

**FINDING OF NO SIGNIFICANT IMPACT
EGLIN AIR FORCE BASE CANTONMENT AREAS
FINAL ENVIRONMENTAL ASSESSMENT
EGLIN AIR FORCE BASE, FLORIDA**

Pursuant to provisions of the National Environmental Policy Act (NEPA) (42 United States Code §§ 4321-4347), the Department of the Air Force (DAF) has prepared the attached Environmental Assessment (EA) to evaluate the potential environmental consequences from the Proposed Action to implement construction and development projects over the next 5 to 7 years in five cantonment areas on Eglin Air Force Base (AFB), Florida. Eglin AFB covers more than 724 square miles of land on the Florida Panhandle within portions of Okaloosa, Santa Rosa, and Walton Counties. The Proposed Action would enable the DAF, Eglin AFB, and Eglin AFB mission partners to provide facilities and infrastructure that meet current DoD criteria and support ongoing and future mission, security, and operational requirements. The attached EA is incorporated by reference in this Proposed Finding of No Significant Impact (FONSI).

Purpose and Need

The purpose of the Proposed Action is to provide facilities and infrastructure at Eglin AFB as identified or recommended in the current Installation Development Plan and District Plans that meet current DoD and DAF criteria and support ongoing and future security, mission, and operational requirements. The Proposed Action is needed to provide and maintain facilities and infrastructure at Eglin AFB that support DAF mission requirements and the quality of life of DoD and civilian personnel hosted by the installation; meet applicable DoD installation master planning criteria consistent with Unified Facilities Criteria 2-100-01, *Installation Master Planning*, Air Force Instruction 32-1015, *Integrated Installation Planning*, and Air Force Policy Directive 32-10, *Installations and Facilities*; and comply with applicable federal, state, and local, laws and regulations, including the Endangered Species Act, National Historic Preservation Act, Clean Water Act, Clean Air Act, Resource Conservation and Recovery Act, and Migratory Bird Treaty Act.

Description of Proposed Action and Alternatives

All proposed projects would be implemented within the existing boundaries of five Eglin AFB cantonment areas: Eglin Main Base (including the Jackson Guard Natural Resources Compound [Jackson Guard]), Camp Rudder, Camp Bull Simons, Duke Field, and Site C-6. As needed, the proposed projects could include, but would not be limited to, the following activities:

- construction and operation of new facilities, structures, and infrastructure;
- renovation of existing facilities, structures, and infrastructure;
- construction of parking areas, pedestrian sidewalks, and other impervious surface;
- reconfiguration of roadways, taxiways, and associated infrastructure;
- demolition of existing facilities, structures, and infrastructure that are redundant to proposed or recently constructed facilities, have reached the end of their service life, or are functionally obsolete; and
- associated site preparation, including vegetation clearing and removal, placement or excavation of soils, soil compaction and grading, and trenching or excavation to install underground utilities or foundational elements.

These activities are grouped into five broad categories to support the programmatic level of analysis presented in the attached EA: total area disturbed, facilities construction (including renovation of existing facilities), parking/impervious surface, roads/infrastructure, and demolition. These categories are also referred to as “levels of development” or “impact thresholds” in the EA and have the same meaning.

Project proponents would include the DAF, 96th Test Wing, or other current or future DAF, DoD, or federal mission partners with responsibility for facilities in the Eglin AFB cantonment areas described above. Generally, proposed construction and development in the cantonment areas would primarily occur within previously developed, disturbed, or otherwise urbanized areas. Development within wetlands, floodplains, extensively vegetated areas, areas providing noteworthy or unique wildlife habitat, or other potentially sensitive environmental areas would be avoided or minimized to the extent feasible. To avoid or minimize potential impacts on environmental resources, including wildlife, habitat, wetlands, floodplains, and historic properties, all proposed projects would be implemented in accordance with applicable requirements of the Eglin AFB *Integrated Natural Resources Management Plan*, *Integrated Cultural Resources Management Plan*, and other approved management plans, policies, and procedures.

As plans for site-specific projects are further refined, all proponents would submit Air Force (AF) Form 813, *Request for Environmental Impact Analysis* to the Eglin AFB Environmental Planning Office (EPO) for review. The EPO would review project information provided in AF Form 813 to evaluate potential project impacts against thresholds evaluated in the EA. Based on these reviews, the EPO would identify any additional review or documentation needed to satisfy NEPA and other applicable environmental compliance requirements. In most instances, it is anticipated that preparation of a Categorical Exclusion would satisfy any such additional requirements, although preparation of a site- or action-specific EA or Environmental Impact Statement could be required for proposed projects that involve activities or potential impacts not addressed in the attached EA.

No modifications of the existing cantonment area boundaries, or of the overall Eglin AFB installation boundary, are proposed. The Proposed Action does not include and would not involve changes or modifications to the number of military or civilian personnel or dependents working and living at Eglin AFB, the number or types of aircraft operating at the base, the number or types of flight operations occurring at Eglin AFB, or the boundaries or uses of overland or offshore airspace managed by Eglin AFB.

Alternatives evaluated in the EA for implementing the Proposed Action are summarized below.

Alternative 1 – Proposed Action Alternative (Preferred Alternative)

Alternative 1 is the DAF’s Preferred Alternative for implementing the Proposed Action. Under Alternative 1, Eglin AFB would evaluate and authorize the levels of development summarized in **Table 1** for proposed construction and development projects in the cantonment areas. These totals represent the anticipated levels of development from projects planned or proposed to occur within the cantonment areas in the next 5 to 7 years. These totals would also provide an additional margin of flexibility (approximately 25 to 30 percent for most levels of development within each cantonment area) relative to Alternative 2 to accommodate unanticipated or unforeseen

construction and development (including potential facility demolitions) that could be determined necessary based on changing mission requirements or other factors.

Table 1 Proposed Levels of Development Under Alternative 1 (Preferred Alternative)

Cantonment Area	Total Area Disturbed (acres)	Facilities Construction (square feet)	Parking / Impervious Surface (acres)	Roads / Infrastructure (acres)	Demolition (square feet)
Eglin Main Base ¹	444.5	994,083	156.8	45.8	212,520
Duke Field	251.1	528,206	97.5	28.8	31,171
Camp Bull Simons	47.1	250,000	5.0	5.0	13,979
Camp Rudder	76.3	158,685	21.3	22.5	8,168
Site C-6	5.0	12,605	1.3	0	630
Total	824	1,943,579	281.9	102.1	266,468

Notes:

¹ Includes proposed levels of development for Jackson Guard.

Once these levels of development are met, proponents would be required to prepare the appropriate level of documentation for each site-specific project to meet NEPA and other applicable environmental compliance requirements until new levels of development are established in a future NEPA document that would programmatically evaluate potential impacts from proposed construction and development projects in the cantonment areas.

Alternative 2 – Reduced Levels of Development

Levels of development for proposed construction and development projects that would be authorized under Alternative 2 are summarized in **Table 2**. Alternative 2 would generally include the same types of proposed construction and development projects described for Alternative 1. Development totals would account for proposed construction and development projects that could be implemented in the cantonment areas in the next 5 to 7 years but would provide a smaller margin of flexibility to accommodate unanticipated or unforeseen construction and development relative to Alternative 1. All other details regarding Alternative 2 would be the same as those described for Alternative 1.

Table 2 Proposed Levels of Development Under Alternative 2

Cantonment Area	Total Area Disturbed (acres)	Facilities Construction (square feet)	Parking / Impervious Surface (acres)	Roads / Infrastructure (acres)	Demolition (square feet)
Eglin Main Base ¹	355.6	795,266	125.4	36.6	170,016
Duke Field	200.9	422,565	78.0	23.0	24,937
Camp Bull Simons	37.7	106,729	4.0	4.0	11,183
Camp Rudder	61.0	126,948	17.0	18.0	6,534
Site C-6	4.0	10,084	1.0	0	504
Total	659.2	1,461,592	225.4	81.6	213,174

Notes:

¹ Includes proposed levels of development for Jackson Guard.

Summary of Findings

The attached EA evaluates potential impacts from the Proposed Action on the following resources: biological resources, water resources, soils, air quality, noise, land use, cultural resources, socioeconomics, safety, utilities, and hazardous materials and waste. Based on the detailed analysis in the EA, the Proposed Action would have no significant environmental impacts on any of these resources. Airspace and transportation were dismissed from analysis in the EA because the Proposed Action would have no potential to affect them.

Most impacts associated with the Proposed Action would result from construction and other land-disturbing activities. These impacts would vary with each project but would be distributed over the 5- to 7-year implementation period of the Proposed Action and would end after construction has been completed. The long-term operation of the proposed projects would not involve the continued disturbance of environmental resources on Eglin AFB, except for periodic maintenance activities, which would be small in scale in the context of the base's 724-square-mile geographic area. Generally, short-term and long-term impacts on environmental resources would be avoided or minimized through reviews of AF Form 813 for each project and adherence to applicable permitting requirements, best management practices, and approved management plans, policies, and procedures as identified by those reviews.

The DAF has determined that the Proposed Action would be consistent with the applicable statutes of the Florida Coastal Management Program. The State's concurrence with the DAF's Federal Consistency Determination was received on October 31, 2025. Federal consistency requirements for site-specific projects would be addressed by the Eglin EPO and project proponents during reviews of AF Form 813, as applicable.

Reasonably Foreseeable Future Actions

When considered with other reasonably foreseeable future actions occurring on and near Eglin AFB, the Proposed Action would have no potential to contribute to cumulatively significant impacts on environmental resources evaluated in the EA.

Mitigation

Potential impacts would be avoided or minimized through adherence to applicable permits, licenses, and other authorizations listed in **Table 2.6-1** of the attached EA. Management actions that would be incorporated into the planning, construction, and operation of each project to prevent or minimize impacts on environmental resources are listed in **Chapter 4** of the EA. Measures to mitigate potential adverse effects on cultural resources from site-specific projects, if determined necessary, would be coordinated by the Eglin AFB Cultural Resources office through consultation with the SHPO, Native American tribes, and other relevant stakeholders. Most projects included in the Proposed Action would occur in previously developed or disturbed areas of the Eglin AFB cantonment areas addressed in the attached EA; however, any projects involving construction or other disturbance in wetlands would comply with avoidance, compensation, and mitigation measures specified in applicable permits issued by U.S. Army Corps of Engineers and Florida Department of Environmental Protection.

Public Involvement

The Draft EA and Proposed FONSI were made available to Native American tribes for a 30-business day review and comment period from June to August 2025 to fulfill government-to-government consultation requirements. The Seminole Nation of Oklahoma responded via email that it had no questions regarding the Draft EA. No other comments were received during the government-to-government consultation period.

The DAF did not initiate Section 7 consultation regarding the Proposed Action due to the programmatic nature of the analysis presented in the EA. However, the USFWS was notified of the preparation of the Draft EA and invited to review the EA upon request. The Final EA and signed FONSI will be provided to the USFWS for its records when available. Eglin AFB would initiate Section 7 consultation with USFWS as applicable for future site-specific projects in the cantonment areas that would have the potential to adversely affect federally listed species.

The Draft EA and Proposed FONSI were available for a 30-day public comment period from September 15 to October 15, 2025. A Notice of Availability inviting the public to review and comment on the Draft EA and Proposed FONSI was published in the *Northwest Florida Daily News*. The Draft EA and Proposed FONSI were available on the Eglin AFB website at <https://www.eglin.af.mil/About-Us/Eglin-Documents/>. No comments on the Draft EA and Proposed FONSI were received during the 30-day public comment period.

Finding of No Significant Impact

After review of the attached EA, which was prepared in accordance with the requirements of NEPA, I have determined that the Proposed Action, including Alternatives 1 and 2, to implement construction and development projects in the Eglin AFB cantonment areas described above, would not have a significant impact on the quality of the human or natural environment. Accordingly, an Environmental Impact Statement will not be prepared. This decision has been made after considering all information submitted, including a review of public and agency comments received during the 30-day public comment period, and considering a full range of reasonable alternatives that meet project requirements and are within the legal authority of the DAF.

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27 Jan 26
DATE