

APPENDIX I

FEDERAL AGENCY COASTAL ZONE MANAGEMENT ACT (CZMA) CONSISTENCY DETERMINATION

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Introduction:

This document provides the State of Florida with the U.S. Air Force's Consistency Determination under CZMA Section 307 and 15 Code of Federal Regulation (CFR) Part 930 sub-part C. The information in this Consistency Determination is provided pursuant to 15 CFR Section 930.39 and Section 307 of the Coastal Zone Management Act, 16 United States Code (USC) 1456, as amended, and its implementing regulations at 15 CFR Part 930.

This federal consistency determination addresses the Proposed Action associated with the Military Housing Privatization Initiative (MHPI), Eglin Air Force Base (AFB), Florida and Hurlburt Field, FL (Figure 1).

Proposed Federal Agency Action:

The Air Force proposes to implement the MHPI at Eglin AFB and Hurlburt Field through conveyance of all existing housing 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 developer would demolish up to 1,404 dwellings. The developer would then construct up to 1,477 new units; 35 units for Camp Rudder, 548 units for Hurlburt Field (484 units would be constructed at Hurlburt Field), and 894 units for Eglin AFB (the remaining 64 units for Hurlburt Field would also be constructed on Eglin AFB Parcel 1 on Eglin Main Base). The developer would also return units and associated structures within two historic districts located at Georgia Avenue Camp Pinchot to the Air Force for adaptive reuse for purposes other than residential housing (e.g., offices, meeting places) 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. The Hurlburt Family Camping facility would also be relocated. All land areas supporting housing would be leased to the developer for 50 years.

Federal Review

Statutes addressed as part of the Florida Coastal Zone Management Program consistency review and considered in the analysis of the Proposed Action are discussed in the following table.

Pursuant to 15 CFR 930.41, the Florida State Clearinghouse has 60 days from receipt of this document in which to concur with, or object to, this Consistency Determination, or

to request an extension, in writing, under 15 CFR 930.41(b). Florida’s concurrence will be presumed if Eglin AFB does not receive its response on the sixtieth day from receipt of this determination.

Table I-1. Florida Coastal Management Program Consistency Review

Statute	Consistency	Scope
Chapter 161 <i>Beach and Shore Preservation</i>	<p>The Proposed Action would not affect beach and shore management, specifically as it pertains to:</p> <ul style="list-style-type: none"> • The Coastal Construction Permit Program. • The Coastal Construction Control Line (CCCL) Permit Program. • The Coastal Zone Protection Program. <p>All activities would occur on federal property.</p>	<p>Authorizes the Bureau of Beaches and Coastal Systems within DEP to regulate construction on or seaward of the states’ beaches.</p>
Chapter 163, Part II <i>Growth Policy; County and Municipal Planning; Land Development Regulation</i>	<p>The West Florida Regional Planning Council will be provided the opportunity to review the EIS. The Okaloosa County Comprehensive Plan requires proposed projects be compatible with adjacent land uses, buildings, structures, developments and the surrounding neighborhood.</p> <p>Therefore the Proposed Action would be consistent with local government comprehensive plans.</p>	<p>Requires local governments to prepare, adopt, and implement comprehensive plans that encourage the most appropriate use of land and natural resources in a manner consistent with the public interest.</p>
Chapter 186 <i>State and Regional Planning</i>	<p>State and regional agencies will be provided the opportunity to review the EIS. Therefore, the Proposed Action would be consistent with Florida’s statutes and regulations regarding state plans for water use, land development or transportation.</p>	<p>Details state-level planning requirements. Requires the development of special statewide plans governing water use, land development, and transportation.</p>
Chapter 252 <i>Emergency Management</i>	<p>The Proposed Action would not affect the state’s vulnerability to natural disasters.</p> <p>The Proposed Action would not affect emergency response and evacuation procedures.</p>	<p>Provides for planning and implementation of the state’s response to, efforts to recover from, and the mitigation of natural and manmade disasters.</p>
Chapter 253 <i>State Lands</i>	<p>All activities would occur on federal property; therefore, the Proposed Action would not affect state public lands.</p>	<p>Addresses the state’s administration of public lands and property of this state and provides direction regarding the acquisition, disposal, and management of all state lands.</p>
Chapter 258 <i>State Parks and Preserves</i>	<p>The Proposed Action would not affect state parks, recreational areas and aquatic preserves.</p>	<p>Addresses administration and management of state parks and preserves.</p>

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
Chapter 259 <i>Land Acquisition for Conservation or Recreation</i>	The Proposed Action would not affect tourism and/or outdoor recreation.	Authorizes acquisition of environmentally endangered lands and outdoor recreation lands.
Chapter 260 <i>Recreational Trails System</i>	The Proposed Action would not include the acquisition of land and would not affect the Greenways and Trails Program.	Authorizes acquisition of land to create a recreational trails system and to facilitate management of the system.
Chapter 375 <i>Multipurpose Outdoor Recreation; Land Acquisition, Management, and Conservation</i>	The Proposed Action would not affect opportunities for recreation on state lands.	Develops comprehensive multipurpose outdoor recreation plan to document recreational supply and demand, describe current recreational opportunities, estimate need for additional recreational opportunities, and propose means to meet the identified needs.
Chapter 267 <i>Historical Resources</i>	<p>For development, most impacts to cultural resources are specific to the individual parcel under consideration. The exceptions to this are issues concerning Native American Indian Consultation and Coordination and Traditional Cultural Properties. The Air Force has initiated consultation with the five interested federally recognized tribes, the Advisory Council on Historic Preservation, the National Trust, the U.S. Forestry Service, and the Florida State Historic Preservation Officer, in compliance with Section 106 of the National Historic Preservation Act.</p> <p>A project-specific Programmatic Agreement (PA) highlighting planned cultural resource actions and procedures is currently under development. The Air Force will make reasonable efforts to execute the PA document prior to the signature of the project's Record of Decision in winter 2010. Until the proposed PA and, as applicable, other agreements are finalized and specific procedures for managing project-related resources are identified, the Air Force will seek to avoid disturbance to any historic property either listed in the National Register of Historical Places (NRHP), considered NRHP-eligible, or of unknown NRHP eligibility.</p> <p>The Air Force does not expect adverse effects to cultural resources or traditional Native American</p>	Addresses management and preservation of the state's archaeological and historical resources.

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
	<p>resources under the Proposed Action. No NRHP-eligible historic properties would be adversely affected under the Proposed Action.</p> <p>Potential impacts to cultural resources are further addressed in Chapter 4, Section 4.10 of the EIS.</p>	
<p>Chapter 288 <i>Commercial Development and Capital Improvements</i></p>	<p>The Proposed Action would not affect future business opportunities on state lands, or the promotion of tourism in the region.</p>	<p>Provides the framework for promoting and developing the general business, trade, and tourism components of the state economy.</p>
<p>Chapter 334 <i>Transportation Administration</i></p>	<p>The Proposed Action would impact existing roadway systems within the bases. The development of the proposed housing units may require upgrades to the internal road network (collector roads and intersections) within the base boundaries.</p> <p>At this time, conceptual plans with road networks are not available for the proposed housing sites, and proposals for how the collectors would intersect with existing internal base roads have not been defined.</p> <p>The local road system would be developed to meet all local requirements and standards, including obtaining the best possible alignment, grade, sight, distance, and drainage for new roads relative to the new development and associated terrain.</p> <p>Potential impacts from transportation are further addressed in Chapter 4, Section 4.1 of the EIS.</p> <p>The Florida Department of Transportation will be provided the opportunity to review the EIS.</p>	<p>Addresses the state's policy concerning transportation administration.</p>
<p>Chapter 339 <i>Transportation Finance and Planning</i></p>	<p>The Proposed Action would not affect the finance and planning needs of the state's transportation system.</p>	<p>Addresses the finance and planning needs of the state's transportation system.</p>
<p>Chapter 370 <i>Saltwater Fisheries</i></p>	<p>The Proposed Action would not affect saltwater fisheries.</p>	<p>Addresses management and protection of the state's saltwater fisheries.</p>
<p>Chapter 372 <i>Wildlife</i></p>	<p>Construction activities may have an indirect localized effect on native terrestrial wildlife species. However, it is anticipated that these species would either move to another location or remain within the area and utilize adjacent habitat.</p> <p>In consultation with the U.S. Fish and Wildlife Service (USFWS), Eglin NRS made a No Effect determination</p>	<p>Addresses the management of the wildlife resources of the state.</p>

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
	<p>for the MHPI at Eglin AFB and Hurlburt Field. Eglin will follow all management requirements from this consultation. Sea turtle friendly lighting will be used for housing on Santa Rosa Sound; all exterior house lights will be fully shielded/full cut-off fixtures, and all pole-mounted street lights will be full cut-off fixtures using low-pressure sodium (35-watt) or amber LED lamps.</p> <p>Prior to project initiation, a gopher tortoise survey is required. If a gopher tortoise burrow cannot be avoided, then the tortoise would be relocated in accordance with the Florida Fish and Wildlife Conservation Commission protocols.</p> <p>Potential impacts to wildlife are further addressed in Chapter 4, Section 4.13, of the EIS.</p> <p>The Proposed Action would be consistent with the State's policies concerning the protection of wildlife and other natural resources.</p>	
<p>Chapter 373 <i>Water Resources</i></p>	<p>Eglin's Water Resources Section, 96 CEG/CEVCE, would coordinate all applicable permits in accordance with the Florida Administrative Code (FAC).</p> <p>An Environmental Resource Permit from the Northwest Florida Water Management District per FAC 62-346 may be required for the Proposed Action.</p> <p>The Proposed Action would increase the potential for impact from the increased rate and volume of stormwater runoff, due to an increase in impervious surface area. Best Management Practices such as erosion and sediment controls and stormwater management measures would be implemented to control erosion and stormwater runoff.</p> <p>Applicable permitting requirements would be satisfied in accordance with 62-25 of the FAC and National Pollutant Discharge Elimination System (NPDES). The Air Force and any contractors would adhere to all applicable regulatory requirements, which would serve to either offset or minimize any potential impacts from construction operations. The Air Force would coordinate with 96 CEG/CEVCE to submit a notice of intent to use the Generic Permit for Stormwater Discharge under the NPDES program prior to project initiation, according to Florida Statute Section 403.0885.</p> <p>Construction activities would also require coverage under the Generic Permit for Stormwater Discharge</p>	<p>Addresses the state's policy concerning water resources.</p>

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
	<p>from Large and Small Construction Activities, where 1 or more acres of land are disturbed (FAC Rule 62-621). The Air Force would incorporate a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) into the final design plan.</p> <p>Potential impacts to water resources from the Proposed Action are further addressed in Chapter 4, Section 4.11 of the EIS.</p> <p>The Proposed Action would be consistent with Florida's statutes and regulations regarding the water resources of the state.</p>	
<p>Chapter 376 <i>Pollutant Discharge Prevention and Removal</i></p>	<p>Applicable permitting requirements would be satisfied in accordance with 62-25 of the FAC and National Pollutant Discharge Elimination System (NPDES). The Air Force would coordinate with the 96 CEG/CEVCE to submit a notice of intent to use the Generic Permit for Stormwater Discharge under the NPDES program prior to project initiation, according to Florida Statute Section 403.0885.</p> <p>Construction activities would also require coverage under the Generic Permit for Stormwater Discharge from Large and Small Construction Activities, where 1 or more acres of land are disturbed (FAC Rule 62-621). The Air Force would incorporate a comprehensive Stormwater, Erosion, and Sedimentation Control Plan and an SWPPP into the final design plan.</p> <p>No impacts are anticipated from the presence of Environmental Restoration Program sites. Planned construction activities would avoid all ERP sites, such as water towers in MFH areas. Should any unusual odor, soil, or groundwater coloring be encountered during development activities in any areas, construction would cease and the Eglin Environmental Management Restoration branch would be contacted immediately.</p> <p>Asbestos debris may be generated as a result of proposed building demolition or renovation activities. Proper disposal of asbestos wastes would be conducted as directed by the National Emission Standards for Hazardous Air Pollutants (NESHAP) [40 CFR 61.40-157]. Contractor personnel would be trained and certified.</p> <p>Lead-based paint debris may be generated as a result of proposed building demolition or renovation</p>	<p>Regulates transfer, storage, and transportation of pollutants, and cleanup of pollutant discharges.</p>

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
	<p>activities. Proper disposal of lead-containing wastes would also be conducted in accordance with state and federal regulations, including the Toxic Substances Control Act of 1976 (TSCA) and Occupational Safety and Health Administration (OSHA).</p> <p>Should soils impacted by chlordane need to be removed, transported, treated, and/or disposed off-base as part of demolition activities, Resource Conservation and Recovery Act regulations would apply. If soils were classified as hazardous waste, transport and disposal documentation records, including signed manifests, would be required.</p> <p>There is also a pollution prevention plan designed to prevent or reduce pollution, reduce safety and health risks, and recycle wastes when possible. Wastes that cannot be recycled are disposed of in a manner approved by the U.S. Environmental Protection Agency, at licensed facilities.</p> <p>Potential impacts from hazardous materials and waste are further addressed in Chapter 4, Section 4.6 of the EIS.</p> <p>Therefore, the Proposed Action would be consistent with Florida's statutes and regulations regarding the transfer, storage, or transportation of pollutants.</p>	
<p>Chapter 377 <i>Energy Resources</i></p>	<p>Coordination with all utility providers prior to demolition or construction would minimize any potential impacts to existing utility infrastructure associated with disruption of buried utility lines. Areas with existing utilities would provide tie-ins for new lines, and new utility infrastructure would be coordinated with utility providers. There would be no adverse impact to electricity or natural gas utility infrastructure associated with the implementation of the Proposed Action.</p> <p>Impacts from the increase/decrease in utilities are further addressed in Chapter 4, Section 4.3 of the EIS.</p>	<p>Addresses regulation, planning, and development of oil and gas resources of the state.</p>
<p>Chapter 380 <i>Land and Water Management</i></p>	<p>The Proposed Action would not affect development of state lands with regional (i.e. more than one county) impacts. The Proposed Action would not include changes to coastal infrastructure such as capacity increases of existing coastal infrastructure, or use of state funds for infrastructure planning, designing or construction.</p>	<p>Establishes land and water management policies to guide and coordinate local decisions relating to growth and development.</p>

Table I-1. Florida Coastal Management Program Consistency Review, Cont'd

Statute	Consistency	Scope
Chapter 381 <i>Public Health, General Provisions</i>	The Proposed Action would not affect the state's policy concerning the public health system.	Establishes public policy concerning the state's public health system.
Chapter 388 <i>Mosquito Control</i>	The Proposed Action would not affect mosquito control efforts.	Addresses mosquito control effort in the state.
Chapter 403 <i>Environmental Control</i>	<p>Eglin's Water Resources Section, 96 CEG/CEVCE, would coordinate all applicable permits in accordance with the Florida Administrative Code (FAC).</p> <p>Eglin AFB would take reasonable precautions to minimize fugitive particulate (dust) emissions during any demolition, construction, or renovation activities. Potential impacts to air quality from construction activities are further addressed in Chapter 4, Section 4.4 of the EIS.</p> <p>Standard Air Force solid waste and recycling programs would apply to the MHPI residents to minimize municipal solid waste generation. Management actions that would reduce construction and demolition (C&D) debris waste include recycling and/or reuse of demolition and waste construction materials as practicable, as well as distribution of C&D wastes to multiple landfills to minimize impacts to any one particular landfill. Solid waste is further addressed in Chapter 4, Section 4.8 of the EIS.</p> <p>Therefore, the Proposed Action would be consistent with Florida's statutes and regulations regarding water quality, air quality, pollution control, solid waste management, or other environmental control efforts.</p>	Establishes public policy concerning environmental control in the state.
Chapter 582 <i>Soil and Water Conservation</i>	<p>All applicable Best Management Practices, such as erosion and sediment controls and stormwater management measures would be implemented to minimize erosion and storm water run-off, and to regulate sediment control.</p> <p>Therefore, the Proposed Action should not affect soil and water conservation efforts.</p>	Provides for the control and prevention of soil erosion.

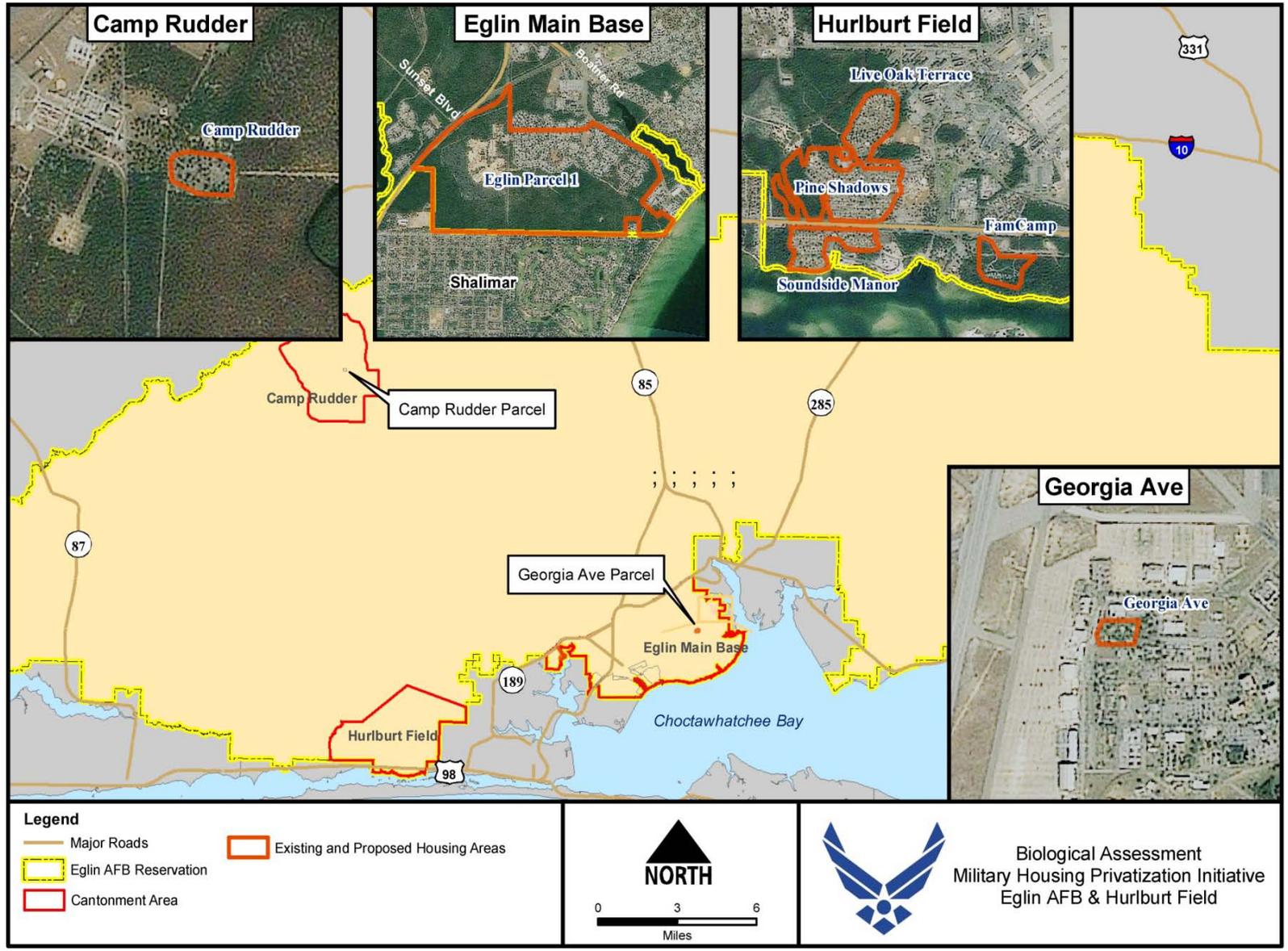


Figure I-1. Overview of Eglin AFB and Hurlburt Field Military Family Housing Areas

Table I-2 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		
Eglin AFB								
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			35
Camp Rudder	10	25	1975	Demolition	25			
Total	1,076	1,033	N/A		1,024	35		
Eglin Main Base Parcel 1		0	N/A				958	
Hurlburt Field								
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			
Total	158	380	N/A		380	0	484	
<i>Overall Totals</i>	<i>N/A</i>	<i>1,413</i>			<i>1,404</i>	<i>0</i>	<i>1,477</i>	
<i>Total End State (current units (1,413) - adaptive reuse (9) - demolition (1,404) + new construction (1,477))</i>							<i>1,477 Units</i>	

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.