its congestion and added stop light will only make the situation worse.	TR-2	Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. While the White Point alternative meets this criterion, you are absolutely correct that the White Point alternative brings significant traffic concerns. The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0014	29	I am very knowledgeable of and totally supportive of the concept of privatized military housing. My home is in Raintree Estates on White Point Road. We have major traffic problems during the summer months without additional traffic being added. We are hoping it will improve with the opening of the new Midbay Bridge bypass. In any case, Eglin has plenty of space without adding to our traffic problems out here.	TR-1	You are absolutely correct that the White Point area has significant traffic concerns. Thank you for your input. The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0015	30	What will happen to White Point Recreational areas where a Jackson Guard permit is required for access to the Beach on Choctawhatchee Bay?	LU-1	Reference Final EIS section 4.9.4, "construction of new housing units would require that the developed areas be closed to public use." Section 1.3.2 of the Final EIS describes the process whereby the Air Force identified alternatives, including the White Point alternative. Should the decision maker choose the White Point alternative, a significant change in public access policy would follow. At a minimum, all the housing and

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				developed common areas (parking lots, lawns, playgrounds, access roads, etc.) would have to be withdrawn from general public recreational access. Suitability of remaining undeveloped areas for continued public access would have to be evaluated for compatibility with this new land use. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0016	31	As part of this privatization (sp) initiative, will repairs, up-grades, modifications, renovations be required to comply with National Fire Protection Association (NFPA) for <u>Rental</u> and <u>Lease</u> type units (Living) and insurance requirements to provide automatic sprinkler Fire Suppression (sp) Systems?	SA-3	All development, demolition, construction, and renovation under the proposed action shall be in accordance with all local, state, and federal codes and regulations, as applicable. RFQ section 3.3.2 (p. 67) at jllpress.com specifically requires compliance with 15 USC § 2227 Fire safety systems in federally assisted buildings.
0017	32	It was noted that current existing Military Family Housing is 30-years old. Contract for Privatization (sp) is 50-years. After 30 years, will the contract require the contractor to replace, upgrade, improve, and construct newer military family housing? It was stated that existing MFH is inadequate; what will these new units be like in thirty years?	PN-3	Some of the current housing is nearly 60 years old. All AF MHPI transaction documents will include provisions for on-going life-cycle maintenance and repair as well as mid-term renovations (typically 25-year point) to keep the houses competitive with local market rental quality standards. The Request for Qualifications (jllpress.com) section 3.4.7 describes this reinvestment plan.
0018	33	Based on Military Family Housing density Hurlburt FamCamp should remain at its current location and build any new Military Family Housing units at the proposed relocation site of Hurlburt Fam Camp.	PA-4	Thank you for your suggestions. The Air Force examined all possible alternatives for Hurlburt Field housing and determined that use of the current FAMCAMP area for housing will best support the housing requirement for military families. Section 1.3 of the Final EIS outlines the process used to identify suitable land areas for new housing.

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Commenter ID	Comment #	Comment	Comment Code	Response
0019	34	White point is a recreation area and by building on it you would take away one of the many recreation options for the military in the local community.	LU-1	You are absolutely correct. Reference EIS section 4.9.4, "construction of new housing units would require that the developed areas be closed to public use." Thank you for your concern. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0019	35	Why would you not re-build on the base where the old housing was located. The location gave the military members quick access to base facilities and work. It also provided walking distance to schools where White Point would mean long commutes for military members with limited budgets and high gas prices. White Point would also mean long drives to base facilities like the commissary and BX.	PA-3	Thank you for your input. You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the White Point alternative, including access to base amenities (see Final EIS section 4.2.4, 5 and 6). Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. The White Point alternative meets this criterion. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0019	36	I hope you reconsider White Point as not an option for new military housing. I don't see one positive for the military members in building so far from the base.	PA-3	Thank you for your input. Section 1.3.2 of the EIS describes the 60-minute commute time objective for military housing. The White Point area meets this criterion. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0019	37	I am writing to voice concern over the proposal to build military housing at White Point. I do not understand how this is a viable option. The housing would be built on the water and with the annual hurricane season it would lead to evacuations and possible damage due to the location on the bay. The same thing happens with the current mobile home lot on the base due to it being close to the water.	PA-3	Thank you for your input. Section 1.3.2 of the EIS describes the 60-minute commute time objective for military housing. The White Point area meets this criterion. As shown in Figure 2-8 of the Final EIS, the White Point parcels are actually set back from Choctawhatchee Bay. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.

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0020	38	With the possibility of privatized housing around the Eglin AFB area. This would be a great opportunity to give back to the community and provide land for an Okaloosa County Sports Complex. The sports complex would be open to both Military and Civilians and could be done in numerous ways. 1. Donate the land to the county and have the county run the complex. 2. Rent the land to the County indefinitely as long as to have a Sports Complex. Every county around Okaloosa has a Sports Complex. Numerous teams, tournaments, venues, are play elsewhere. Okaloosa is losing revenue from out of state teams that look to partake in a great spring time location such as the county could provide. This opportunity would have the people of Okaloosa County embrace the privatized housing.	PA-13	While a community sports complex is not specifically a part of the proposed action analyzed in this environmental impact statement, the Air Force encourages you to engage with your civic leaders regarding your proposal.
0021	39	I am writing to express my opposition to the White Point Option for the Military Housing Privatization Initiative. As a resident of Raintree Estates, just off White Point Road, I have seen my property value fall by more than 30 percent over the past four years. Reasons for the decline include the poor economy as well as the property being deemed less desirable due to the increased traffic on White Point road, which is the only access route to the North end of the Mid-Bay bridge.	PA-3	Thank you for bringing this to our attention. Section 6.3.1 of the Final EIS describes Phase 1 of the Mid-Bay Bridge Connector, scheduled to open May 12, 2011. This project will eliminate most of the White Point Road traffic. You are absolutely correct regarding traffic concerns with regard to the White Point alternative. The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0021	40	New Military Housing added off White Point Road would put us back in the hole of being a less desirable area due to traffic. Your assessment of Eglin Main as the preferred choice makes good, common sense and I commend you for that opinion.	TR-1	The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). Just to clarify, at this stage in the process Eglin Main is the Air Force's Preferred Alternative, meaning the Air Force favors this one over the other alternatives. The Air Force decision maker must choose from among all

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				the alternatives in the final decision, and will consider transportation impacts as a key factor in making that decision.
0022	41	I live in Raintree and was shocked by today's paper indicating that some residents here agree with allowing military housing in the area. I just want you to know that I DO NOT support this initiative.	PA-3	The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0023	42	Although only briefly referenced, the Hurlburt commando Village program, I expect, is a fair sample of what/how the new 2010 MHPI will be developed. There should be significant "lessons learned" from this earlier MHPI that may be shared with the local community and that can provide a reality check for a lot of the 2010 EIS assumptions and speculation.	GE-3	Thank you for your interest. To clarify, Commando Village is actually part of the Section 801 Lease program, not an MHPI project. Section 801 of the Military Construction Authorization Act of 1984 established the Military Family Housing Leasing Program to address the shortage of Military Family Housing at that time. You are absolutely correct that the government learned some lessons from that program. Lessons learned that have been incorporated into the current MHPI include 1) the developer should conduct operations and maintenance on the units, not the government, 2) the developer should be required to pay for utilities service, and 3) the active duty should not be required to forfeit their Basic Allowance for Housing (BAH) by living in this housing.
0023	43	The basic real estate and housing developer responsibilities and liabilities must be clearly delineated in statement of needs and requirements documents. For example, the AF has apparently not planned for future privatization of the utilities and services (EIS pp30 and 31). Potential MHPI bidders could interpret this, as well as other EIS ambiguities (mitigations?), as their invitation to expensive contract mods over the next 50 years.	GE-4	Project specific solicitation documents can be found at jllpress.com. Per the Solicitation: (1) the Project Owner will be required to comply with Applicable Laws and local environmental laws and regulations; and (2) the Air Force is able to require the HRO / Project owner to make adjustments to the project (such as housing siting / scope) that may result from this EIS and subsequent ROD signing. In addition, per the Solicitation, the AF and highest ranked offerer ("HRO") will engage in

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				exclusive negotiations in a coordinated, intensive effort; upon completion of these negotiations, the AF and developer will enter into legally binding agreement, well documented in an array of transaction documents at project closing. These documents will include a Utility Services Agreement. Future privatization of utilities is a separate action from MHPI so is not detailed in these documents, although specific points of demarcation for each system were provided to prospective offerors.
0023	44	I feel that if the military property is not used to support the AF missions, including control of ownership/management/services for military housing, there is some risk that OSD (or the BLM) will considered this property as surplus.	LU-4	Thank you for your interest. Providing housing for military families is considered an essential part of fulfilling the Air Force mission. The website <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a> gives additional information on the Military Housing Privatization Initiative including Congressional authorities. We hope this information clears up your concerns.
0023	45	The term "housing unit" should be better clarified with respect to the density requirements. A cluster of four bedroom units would likely have more people per acre than two bedroom units. If the term could be interpreted as a housing building or structure, the developer would likely make the most profit from multi-family buildings (see the unit density of duplexes and four-plexes at the Commando Village).	PA-14	The term "housing unit" is defined as one single family dwelling. A four-plex would be considered four housing units. The term housing unit is not synonymous with density. The solicitation documents asked for a mixture of two-, three- and four bedroom single family and multiplex homes ( <a href="http://jllpress.com">jllpress.com</a> ).
0023	46	Although there appear to be sufficient regulatory and statutory protections for the land/water areas that will be subject to development, contractors have been known to find loop-holes and get waivers. The AF must insist and clearly specify that the boundaries be enforced. Over the next 50 years, the natural contour and shoreline locations	PA-16	As part of the Proposed Action, a mitigation plan will be developed which the developer will be required to implement as a requirement of the agreement between the developer and the Air Force. This will dictate permit and other requirements which the developer will be required to adhere to. Thank you for your suggestions. The

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		will likely change. The MHPI developer knows that the most valuable properties are in the waterfront areas. Suggest the alternative to re-located the Hurlburt FAMCAMP be further examined. It should be more practical to develop permanent type housing more inland from the wind/water/flood potential location.		Air Force examined all possible alternatives for Hurlburt Field housing and determined that use of the current FAMCAMP area for housing will best support the housing requirement for military families. Section 1.3 of the Final EIS outlines the process used to identify suitable land areas for new housing.
0023	47	<p>The terms of the "waterfall" policy need to be examined for each EIS alternative. If military or DoD civilian tenants are not available, the policy allows that the MHPI developer could rent to the general public.</p> <p>There may be some modification if the AF guarantees a percentage of occupancy or subsidizes for loss of rental income. The general public should not be permitted to live in the main base area (Alternative 2A?).</p>	SE-1	The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military, military retirees, DoD civilians and DoD contractors, and the general public (in that order) an opportunity to apply for privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jillpress.com">jillpress.com</a> section 3.4.2.2.1 describes this process. The Air Force does not guarantee occupancy. In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local housing market resulting from the proposed action. The Continental Group solicitation includes no provisions for subsidizing private citizens or developers. Section 3.4.2.13 of the RFQ includes stipulations for tenant background checks.
0024	48	Please build the new base housing in Valparaiso.	PA-3	Thank you for your input. Section 4.3.5 of the Final

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		The community has the spirit and infrastructure to provide a positive environment for military families. Also, the Valparaiso community, including its schools and churches, will benefit from the placement of military housing within its city limits.		EIS discusses infrastructure availability in the Valparaiso area, and section 4.2.5 discusses the socioeconomic impacts for this alternative. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0025	49	The number one advantage to living in base/government housing is "Living on Base." To build at White Point (and to use a contractor owner/manager) is not a good idea on many levels (gas, time, convenience, traffic, etc.). I am opposed.	PA-3	Thank you for your input. You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the White Point alternative, including fewer traffic concerns (see Final EIS section 4.1.4 , 5 and 6) and more convenient access to base (see Final EIS section 4.2.4, 5 and 6). Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. The White Point alternative meets this criterion. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0026	50	Please do not put military housing in the White Point area. Those of us who live out here in the Raintree Sub Division have endured the traffic associated with the mid bay bridge for the past several years. Oftentimes we can't get out of our own neighborhood. It would seem that the Eglin Main Base area has more than enough real estate to put in military housing.	TR-1	The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). You are correct regarding availability of land on Eglin Main (see Final EIS sections 4.9.5 and 6). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0027	51	I live in Raintree Estates (off White Point road ), and have no problem with military housing in the White Point area, but I feel that Eglin AFB is the best location to house our military families	PA-3	Thank you for your input. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0027	52	Our military personnel have enough to worry about when they are sent on various deployments	SA-1	Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jillpress.com">jillpress.com</a> ) indicates that

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		around the globe. Why should they have to be concerned about security for their families during these deployments? Is there any place more secure for military members and their families than inside the gates of Eglin AFB?		the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. Historically, 60-70% of military families live in the local community and it is the policy of the Department of Defense to rely on the local community first for housing.
0027	53	I think anyone that has had the pleasure of trying to get to Eglin AFB from White Point, or getting to White Point road from Eglin AFB during the "rush" hours would agree it is a very slow commute. And, this commute will only get worse when WalMart, and other businesses locate in Niceville.	TR-1	The EIS has identified significant transportation issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation impacts as a key factor when making a final decision.
0028	54	Today the local newspaper had an article about off-base sites for base housing. Please avoid another Valapairso Eglin like confrontation. Please build the base housing on Eglin main.	PA-3	Thank you for your input. You are absolutely correct regarding the possibility of a community confrontation as it relates to locating housing off of Eglin Main base, as indicated by the numerous negative public comments the Air Force has received regarding the White Point and North Fort Walton Beach alternatives. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0029	55	I ask the Air Force to utilize designs from New Urbanism, or traditional neighborhood development (TND), in designing the proposed new neighborhoods. These designs will include a higher density of housing so that land is used efficiently, a mix of land uses to allow residents to meet some of their daily needs without the use of an automobile, and a highly connected street network that encourages safe travel by pedestrians and cyclists.	PA-5	Thank you for your suggestions. Many of your suggestions have been included in the solicitation documents ( <a href="http://jillpress.com">jillpress.com</a> ) as required or desired features. The Air Force will consider many different options when working with the developer to design a community that works best for military families. However, multi-story, apartment-style homes are not allowed in the current solicitation.

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0029	56	I am writing to express my support for the Air Force's preferred alternative outlined in the draft EIS for the Military Housing Privatization Initiative (MHPI). Locating new housing close to existing base facilities will help to minimize suburban sprawl, loss of open space, and encroachment on the Eglin mission, as well as reduce energy use for transportation. The preferred alternative can also help to minimize traffic on local roadways and the resulting financial and environmental burdens on local governments, if progressive land development designs are implemented.	PA-8	Thank you for your input. You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the other alternatives, including existing base infrastructure (see Final EIS section 4.3.5 and 6), available land/no loss of open space (see Final EIS sections 4.9.5 and 6), and fewer traffic concerns (see Final EIS section 4.1.5 and 6). Many factors, including those mentioned, have been analyzed in the EIS. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
0030	57	I tried unsuccessfully to download a copy of the Draft EIS review from the <a href="http://www.eglin.af.mil/housing_privatization/index.asp">www.eglin.af.mil/housing_privatization/index.asp</a> site and couldn't. Could you possibly send me a link. I kept getting a page unavailable message.	ML-1	The Eglin Public Affairs office provided the commenter the correct web address by email the same day she made her comment (January 3, 2011), as well as follow up information.
0031	58	I believe that our military deserve the very best housing for all the great things they do for our country and our freedom	GE-1	Thank you for your support of military families.
0031	59	I am opposed to building the housing in the Poquito Bayou and camp Pinchot Areas for the following Reasons: Main Base. 1. The Main base at Eglin is the perfect site. You already have all the infrastructure in place which would save the tax payers an additional fortune. 2. You Already have security, hospitals, PX's, Childcare centers, entertainment venues, and most other things military families need within a short distance, that would save time and money for these families. 3. The location is beautiful, if not more than the other areas. 4. The costs to construct would be much less.	PA-3	Thank you for your input. Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. The North Fort Walton Beach alternative meets this criterion. You are absolutely correct regarding some of the benefits of the Eglin Main alternative as it compares to the North Fort Walton Beach alternative, including available infrastructure (see Final EIS sections 4.3.5, 6 and 7), more convenient access to base amenities (see Final EIS sections 4.2.5, 6 and 7), and available land area (see Final EIS section 4.9.5, 6 and 7). Section 3.4.13 of the Request for Qualifications for this proposed

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				<p>action (<a href="http://jillpress.com">jillpress.com</a>) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. Many factors, including those mentioned, have been analyzed in the EIS. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.</p>
0031	60	<p>Other Concerns Past History. Many citizens are very concerned that the military or politicians (sp), etc are giving away multimillions of dollars in tax payers owned land to private developers. 1. Recent large tract of ocean front/gulf front land on Okaloosa Island to hotel with a promise the military could rent at a discount. This property was worth a fortune and could have been sold and funds given to the military families. 2. Almost give away of large track hundreds of acres to a shopping center develop in a promise to build a base PX outside Eglins (sp) south Gate along Shalimars (sp) Sunset Lane and Lewis Turner Blvd. Hopefully this has been stopped due to the economy. 3. The almost trade out of property which would have resulted in most of Eglins (sp) property on Okaloosa Island to Destin being traded away. This happened several years ago and landed several in prison. The taxpayers want the very best for our military and their families. The solution should be what is best for the military and the property owners and the tax payers. I can assure you the solution is not to give away valuable tax payers property.</p>	PN-10	<p>Your concerns are noted. Please understand that the land will not be given away, but leased to the developer. The government will retain full ownership of the land under each house for the life of the privatization contract. The land always belongs to the government under the lease.</p>

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0031	61	These multifamily units also can be rented to other outside of the military	SE-1	The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military, military retirees, DoD civilians and DoD contractors, and the general public (in that order) an opportunity to apply for privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jllpress.com">jllpress.com</a> section 3.4.2.2.1 describes this process.
0031	62	Considerations for the impact to Property owners in Poquito Bayou and Camp Pinchot. Consideration for the home owners here should be considered: 1. The areas are zoned single family and construction of multifamily would lower property values. 2. Private Companies constructing these houses are large banks and wall street companies that have a history of quick, inexpensive construction with low maintenance (sp) costs. They have no stake in our area other than large returns. This style management lowers everyones (sp) property values	SE-3	We have analyzed the potential for impacts to neighboring property values resulting from the proposed action and incorporated this analysis into section 4.2 in the Final EIS. As indicated in Figure 2-11 in the Final EIS and described in section 4.2.7, a development setback along Garnier's Bayou is part of the North Fort Walton Beach alternative. This setback would effectively separate the new developments from the Poquito Bayou and Camp Pinchot view sheds. Furthermore, the developer would be required to meet or exceed all applicable building codes and standards, as well as maintain housing and neighborhood grounds on a regular basis per the privatization contract.
0031	63	The financial impact to current property owners many whom are retired military would be substantial in lower property values.	SE-3	We have analyzed the potential for impacts to neighboring property values resulting from the proposed action and incorporated this analysis into section 4.2 in the Final EIS. As indicated in Figure 2-11 in the Final EIS and described in section 4.2.7, a development setback along Garnier's Bayou is part of the North Fort Walton Beach alternative. This setback would effectively separate the new developments from the Poquito Bayou and Camp Pinchot view sheds. Furthermore, the developer

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				would be required to meet or exceed all applicable building codes and standards, as well as maintain housing and neighborhood grounds on a regular basis per the privatization contract.
0032	64	We know the Air Force had good intentions in privatizing housing; however, here at Eglin it has done nothing but create hardships for the active duty personnel, both married and single. Single E-4's and above are forced to move off-base where few adequate and affordable facilities are available. A friend of mine, a single airman, an E-4, must leave her safe, secure, adequate dormitory at the end of January. She has been searching for an apartment. The ones she can afford are dumps in bad areas of town. The nice apartments in safe areas are too expensive, which leaves her an option of finding a roommate. Compatible roommates are difficult to find. Eglin definitely needs more dormitories for singles. Many married couples moving into the area would appreciate the secure housing on-base, especially when first arriving in a new area. This used to be a great advantage for couples with children - safety and security. The cost of living in the areas near the base are expensive and to rent or buy outside the local area required expense for gas and time for travel. There are many families who wish to reside on-base. From many of the single and married, you can hear them say, "we long for the good old days where the Air Force provided a low cost, secure housing on-base." Let's face facts - the privatization idea has not worked. Time to go back to what did work. The Air Force needs to take care of their greatest assets, the people; providing them safe and secure facilities so they	SA-1	Thank you for your input. The Air Force notes this concern and will raise it to the installation commander. This project is focused on family housing at Eglin AFB. The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military (including singles) an opportunity to apply for privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jllpress.com">jllpress.com</a> section 3.4.2.2.1 describes this process. Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. All of the alternatives meet this criterion. Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jllpress.com">jllpress.com</a> ) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. Historically, 60-70% of military families live in the local community and it is the policy of the Department of Defense to rely on the local community first for housing.

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		can concentrate on their jobs.		
0033	65	Request a draft copy on a CD of the Housing Privatization Initiative be sent to me at the following address: [address]	ML-1	A copy of the Draft EIS was sent as requested. Your address has been added to the mailing list for the Final EIS.
2001	66	And the thing that started all this was the noise information and the 85 DB and its effect on the city of Valparaiso. The city of Valparaiso will be affected more so than any other city, maybe parts of Niceville, but I don't think it -- but anyway, all the information that we've gleaned or got was based on estimations. There was no accurate -- accurate documented numbers of the noises the airplanes -- I'm sure they run the engines and are able to get it. And especially the one that concerns -- is of more interest would be the Marine version, first of all, because its sound is very localized and doesn't move away with any great speed. Anyway, it will be a disaster for our city. Right now over 300 homes are in the impact zone for this, and I'm sure that there's things that can be done, traffic patterns that can be changed that could mitigate this much more. So far I've seen zip on any trying to mitigate it. We're going to use it. As I understand from what I read in the paper a while back, you'll start out with some restrictions on using the north/south runways very seldom, but after a matter of months, you'll phase it into full operation. And they said the noise information was not available. I don't know why. I guess it wasn't available because they didn't have any. As I said, the Marine version presents the worse situation for noise for any scenario that we work out. And the Air Force has no margin for error on this because you have so	NO-1	Eglin AFB and Hurlburt Field have been attempting to privatize military housing since 2003. The BRAC decision to put the F-35 Initial Joint Training Center at Eglin AFB occurred in 2005. Noise impacts from the F-35 are addressed in the Military Housing Privatization Initiative (MHPI) EIS with respect to existing military family housing and potential new military family housing for all proposed alternative locations (see Sections 4.7 and 6.3.7 of the Final MHPI EIS). Impacts to the surrounding community from F-35 noise are addressed in the Draft F-35 SEIS, released on 24 September 2010.

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		many people living in the area. One of the things that -- well, the thing that concerned me and decided me to come was an article in the newspaper. And it was talking about White Point, building houses there and different things and the noise. I'll read it. It was in Wednesday, December 29th, 2010 Beacon: As previously reported, Eglin land at White Point and in Valparaiso are among the alternatives being considered. But the latest draft EIS states the Air Force's preferred alternative is to have a contractor build 993 housing units in the southwest corner of Eglin Main Base, 484 at Eglin. Of course they are going to be chopping out 300-some Valparaiso homes that doesn't look like they're going to be replaced. According to the draft EIS transportation, the problem with building the housing at White Point area an Bluewater Bay, while the noise is the issue, if the housings were built, the high noise -- the higher noise level of Valparaiso was the determining factor whenever looking at phase -- Part 2 there and comparing them. And they didn't -- to me it's dichotomy that you consider the noise in one situation at White Point and then you don't consider it -- or you do consider it in the Valparaiso case.		
2001	67	There's a tremendous amount of lack of information to the public on this.	NP-1	The Air Force has provided the public several opportunities for public involvement with the Military Housing Privatization Initiative (MHPI) at Eglin AFB and Hurlburt Field, starting in February 2004 and continuing on through public release of the Draft EIS in December 2010 and public hearings in January 2011. Chapter 10 of the MHPI EIS provides a summary of all public involvement

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				actions related to this proposed action and the EIS. See the following weblink for additional information: <a href="http://www.eglin.af.mil/eglindocuments.asp">http://www.eglin.af.mil/eglindocuments.asp</a> .
2001	68	Eglin has enough land on Valparaiso that they own that they could build probably 8 or 900 homes at least in Valparaiso, and then we'd all be in the same boat.	PA-3	Thank you for your input. Alternative 2 in the Final EIS includes several parcels in Valparaiso. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2002	69	But in this presentation when we start talking about preferred Alternative 1, which I think is the most sane one that has evolved over the period of the last four or five years, I still see the mention of Camp Pinchot Historic site used to be the Choctawhatchee National Forest supervisor's residence. And I don't understand, and maybe Mr. Spaits can clear this up, when they say something about the replacement of nine housing units there. I guess at the General's compound at Camp Pinchot you can look across the bayou and you can see, you know, tennis courts and various -- maybe a Captain's house, Lieutenant Colonel's house or a Colonel's house, the various cadres that come along with a Two-Star General. But I don't understand, if the replacement means they're going to bulldoze those existing nine structures that are in that historical area and replace them with something that is new and certainly not historical. So that's confusion.	CU-2	The Air Force is not considering the Camp Pinchot Historic site for newly constructed privatized housing. Once replacement housing is constructed at the selected site the residents currently living at Camp Pinchot would move to the new housing. Camp Pinchot will not return to any function of housing associated with the Eglin AFB housing program. After residents have moved to the new housing, the Air Force would then determine the disposition of the Camp Pinchot Historic District as detailed in the Programmatic Agreement provided in the EIS. Section 4.10 of the Final EIS provides a detailed discussion of the potential impacts to Camp Pinchot from the proposed action.
2002	70	So my comment is focused at the confusion that we've got BRAC, we've got military housing, we've got F-35. But this hearing on military housing, really we're not talking about noise,	NP-2	There are several different ongoing initiatives at Eglin and within the surrounding area, including the BRAC 7th Special Forces Group (SFG) beddown in progress, the F-35 Initial Joint Training

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		<p>we're not talking about F-35s, we're talking about the need for quality housing, I understand that.</p> <p>So I come up here just saying I would like to have the confusion cleared up as to these various big documents that float around, the one on the military housing, which I didn't get a copy of, the one on the beddown, which I did get a copy of, and then BRAC, that I think everybody knows about. So it's -- I'm just floundering for an understanding as to how can the F-35 program say that the local housing market can accommodate anticipated population increase, and then I see that we have private contractors coming on a secured military facility and bulldozing 60-year-old cinder block houses like I live in and build new ones. It just -- none of this makes sense.</p>		Center beddown in progress, and the Military Housing Privatization Initiative (MHPI); these initiatives are described in Section 2.3.1 of the Final MHPI EIS. The Air Force is currently addressing additional details of the F-35 beddown in the F-35 Supplemental Draft EIS, released to the public on 24 September 2010. The MHPI is being addressed in its own EIS. The proposed action of the MHPI will for the most part renovate and rebuild existing military family housing. Analyses of these initiatives and their cumulative impacts along with the MHPI initiative are discussed in Section 6.3 of the Final EIS. The Air Force has already demolished several hundred homes on base that are not needed to house military families. Also, the Air Force already has many private contractors on the secure area of the installations for many other construction and maintenance projects.
2002	71	And I think it's sort of backhand insulting the Air Force that they can't take care of a cinder block house. My goodness, I'm sure you can. If you can take care of an F-35, you can take care of a cinder block house. I'm sure that you can upgrade.	PN-1	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements.
2002	72	So on Page 25 of this document that I look at today on the Internet, it says here under socioeconomic and Environmental Justice, the United States Air Force. It says: Local housing market can accommodate anticipated population increase. Well, you can see how that can lead to some confusion. Because my wife and one of her business partners have had a house for sale catty-corner from my house for almost four years out in	PN-6	The comment is referencing a statement from the Draft Joint Strike Fighter (JSF) Supplemental Environmental Impact Statement (SEIS) with regard to anticipated housing demand that will be generated in the future by the F-35 beddown. The Military Housing Privatization Initiative (MHPI), wherein privatized units replace today's outdated military housing, is a separate action from the F-35 beddown. Over recent years, Eglin AFB has

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		the Poquito/Longwood area. I know that there is housing ready, willing and available in the private sector without privatizing.		demolished over 60% of their housing inventory. The scope of the MHPI covers only the currently remaining 40% of the Eglin inventory. We have analyzed the socioeconomic impacts to the local housing market resulting from the MHPI and incorporated this analysis into section 4.2.7 in the Final EIS.
2003	73	I do want to say that while I agree with some things that have already been said, there are concerns about the environment, not only about noise but also our wildlife and the condition of our bays and the area around here. And more of the forestation that we push aside for new construction, the greater the impact on that. I know Parcel 1 that's on base has a lot of big wildlife in there. They have bears, deer, fox, you know, coyotes. So we will be displacing quite a bit of wildlife.	BI-1	Although wildlife will be impacted by the proposed action, most of the wildlife will be able to migrate to other portions of the base. Additionally, some areas that previously contained housing will be demolished creating new habitat for wildlife. As a result, no significant impacts to wildlife have been identified in the EIS. Please refer to Section 4.13 of the EIS for a full discussion of impacts to wildlife associated with the MHPI alternatives. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2003	74	As a taxpayer I'd like to see an alternative where you may split the difference and actually do a reassessment, reevaluation of how many houses need to be constructed and how many could go to private sector. And that would be my position going forward, is to give us some idea going forward on what a more accurate number for housing is. So if we could do it with half the footprint, I think that's the way I would go. I think a 40-foot barrier between current housing and current residential areas is not nearly enough. If we could use half of Parcel 1 or a third of Parcel 1 and maybe, you know, allow for more green space and less runoff into the water, you know, for new pavement areas, new parking areas, that	PA-1	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local rental housing market resulting from the proposed action.  Developers and the AF have a common interest in minimizing and mitigating environmental impacts to carry out the proposed action. The Continental

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		would be, you know, what I would propose. Try to cut the footprint in half if you can and allow for our local population to receive the benefit of taking care of our Air Force warriors right here in Niceville and Fort Walton Beach and Shalimar.		Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.
2003	75	My point tonight is to try to take perhaps a little bit of time to address a different alternative. Because since 2005, we've had a change in the underpinning of residential support for the populationed area. We've cut the number of aircraft coming in from 103 down to 59. We have also had a building bubble, while maybe primarily for the beach, it also occurred in the Niceville, Fort Walton Beach and Crestview areas. And that bubble has burst. There are over 300 real estate properties for sale in Niceville alone. That does not include, you know, for sale by owner. So my point would be to try to cut the footprint. Right now we're targeting 1,400 plus. I don't know at, you know, Hurlburt's need is, I'm sure they've had some increases for Special Forces Operation. But I do think that a lot of this housing could be put off base with very high standards at a very reasonable price.	PN-7	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local rental housing market resulting from the proposed action.
2004	76	That and the noise level and where would the wildlife go because it does support a lot of our wildlife in the area.	BI-1	Although wildlife will be impacted by the proposed action, most of the wildlife will be able to migrate to other portions of the base. Additionally, some areas that previously contained housing will be demolished creating new habitat for wildlife. As a result, no significant impacts to wildlife have been identified in the EIS. Please refer to Section 4.13 of the EIS for a discussion of impacts to wildlife associated with the MHPI alternatives.

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				The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2004	77	<p>...and I do support Hank Yancey's comments and statement he just made [Commenter Id # 2003]</p> <p>I am concerned about the buffer between the base and the Shalimar residents. They're proposing a 40-foot buffer, and right now I can still here the PA system on base, and I can hear a lot of things that do go on on base. And a 40-foot buffer, I don't think is reasonable at all. I do support the military and I support that they need new housing, better housing, but I think there are other initiatives that can be looked at to support that. But my concern was the buffer, the main concern.</p>	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.
2005	78	I support adequate housing for everyone and endorse the upgrade of the military housing.	GE-1	Thank you for your support of military families.
2005	79	Eglin Air Force, Hurlburt Field, Duke Field and Camp Rudder occupy Choctawhatchee National Forest, which was set aside by Presidential Decree. Local military bases are guests of U.S. citizens. No one has -- not even the military has the right to construct private housing contracts in our National Forest. Eglin Air Force Base reservation land is not the property of the military. Our military has reservations within our National Forest, not ownership to be allotted to a private bidder as an investment and not to be exploited by the current administration.	LU-5	Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transfers all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The land will be retained by the Air Force, and will only be leased to the developer to provide houses for military families. The Military Housing Privatization Initiative authorities were enacted in 1996 and have been confirmed by subsequent administrations, including the current administration. The following website gives additional information on the Military Housing

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				Privatization Initiative including Congressional authorities: <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a> . We hope this information clears up your concerns.
2005	80	The Military Housing Privatization Initiative violates the National Environmental Policy Act 42 USC 4331, Section 101 B 1. Its key purpose being to (quote), fulfill the responsibilities of each generation as trustee of the environment for succeeding generations (end quote).	NP-3	The MHPI environmental impact analysis process has been conducted to meet the procedural requirements of the National Environmental Policy Act and the implementing regulations promulgated by the President's Council on Environmental Quality. The MHPI EIS assesses, among other things, the environmental impacts along with the technical and economic considerations of the proposed MHPI action. The integrated assessment of these factors, their level of importance, the public's views of the proposed action, and other relevant factors will be considered by the Air Force decision maker prior to a final Record of Decision.
2005	81	This upgrade of military housing should only be where infrastructure already exists and damage to the natural environment has already occurred and with maintenance of the suggested 100-foot buffer zone -- I forget what page that was on - wherever military structure and operations adjoin non-military areas.	PA-2	Section 4.3 of the Final EIS addresses infrastructure availability across the various alternatives. The AF MHPI standards respect and fully consider environmentally-friendly design techniques that conform to local market standards and preserve the environment, while allowing for acceptable density standards for new homes. Developers and the AF have a common interest in minimizing and mitigating environmental impacts to carry out the proposed action. The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan. The Air Force decision maker will fully consider the pros and cons of all

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				the alternatives when making a final decision.
2006	82	I look at this map and I'm confused as the gentleman that spoke before concerning looking at this and looking at different alternatives. I don't see anything on this where you can actually determine the number of homes in each of these areas, particularly Alternative 2. It gives a total.	PA-11	The number of homes that could potentially be constructed at each area is discussed in detail in Section 2.3 of the Final EIS.
2006	83	It seems to me that whatever is looked at concerning housing would be looked at from the standpoint of what it takes to get the individuals that serve to the place where they work quickly, efficiently and with a minimal amount of time.	PN-5	Access/distance to the installation was considered when determining the need for housing and evaluating potential locations. Section 1.3.2 of the Final EIS discusses a 20-mile or 60-minute commute (whichever is greater) criterion for military housing. All of the alternatives meet this criterion. The Air Force decision maker will consider transportation as a key factor when making a final decision.
2006	84	And I don't see where some of these that are off-base locations look to address the traffic situation that we face as a county here right now. We're building an overpass by the airport which will now speed traffic up which will now be log-jammed at 85 and 123. Solutions I think are already in effect because I cross that every day, and the light now going north has now increased in time stopping traffic flowing south into the Niceville area. So until the time there's an overpass built there, the traffic is going to bog up right there. Coming into Eglin west gate with housing off base to the west, it's going to clog somewhere there. And looking at this map, it looks like there's very little area for roads to be built there. White Point Road, I think anybody that's come through Niceville in going to Destin already knows and has experienced the	TR-3	Section 4.1 of the Final EIS addresses traffic impacts to each proposed location in detail. Alternative 1 (White Point) and Alternative 3 (North Fort Walton Beach) both have potentially significant traffic issues associated with them. The Air Force decision maker will consider transportation as a key factor when making a final decision.

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		convoluted way traffic is being routed. And now Niceville is faced with another light. So any housing that increases there coming to Eglin now impacts Highway 20 coming through Niceville and through Valparaiso into the east gate. There are approximately 50,000 cars per day on a 24-hour day average that crosses the Turkey Creek Bridge, albeit it's not related specifically to Eglin, but it's still traffic that the local population and anyone who lives here deals with on a daily basis. So I would think that somewhere in this the traffic situation needs to be addressed for the ease at which the people that work on Eglin can get to work efficiently and on time. I just returned from Washington D.C. a little while ago. I lived there in the '80s. And if you want to see traffic, that's it. Compared to here, not as bad. But when it stretches from D.C. many miles south to Stafford, people have to get to work. So I don't see -- or I would hope that you would consider somewhere in this the impact of wherever this is on the traffic and address how that's going to move so when these -- whenever this is built, it's already taken into consideration to move the people to and from. The price of gas is not going down.		
2008	85	I was just saying that I had a contract at Columbus Air Force Base where we did aircraft maintenance. They had privatized housing at Columbus and they built the units that they were authorized to build, and then they have had difficulty in filling them. So they offered my program manager there a house to live on base, which he declined so he could live in a residential area. So will they actually have a choice as to	SE-1	The Air Force does not mandate nor guarantee occupancy. The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military, military retirees, DoD civilians and DoD contractors, and the general public (in that order) an opportunity to apply for

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		whether they live in these units or off? Is there anyone who can answer that? Will they be authorized to live off base even if there are vacancies on base?		privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jllpress.com">jllpress.com</a> section 3.4.2.2.1 describes this process.
2009	86	With regard to Colonel Yancey's question about living on place, not living on base, the question I have which couldn't be definitively answered outside earlier is as to whether or not non-military will be allowed to rent the properties that's built for the military housing that the literature says is for military families. And so what I'm asking is will non-military be allowed to rent those facilities and live on these, I'll call it federally subsidized properties? Can we get an answer to that?	SE-1	<p>The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military, military retirees, DoD civilians and DoD contractors, and the general public (in that order) an opportunity to apply for privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jllpress.com">jllpress.com</a> section 3.4.2.2.1 describes this process.</p> <p>The Continental Group solicitation (<a href="http://jllpress.com">jllpress.com</a>) includes no provisions for subsidizing private developers.</p>
2009	87	Well, in the absence of an answer, what I'll do is just say I think I and a lot of others in the private sector would object to in effect government subsidizing housing that would be in competition with the private sector.	SE-2	<p>The Continental Group solicitation (<a href="http://jllpress.com">jllpress.com</a>) includes no provisions for subsidizing private developers. The following website gives additional information on the Military Housing Privatization Initiative including Congressional authorities: <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a>. We hope this information clears up your concerns.</p> <p>In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder</p>

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				provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local housing/rental housing markets resulting from the proposed action.
2010	88	For the Eglin portion of these options, Sub-Alternative 2A on Eglin Main Base, which is the preferred alternative, would have the least negative impact on roads and traffic outside of the base. Much of the daytime traffic of the military members is to the hospital, commissary, base exchange and other on-base facilities. And this traffic would be contained within the borders of there. In closing, I support the preferred Sub-Alternative 2A, Eglin Main Base.	PA-3	Thank you for your input. You are absolutely correct regarding Eglin Main having fewer traffic concerns (see Final EIS section 4.1) and more convenient access to base amenities (see Final EIS section 4.2) than the other alternatives. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2010	89	I have a concern about the quantity of housing units to be built and the impact on the local rental housing market. In my own neighborhood in Shalimar, there's a very high number of housing units sitting vacant and have been vacant for an extended period.	SE-2	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local housing/rental housing markets resulting from the proposed action.
2010	90	Hopefully if this project is approved, it will provide a high number of jobs for our local contractors in the construction business.	SE-4	Section 4.2.3 of the Final EIS discusses potential job increases associated with the proposed action. Developers typically rely on local sub-contractors for the bulk of the work on these projects.
2010	91	One of my main concerns for Alternative 1, the White Point area, is the negative impact on the roads and traffic particularly in Niceville. If you have driven down Highway 20, John Sims	TR-1	The EIS has identified significant traffic issues with building housing in the White Point area (see Section 4.1.4 of the Final EIS). The Air Force decision maker will consider transportation as a

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		Parkway, during the morning or evening rush hours, you will have a clear idea of my concerns.		key factor when making a final decision.
2011	92	I'm a little concerned about urban sprawl. And that is where, you know, you're building houses over here and houses over there and you have cars and you have people having to get back and forth to work. You have water and power and all kinds of problems with urban sprawl.	LU-2	It is the desire of the Air Force to minimize the development footprint to the extent practicable while still providing neighborhoods similar to those in the local community.
2011	93	I'd rather see -- personally I'd rather see a multi-story unit. I stayed in a hotel in Phoenix, Arizona, and it was like a Club Med where you had multi-stories in the unit and you can have a swimming pool in the center. And the building could be where each story would go down to the next floor, you know, where you wouldn't have to (inaudible) 20 stories. It could also be -- and I think it would be a better way to do it because you wouldn't have the urban sprawl. You could have it set up where people wouldn't even need a car to go back and forth to work if you had a transportation system to back it up. It would be user friendly. You could have high security where you had to have a fingerprint to get in the building or to use the elevator. There could also be a storm -- you know, if we had a 200 or 300 mile an windstorm or, you know, if you wanted to, you could also make a mili -- like in case there was a war, you know, you could have a nuclear explosion, and this also could be built to withstand that so at least your family could have a safe place to live. It also could be energy efficient. You know, you could capture the water from rain and water plants with it. You know, you can build one unit and then design it	PA-5	Thank you for your suggestions. However, multi-story, apartment-style homes are not allowed in the current solicitation.

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		properly, then you could build the second unit and you could build a third unit and then you could build a fourth unit. They could be like ten to thirteen stories high. There would be a lot of people in there and they wouldn't need cars to get back and forth to work. They could be within a walking distance or a short distance to school.		
2011	94	<p>And as far as building, you know, if you do want to build houses and things, I just don't think that the same - if you're just building on a concrete slab and wood walls and sheetrock and shingles and stuff, you're building the same old, same old. I don't really see a whole lot of advantage of doing that. You need to start getting some new technologies for concretes and some things coming along, and if you do build some houses, my suggestion is that you look into new forms of building construction other than the old wood frame we've been doing the last 100, 200 years. I think the Club Med-type environment would be - - you know, if you got orders to Eglin Air Force Base or the army base and you can come down here and live in the middle of Niceville in a Club Med environment and you wouldn't have to own a car or two cars, you wouldn't have to own any vehicles. I mean, it would be like you get off work and come home to a hotel environment versus, you know, having to mow the lawns or paint the walls and stuff. To me I think a multi-story, well thought out, energy efficient multi-story building would be better for everybody versus just building another 20 houses here and another 20 houses there. You know, for every - if you build 1,500 homes</p>	PA-5	Thank you for your suggestions. However, multi-story, apartment-style homes are not allowed in the current solicitation.

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		somewhere, that's 3,000 cars. So you'd have 3,000 more cars on the road you'd have to deal with. I'm just saying if you can ever build something that's going to be energy efficient and user friendly, you might as well, you know, go for that.		
2011	95	I think maybe a land trade might be good. You've talked about different areas and there are some ideas. You could trade some for better locations some land -- military land that you already have. So there are other options other than A, B, C and D. You know, you could go in there and trade a school district, we'll give you this land over here and build -- you know, in Niceville you go in there and you build right down the street from where the college is on College Boulevard, between College Boulevard and 85 where the new road is going to be on a bypass road, that area there. It's just woods now, it belongs to the military. You could trade that land for land where the high school is in the middle of Niceville and you could go in there and build a multi-story unit there. And over ten, fifteen, twenty years, you could move the elementary, junior high and high school up to -- right down the street from where the college is. And then you could start building a town center right there in the middle of Niceville. You could have the security and all that.	PA-6	Thank you for your comment. Since Eglin AFB and Hurlburt Field have adequate property to meet the requirement, the Air Force does not need a land trade in this location and did not consider a land trade as within a reasonable range of alternatives.
2012	96	My first concern is that some initiatives are based on data that is in the 2009 time frame. And knowing how those reports get published, the actual data was probably the 2008 or 2007 time frame.	GE-2	It is unclear from the comment which initiatives or data is being referred to. The information presented in the EIS is the best available data at the time the document was written.
2012	97	As far as reading the executive summary, the December of 2010 summary, I have found a lot	NP-4	Since an alternative has yet to be selected it is unknown at this time what mitigation actions

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		ambiguities in the wording and some confusion about some of the wording, the uses of the terms should and would and may and so forth. I realize this is a preliminary document, but I sure would like to see those terms reduced or eliminated in the future document.		would also be implemented. At the time a Record of Decision is signed, more definitive language will identify those mitigation actions which will be implemented in the form of a Mitigation Plan, adherence to which will become terms of the developer's Ground Lease.
2012	98	Specifically, there's mention of a border or a margin between the development parcels and within the parcels of 50 foot or 100 foot or whatever the number is, and I would strongly suggest that this be looked at and a 100 foot minimum margin be set up due to the size of the density involved. The future -- for example, the boundaries between land and water, those boundaries will change, as everybody knows, looking at our beach erosion areas. The boundaries are not concrete. They will change. So I think an established requirement of 50 foot minimum boundaries is more in order.	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.
2012	99	And I'd like to add one last comment about the no alternative option. I think that is a misnomer because the Air Force has traditionally provided a program of planning and programming and budgeting for military housing, and I think that program is still in place, even though there's -- this is considered a No Alternative Option.	PA-7	The alternative mentioned in this comment is the "No Action Alternative," in which the Air Force would continue its program of planning and programming and budgeting for military housing, using taxpayer dollars to pay for Military Construction.
2012	100	But I think that we need to look closer at the mix of personnel that is going to fill the needs to provide the workforce for the next 50 years. For example, what is the mix of civilians and military personnel in that workforce. If there's civilians in the workforce, most civilians I think would prefer to live off base rather than on a military establishment. If there's military people there that	PN-2	Civilians are not included in the housing requirement as determined by the Housing Requirements and Market Analysis (HRMA). The housing requirement is based on the number of military personnel expected at Eglin and Hurlburt Field, the number of personnel that are required to live on base, and the cost, adequacy and availability of housing off base for military families

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		have careers and would like to live on base, you know, that needs to be considered as well. But I think there ought to be a consideration for people who want to live off base for various reasons and not populate all the plan base housing for school reasons or for building equity in private property. I'm not sure this has been considered in the total numbers that are being proposed here.		within 20 miles or a 60-minute commute to each installation. Section 1.3 of the Final EIS outlines how the requirement for housing was determined. More than 80% of the housing requirements for Eglin and Hurlburt families will be provided by the local community with the remainder being provided on the installations.
2012	101	If you're using the census data, the census was in the year 2000. That's ten years old almost.	SE-5	The Final EIS section 3.2.2.1 Population has been updated with the latest U.S. Census Bureau data available (2010) at the time of publication. [ml]
2013	102	A third concern is what will happen to the White Point recreational area where a Jackson Guard permit is required to access the beach on Choctawhatchee Bay with this White Point housing development?	LU-1	Reference EIS section 4.9.4, "construction of new housing units would require that the developed areas be closed to public use." Should the decision maker choose the White Point alternative, the recreational areas located on site of those parcels would be closed to public use, however none of the White Point parcels are directly on the Bay shoreline, so the shoreline areas you speak of would not be affected. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2013	103	Based on the Military Family Housing density, Hurlburt Fancamp should remain at its current location and build any new military family housing units at the proposed relocation site of Hurlburt Fancamp (sp).	PA-4	Thank you for your suggestions. The Air Force examined all possible alternatives for Hurlburt Field housing and determined that use of the current FAMCAMP area for housing will best support the housing requirement for military families. Section 1.3 of the Final EIS outlines the process used to identify suitable land areas for new housing.
2013	104	A fourth one, comments were made of the military housing family units being inadequate and built of concrete blocks, CMU unit materials.	PN-1	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the

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		Concrete block in construction are a modern material that is very resistant and strong against hurricanes mainly in the state of Florida. At today's material and labor costs for installation of concrete masonry units, would it be prohibited for housing. Upgrading existing remaining concrete masonry unit military zoning housing units from a duplex to a single dwelling or add a second floor, would certainly improve the type of housing. Looking at the photo shown tonight of some examples, those homes were made of vinyl siding and materials such as EIFS, exterior insulation and finish systems, such as styrofoam.		best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements. The pictures shown are simply examples of other housing in locations throughout the country, and do not necessarily represent the exact housing that would be built under the proposed action. The Request for Qualifications (jllpress.com) section 3.3.2 requires all new housing at Eglin and Hurlburt to be in accordance with city, county, or state building codes, standards, and regulations that would apply to like development activities outside each base and within the same county.
2013	105	It was noted that current existing military family housing is 30 years old and the contract for privatization is 50 years. After 30 years with a contract -- required contract order to replace, upgrade and improve and construct newer military family housing, it was stated that the existing military family housing is inadequate. What will these new units be like in 30 years?	PN-3	Some of the current housing is nearly 60 years old. All AF MHPI transaction documents include provisions for on-going life-cycle maintenance and repair as well as mid-term renovations (typically 25-year point) to keep the houses competitive with local market rental quality standards. The Request for Qualifications (jllpress.com) section 3.4.7 describes this reinvestment plan.
2013	106	The second concern is as part of this privatization initiative, will repairs, upgrades, modifications, renovations be required to comply with the National Fire Protection Association, NFPA, for rental and lease-type units instead of residential homes, and in doing so for insurance requirements provide, like, an automatic fire protection sprinkler system? We're not required to do that currently, but in the private sector they are to reduce insurance.	SA-3	All development, demolition, construction, and renovation under the proposed action shall be in accordance with all local, state, and federal codes and regulations, as applicable. Request For Qualifications (jllpress.com) section 3.3.2 specifically requires compliance with 15 USC § 2227 Fire safety systems in federally assisted buildings.
2014	107	Camp Pinchot contains the general's quarters, old Florida construction that was once the residence	LU-5	Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transfers all Choctawhatchee National Forest

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		of the first foresters for Choctawhatchee National Forest. Our National Forest was not created with the intention to turn its most ecologically unique area into a development.		<p>land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The land will be retained by the Air Force, and will only be leased to the developer to provide houses for military families.</p> <p>At this time the Camp Pinchot Historic site is not being considered for privatized housing. Once replacement housing is constructed at the selected site the residents currently living at Camp Pinchot would move to the new housing, and the Air Force would then determine the disposition of the Camp Pinchot Historic District as detailed in the Programmatic Agreement provided in the EIS Appendices. Section 4.10 of the Final EIS provides a detailed discussion of the potential impacts to Camp Pinchot from the proposed action. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.</p>
2014	108	Eglin Air Force Base, Hurlburt Field, Duke Field and Camp Rudder occupy Choctawhatchee National Forest, which was set aside for green preservation by Presidential decree. Local military bases are guests of U.S. citizens. No one, not even the military, has the right to construct private housing tracts in our National Forests. Eglin Air Force Base reservation land is not the property of the military. Our military has reservations within our National Forest, not ownership to be allocated to a private bidder as an investment and not to be	LU-5	Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transfers all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The land will be retained by the Air Force, and will only be leased to the developer to provide houses for military families. The Military Housing Privatization Initiative authorities were enacted in

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		exploited by the current administration.		<p>1996 and have been confirmed by subsequent administrations, including the current administration. The following website gives additional information on the Military Housing Privatization Initiative including Congressional authorities:  <a href="http://www.acq.osd.mil/housing/mhpi.htm">http://www.acq.osd.mil/housing/mhpi.htm</a>.</p> <p>At this time the Camp Pinchot Historic site is not being considered for privatized housing. Once replacement housing is constructed at the selected site the residents currently living at Camp Pinchot would move to the new housing, and the Air Force would then determine the disposition of the Camp Pinchot Historic District as detailed in the Programmatic Agreement provided in the EIS. Section 4.10 of the Final EIS provides a detailed discussion of the potential impacts to Camp Pinchot from the proposed action. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.</p>
2014	109	The Military Housing Privatization Initiative, MHPI, violates the National Environmental Policy Act, NEPA, 42 USC 4331, Section 101, B 1, it's key purpose being to fulfill the responsibilities of each generation as trustee of the environment for succeeding generations.	NP-3	The MHPI environmental impact analysis process has been conducted to meet the procedural requirements of the National Environmental Policy Act and the implementing regulations promulgated by the President's Council on Environmental Quality. The MHPI EIS assesses, among other things, the environmental impacts along with the technical and economic considerations of the proposed MHPI action. The integrated assessment of these factors, their level of importance, the public's views of the proposed action, and other relevant factors will be

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				considered by the Air Force decision maker prior to a final Record of Decision.
2014	110	The proposal to tear down the Poquito NCO housing built in 1976 is economically wasteful. These houses are 20 years younger than many of the houses nearby. Mine was built in 1957, and we have kept it up and it looks very nice and we're quite comfortable there.	PA-15	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements.
2014	111	I recommend an alternative be considered for the upgrade of existing military housing, which is the least wasteful, least invasive and most environmentally sound alternative.	PA-17	Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements.
2014	112	A 100-foot minimum setback should be required. I notice in the book that you sent, it said that a 50-foot minimum was required but the Air Force would like to have 100 feet. I think the Air Force should insist on whatever it wants.	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.
2014	113	Also, no less than the suggested 100-foot buffer zone is appropriate everywhere military and non-military lands adjoin.	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.
2014	114	This will protect -- if you have a 100-foot minimum setback along the Sub-Alternative 2A, it will also protect those living in this area from traffic noise and traffic pollution.	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan.

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2014	115	It should be at least 100 feet. And anything that's along the water should be a lot more than that.	PA-2	The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan. The Air Force is requiring between a 50-100 foot development buffer along shorelines to ensure that water quality issues are avoided (see Section 4.11 of the Final EIS).
2014	116	I support adequate housing for everyone and endorse the upgrade of existing military housing as need be, but only on base where infrastructure already exists and damage to the natural environment has already occurred.	PA-3	Thank you for your input. The Final EIS addresses the points you raise regarding available infrastructure (section 4.3.5 and 6) and land (section 4.9.5 and 6). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2014	117	The City of Valparaiso offered to provide land for the project. This was initially turned down, but now it seems as though it's a consideration.  Its location adjacent to Eglin east gate could be enclosed by the base, thus not creating a traffic bottleneck. The Valparaiso land is not part of the Choctawhatchee National Forest and not nearly so environmentally sensitive as the Camp Pinchot proposed alternative.	PA-3	Thank you for your input. The parcels in Valparaiso as documented in the EIS are already Air Force property. You are absolutely correct that their location presents less of an issue for traffic congestion than some of the other areas detailed in the document (see Section 4.1.5 in the Final EIS). Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transfers all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2014	118	Abandoning Eglin on-base housing is wasteful. Infrastructure is already in place, which means	PA-3	Thank you for your input. The Final EIS addresses the points you raise regarding available

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		that damage to forest land there has already been done. MHPI alternatives do not serve the needs of service persons. These plans create environmental problems, destroy historical interests and structures and are highly wasteful. I ask that the proposed new housing not be built right next to civilian housing. Everyone would be better served if existing military housing is upgraded when necessary and, if need be, new housing built on base or on adjacent Valparaiso land. For these reasons, I support Sub-Alternative 2A.		infrastructure (section 4.3.5 and 6) and land (section 4.9.5 and 6). The Air Force has engaged 10 consulting parties under the process of National Historic Preservation Act, Section 106, for considerations of historic property. The project-specific programmatic agreement is located in Appendix E. The Continental Group Request for Qualifications (jllpress.com) includes a minimum of a 40-foot buffer at the southern and western Eglin perimeter boundaries of Alternative 2's Parcel 1 that adjoin public/Non-DoD property, but the developer may provide a wider buffer to enhance the site plan. Because of the condition of the existing housing, it would be more practical and fiscally responsible to rebuild new housing, which would provide the best benefit for military families and would provide for quality housing lasting for many more decades. Electrical and plumbing systems must be upgraded to meet code requirements. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2014	119	Instead of building out and creating more urban sprawl, it might be better to be more condensed. And I would recommend the architectural ideas of Paul Salary (phonetic) in that way. If you read his book, he's got some really good ideas on the benefits of more compact living.	PA-5	Thank you for your suggestions. However, multi-story, apartment-style homes are not allowed in the current solicitation (jllpress.com).
2014	120	The Military Housing Privatization Initiative Sub-Alternative 2A for the housing project at Eglin Air Force Base is the best option in my opinion. It addresses the needs of the service persons, the environment, traffic flow and historical preservation.	PA-8	Thank you for your input. You are absolutely correct that the Eglin Main alternative has more convenient access to base amenities (see Final EIS sections 4.2.5 and 6), fewer biological resource concerns (see Final EIS sections 4.13.5 and 6), fewer traffic concerns (see Final EIS sections 4.1.5 and 6),

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				and fewer cultural resources concerns (see Final EIS sections 4.10.5 and 6) than the other alternatives. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2014	121	Relocating the housing off base also means long waits in line during elevated terrorist risk levels, especially if lines also include non-service personnel traveling the vicinity. Moreover, the service persons are safer living on base behind security gates. Active duty personnel prefer to live on base near military amenities. It is also safer for their children if they -- if the children do not have to cross major highways to access gyms, hobby shops, theaters, the base exchange, et cetera	SA-1	You are absolutely correct that the Eglin Main alternative has fewer traffic concerns (see Final EIS sections 4.1.5 and 6) and more convenient access to base amenities (see Final EIS sections 4.2.5 and 6) than the other alternatives. Section 3.4.13 of the Request for Qualifications for this proposed action ( <a href="http://jillpress.com">jillpress.com</a> ) indicates that the government will provide law enforcement services to privatized housing located within the installation boundaries. All of the alternatives are located within the Eglin installation boundaries. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
2014	122	And I also agree with the gentleman who was talking about rentals in the area. I don't have any rentals, but it seems to me that I'm being asked for my tax dollars to go to some developer to aid the developer to provide rental property who will compete with other rental properties in the area.	SE-2	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential for impacts to the local rental housing market resulting from the proposed action.
2014	123	There is already a traffic problem. Housing in this area would add to the traffic currently rated as level F.	TR-4	You are absolutely correct. Potentially significant impacts associated with transportation have been identified in the Final EIS (Section 4.1). The Air Force decision maker will consider transportation as a key factor when making a final decision.

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2015	124	<p>But let's get back to the specifics. We have a situation where we have deployed military generals that are telling us that the best place for the military to be beddown is in the communities. General Battious, General McCousta (phonetic) before he retired, said that it was absolutely essential that our military be in every block and in every community and in every church and at every community gathering. We, in fact, in order to fight the war today and the war of tomorrow will not be requiring (inaudible) and setting up cannons and guns across borders. That they're actually having to work within communities and win the hearts and minds of the people, and that means our own people as well.</p> <p>And I think that's extremely important as part of the plans that are developed over - for the next 50 years. You know, our founding fathers, but specifically Thomas Jefferson, said our military should actually be comprised of a citizens' army. It should not be separate and apart from the community, it should be made up of every day citizens. And I think that it's imperative that they also live and reside and function as every day citizens whenever possible.</p>	GE-6	<p>Thank you for your comment. In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. It is the policy of the Department of Defense to rely on the local community first for housing. Based on the current Housing Requirements and Market Analysis (HRMA) (jllpress.com), there is a shortage of housing in the community for some military families. More than 80% of the housing requirements for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder being provided on the installations.</p>
2015	125	<p>And I would like to start this evening by echoing Mrs. Larson's comments about the National Forest. I think she is absolutely correct in her observation. I hope that every consideration will be given to that thought.</p>	LU-5	<p>Public Law 668, from the 76<sup>th</sup> Congress on June 27<sup>th</sup> 1940 transfers all Choctawhatchee National Forest land to the War Department (Department of Defense) for use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. The land will be retained by the Air Force, and will only be</p>

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				<p>leased to the developer to provide houses for military families.</p> <p>At this time the Camp Pinchot Historic site is not being considered for privatized housing. Once replacement housing is constructed at the selected site the residents currently living at Camp Pinchot would move to the new housing and the Air Force would then determine the disposition of the Camp Pinchot Historic District as detailed in the Programmatic Agreement provided in the EIS Appendices. Section 4.10 of the Final EIS provides a detailed discussion of the potential impacts to Camp Pinchot from the proposed action.</p>
2015	126	Let's get to the more specifics of this initiative. It appears from the citizens' standpoint that this is pretty much a develop land draft from this perspective. From day one the winning vote or the winning proposal will give the developer, I think if my number is correct, about 138 residential rental units, plus over 2,000 - or approximately 2,000 feet of prime waterfront acreage. Now what can that developer do with that immediate equity. Well, I assume that they can mortgage it or use it for collateral in order to acquire the funding to build a 144 million-dollar project. They also have the ability to sell stock in their project. They have the ability of flipping it immediately. Upon signing a contract, they can immediately pull off the cream and turn it over to whoever is interested in following in their footsteps.	PA-12	The Air Force would convey 903 houses at Eglin spread over six different parcels on Eglin, totaling over 1100 acres and will enter into a long-term 50-year ground lease with a competitively selected, qualified housing developer and property management entity to develop, manage and operate a similar size housing community on one or more of the Parcels described in the Eglin MHPI EIS. The Air Force and developer would enter into binding legal agreements that represent and protect the best interest of the AF and the private partner. The purpose of the project is only to build a housing community for military families and the process includes an associated lease and other transaction documents.
2015	127	And, you know, I know the concept of privatization, and if the property is in fact	PA-9	Public Law 668, from the 76 <sup>th</sup> Congress on June 27 <sup>th</sup> 1940 transferred all Choctawhatchee National

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		surplussed to the military and if it does not revert or if the National Park Service, for whatever reason, deems it is also surplus, then don't you think it shouldn't be -- wouldn't you think it would be best to auction the property off to developers or investors, to the general public, to whomever and use that to help retire the National debt.		Forest land to the War Department (Department of Defense) for use for military purposes. Providing housing for military families while in the service of the Department of Defense is considered proper use for military purposes. Should the property cease to be needed for military purposes the Secretary of Defense may, at his discretion, return the land to National Forest status. From there, it would go through the U.S. General Services Administration Real Property Utilization and Disposal Office ( <a href="https://propertydisposal.gsa.gov">https://propertydisposal.gsa.gov</a> ).
2015	128	In terms of the numbers in terms of your proposal, they were based primarily not only in the southern forces coming into the north end of the county, which the housing that you're projecting does not address, but specially they were targeted for the F35 buildup, which in everything that we read locally has been downsized, cut in half initially, and on the chopping board if you listen to the secretary of the Air Force.	PN-4	The housing numbers include existing personnel at both Eglin and Hurlburt Field, BRAC requirements, F-35 requirements, and other factors. Section 1.3 of the Final EIS provides information on how the housing requirement was determined, and the Eglin AFB and Hurlburt Field Housing Requirements and Market Analysis (HRMA) documents provide more detailed information regarding how these numbers were derived. The HRMA report baseline projected manpower assumes 59 F-35s. These documents are available on the project website at <a href="http://jillpress.com">http://jillpress.com</a> on the base due diligence pages.
2015	129	Picking up your proposal, I notice that the initial data that was collected was from the years 2004 to 2006. And I understand that it has been updated since then. However, the very fact that you are pressing forward with this, indicates that you're not taking into account the most obvious, and that is that we have an oversupply of residential dwellings in the community and we have a diminishing military presence.	PN-8	In recent years, Eglin AFB has implemented an aggressive housing demolition program, demolishing over 60% of its inventory. Based on the current Housing Requirements Market Analysis (HRMA), more than 80% of the housing for Eglin AFB and Hurlburt Field families will be provided by the local community with the remainder provided on the installations. See section 4.2 in the Final EIS for analysis of potential

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				for impacts to the local housing and rental housing markets resulting from the proposed action.
2015	130	<p>And I would have to think that based on the nature of the military projection over the next 50 years, that that military presence will diminish even further. No disrespect to the Air Force, but it's just a casual citizen's observation. If an airplane can't be flown with your two thumbs from halfway around the world, it's already obsolete. And the need for 724 square miles of land test range, we passed that envelope many, many years ago when we developed smart bombs and airplane that deploy their ammunitions 200 miles from the target. The range was outgrown at that point. And so the need for the facilities that we are currently considering, we're looking in the rearview mirror. We're not looking to the future.</p>	PN-9	<p>The Major Range and Test Facility Base (MRTFB) is a set of test installations, facilities, and ranges which are regarded as national assets, operated and maintained primarily for DoD test and evaluation missions. The Eglin range is a unique test and evaluation (T&amp;E) asset needed to ensure proper T&amp;E support for U.S. Military weapon systems developers. In addition to Eglin's Test and Evaluation Mission, there is an ever growing need to accommodate Training activities. For example, the BRAC directed move of the 7SFG to Eglin brings thousands of Army personnel who require training facilities and a large area for training ranges and maneuvers. The introduction of the joint JSF training function at Eglin also requires large areas of land and water ranges to train future JSF pilots. The land and water ranges are needed to support both the Test and Training missions at Eglin, and all those new training personnel and their families require appropriate housing facilities.</p> <p>The Air Force Housing Requirements Market Analysis (HRMA) process projects its forecasted housing requirement five years in the future, based on known and best information available at the time of planning. The latest Eglin and Hurlburt HRMAs were completed in 2009. The Air Force will update its HRMAs as the mission or other variable changes, and has ability within its MHPI transaction documents to add to or divest surplus housing and land as future events and mission needs dictate. Any substantial changes from the</p>

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				approved alternative will follow the National Environmental Policy Act (NEPA) process.
2015	131	Has anybody appraised that property? Does anyone have an idea in terms of what the land itself is worth?	SE-6	The value of the land does not affect the privatization effort. The land will be retained by the Air Force, and will only be leased to the developer to provide houses for military families.
2016	132	One thing I'd like to see the military give back to the community would be a multi-sports complex. And this would be a perfect opportunity in going through planning or whatever whenever this happens, which is eventually going to happen, where it's going to happen, no one knows yet, it's to be determined. But when it does happen, take into consideration of giving back to the community a multi-sports complex. Two ball fields, two football fields, a nice hiking trail, a dog park, something like that, along that line. Every county surrounding Okaloosa County has one. Pensacola, Panama city. There's one out in Freeport in Walton County. The only county that does not have a multi-sports complex is Okaloosa County. And if the military wants to give back, this is the perfect opportunity to do that. So that's all I'm asking for is to take that into consideration during the planning phase, wherever it does happen to be, to set off, you know, ten, twenty acres wherever it might be. Open the door up to the public with a multi-sports complex.	PA-13	While a community sports complex is not specifically a part of the proposed action analyzed in this environmental impact statement, the Air Force encourages you to engage with your civic leaders regarding your proposal.
3001	133	Almost a year ago the City of Valparaiso wrote to you expressing our sincere interest in working with the Air Force on their base housing construction needs on lands available within our city limits. Part of that letter contained an outline of numerous reasons we believe Valparaiso to be	PA-3	Thank you for your input. You are absolutely correct that access to infrastructure, available school capacities, and proximity to the base make the Valparaiso parcels an attractive option for the Air Force in comparison with other off base alternatives (see Final EIS sections 4.3.5, 4.2.5, and

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		the best choice in you basing housing needs. To reiterate some of those benefits the City has capacity to provide water and sewer services without restrictive development costs; the portion of the City owned by the Air Force conducive for development is ready for immediate construction; school concurrency is readily achievable due to excess capacity at existing school campuses; gas and electric are readily available through Okaloosa Gas and Gulf Power respectfully; and the proximity to Eglin is unmatched. In any consideration of constructing housing off-base, we simply believe the City of Valparaiso offers the greatest benefit to the Air Force in this particular project.		4.1.5). The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
3002	134	For the public record let me reiterate the sincerity of the City of Valparaiso in supporting the construction of the required base housing within the confines of our city limits. The city of Valparaiso continues to believe we offer the greatest benefit to the Air Force and look forward to a favorable consideration for this project	PA-3	Thank you for your input. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
3003	135	Also, it should be noted that, according to FNAI Element Occurrence data, in 2006 there were two groups of <i>Polygonella macrophylla</i> (Largeleaf Jointweed, a <del>State</del> Threatened plant species) within this parcel, each having 20 1 individuals . . .	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3003	136	Conduct appropriate surveys for rare or imperiled plant and wildlife species prior to completing the development proposal.	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3003	137	After review of the various alternatives, District staff concurs that at this stage Subalternative 2a,	WA-1	The Final EIS section 4.11.5 and 6 reiterates this point. The Air Force will provide the District an

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		the Preferred Alternative, appears to have the least impact from a water resources perspective. Since more specific site build out information would provide more certainty, the District would like the opportunity to review and comment on later stages of the MHPI development once specific details of the development proposal are generated.		opportunity to review the MHPI development plan once an alternative has been selected and a plan developed. This requirement has been added to Section 4.11 and other pertinent areas of the Final EIS. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
3003	138	Also note that compliance with the stormwater requirements of Chapter 6246, F.A.C., will be required.	WA-2	This requirement has been added to Section 4.11 and other pertinent areas of the Final EIS.
3003	139	The following are recommended to help prevent and mitigate potential impacts: 1) Minimize the overall development footprint to reduce stormwater runoff. 2) Areas that are slated for demolition with no reconstruction should be returned to a natural vegetated landscape in order to decrease stormwater runoff and benefit surrounding water resources. 3) Consider multiple stormwater treatment management ponds with rate attenuation to reduce potential erosion and downstream flooding.	WA-6	These recommended mitigations have been added to Section 4.11.8 and other pertinent areas of the Final EIS.
3004	140	No Comment	GE-7	Acknowledged.
3005	141	However, as we begin, I would greatly appreciate if you could clarify whether occupancy of the proposed housing units will be restricted to military/federal personnel, or will civilians also be able to occupy the units if the private developer is unable to fill them with military/federal personnel? Based on information we received several months ago, it is our understanding that, if the demand for housing by military/federal personnel is insufficient to fill the	SE-1	The MHPI allows Other Eligible Tenants to occupy the privatized housing when occupancy remains below a specified percentage for an extended period of time. The developer, in concurrence with the government, may allow other active duty military, military retirees, DoD civilians and DoD contractors, and the general public (in that order) an opportunity to apply for privatized housing. The Request for Qualifications (RFQ) located at <a href="http://jilpress.com">jilpress.com</a> section 3.4.2.2.1 describes this process.

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		units and give the private developer a reasonable return on his investment, then the developer can rent them to regular citizens (civilians).		
3006	142	The Florida Fish and Wildlife Conservation Commission (FWC) notes that the information related to state species listing status presented in Tables 3-34, 3-36 and 3-38 of the Draft EIS is now outdated. The FWC recently revised the state species listing rule, Chapter 68A-27, F.A.C., and produced a revised "Florida Endangered and Threatened Species" document, dated November 2010, which is available on their website. FWC agrees that, while some negative impacts may occur due to construction related to the proposed action, the mitigation requirements should have a positive effect on listed species and their habitats.	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3006	143	Also, it should be noted that, according to FNAI Element Occurrence data, in 2006 there were two groups of <i>Polygonella macrophylla</i> (Largeleaf Jointweed, a State-listed Threatened plant species) within this parcel, each having 1-20 individuals . . .	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3006	144	Conduct appropriate surveys for rare or imperiled plant and wildlife species prior to completing the development proposal.	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3006	145	Also, it should be noted that, according to FNAI Element Occurrence data, in 2006 there were two groups of <i>Polygonella macrophylla</i> (Largeleaf Jointweed, a State-listed Threatened Plant Species) within this parcel, each having 1-20 individuals (see Figure 1).	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.

## Air Force Response to Comments on the 4th Draft EIS (2010)

Commenter ID	Comment #	Comment	Comment Code	Response
3006	146	The FWC notes that the information related to state species listing status presented in Tables 3-34, 3-36 and 3-38 of the Draft EIS is now outdated. The FWC recently revised the state species listing rule, Chapter 68A-27, F.A.C., and produced a revised "Florida Endangered and Threatened Species" document, dated November 2010, which is available on their website. Staff agrees that, while some negative impacts may occur due to construction related to the proposed action, the mitigation requirements should have a positive effect on listed species and their habitats.	BI-2	The identified corrections/information has been incorporated into the Final EIS, Sections 3.13 and 4.13 as appropriate.
3006	147	NWFWMD staff concurs that Subalternative 2a, the Preferred Alternative, appears to have the least impact from a water resources perspective at this stage. Since more specific site build out information would provide more certainty, the NWFWMD would like the opportunity to review and comment on later stages of the MHPI development once specific details of the development proposal are generated.	WA-1	The Final EIS section 4.11.5 and 6 reiterates this point. The Air Force will provide the District an opportunity to review the MHPI development plan once an alternative has been selected and a plan developed. This requirement has been added to Section 4.11 and other pertinent areas of the Final EIS. The Air Force decision maker will fully consider the pros and cons of all the alternatives when making a final decision.
3006	148	The Florida Department of Environmental Protection's (DEP) Northwest District Office in Pensacola notes that, based upon a review of the Draft EIS, the project proposes impacts to surface waters of the state, including, but not limited to, jurisdictional ditches, wetlands and possibly sovereignty submerged state lands. As referenced in the report, these impacts would require issuance of an Environmental Resource Permit under Chapters 62-346 and 18-21, <i>Florida Administrative Code (F.A.C.)</i> . The Environmental Resource Permit authorization will cover the requirements for both wetlands and	WA-3	These requirements have been added to Section 4.11 and other pertinent areas of the Final EIS.

## Air Force Response to Comments on the 4th Draft EIS (2010)

Commenter ID	Comment #	Comment	Comment Code	Response
		stormwater management. Depending on the scope and size of the actual impacts, the applicant will need to apply to either the DEP or the Northwest Florida Water Management District (NFWFMD).		
3006	149	Based on the information contained in the Draft EIS and the enclosed state agency comments, the state has determined that, at this stage, the proposed activities are consistent with the Florida coastal Management Program (FCMP). To ensure the project's continued consistency with the FCMP, the concerns identified by our reviewing agencies must be addressed prior to project implementation. The state's continued concurrence will be based on the activity's compliance with FCMP authorities, including federal and state monitoring of the activity to ensure its continued conformance, and the adequate resolution of issues identified during this and subsequent reviews. The state's final concurrence of the project's consistency with the FCMP will be determined during the environmental permitting process in accordance with Section 373.428, <i>Florida Statutes</i> .	WA-5	This language has been added to Section 4.11 of and other pertinent areas of the Final EIS.
3006	150	The following are recommended to help prevent and mitigate potential impacts: 1) Minimize the overall development footprint to reduce stormwater runoff. 2) Areas that are slated for demolition with no reconstruction should be returned to a natural vegetated landscape in order to decrease stormwater runoff and benefit surrounding water resources. 3) Consider multiple stormwater treatment management ponds with rate attenuation to reduce potential	WA-7	These recommended mitigations and requirements have been added to Section 4.11.8 and other pertinent areas of the Final EIS.

*Air Force Response to Comments on the 4th Draft EIS (2010)*

Commenter ID	Comment #	Comment	Comment Code	Response
		erosion and downstream flooding. 4) Conduct appropriate surveys for rare or imperiled plant and wildlife species prior to completing the development proposal. Please note that compliance with the stormwater requirements of Chapter 62-346, F.A.C., will be required.		
3007	151	We agree that while some negative impacts may occur due to construction related to the proposed action, the mitigation requirements should have a positive effect on listed species and their habitats.	BI-3	FDEP's concurrence will be noted in the Final EIS.
3007	152	The DEIS for the proposed project is determined to be consistent with our authorities under Chapter 379, Florida Statutes, as provided for under the Florida Coastal Management Program.	WA-4	This determination has been added to Section 4.11 and other pertinent areas of the Final EIS.

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