COVER SHEET

Responsible Agency: 325th Fighter Wing (325 FW), Tyndall Air Force Base (AFB), Florida

Proposed Action: Army Air Force Exchange Service (AAFES) Service Station at Tyndall AFB, Bay County, Florida

Points of Contact: Tyndall AFB Environmental: Mr. Jose Cintron, 325 CES/CEANC, 119 Alabama Ave, Tyndall AFB, Florida 32403, (850) 283-4341

Report Designation: Tiered Environmental Assessment and Finding of No Significant Impact (FONSI)

Abstract: AAFES proposes to replace the current Service Station and existing Shoppette/Class VI with a modern exchange facility. Currently, the proposed construction site is occupied by the existing Service Station. The proposed action would consist of demolishing the existing facilities and to construct one building (7,320 square feet) to replace these old and inadequate facilities. The new facility would include a retail store, Class VI and a Blimpies Eatery. The proposed action was assessed and tiered of from the *Final Environmental Assessment (EA) for General Plan-Based Environmental Impact Analysis Process at Tyndall Air Force Base (AFB), Florida (GEIAP EA)* (USAF 2009) using the information contained and generated in the National Environmental Policy Act Management System (NEPAMS) database application to support the analysis.

The intent of the GEIAP was to streamline compliance with the *National Environmental Policy Act* (NEPA) using the concept of tiered environmental analyses as promulgated by the Council on Environmental Quality (CEQ). The GEIAP program approach to NEPA compliance builds on the traditional EIAP by:

- Allowing early incorporation of environmental considerations in formulating operating and planning decisions;
- Reducing the need for preparing repetitive individual environmental documents;
- Allowing for tiering from an "umbrella" EA for supplemental analysis and decision documents on new projects;
- Standardizing the methods of analysis.

The following resources were identified for study in this EA: Airspace Use and Management, Noise, Land Use, Air Quality, Earth Resources, Biological Resources, Cultural Resources, Water Resources, Hazardous Materials and Wastes, Safety, Infrastructure and Utilities, Socioeconomic Resources, and Environmental Justice.

In accordance with 32 CFR 989, AETC Supplement, dated 6 June 2007, the installation Environmental Safety and Occupational Health Council (ESOHC) chairperson signs the FONSI.

Report Documentation Page

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1. REPORT DATE **20 APR 2010**	2. REPORT TYPE	3. DATES COVERED **00-00-2010 to 00-00-2010**
4. TITLE AND SUBTITLE **Final Tiered Environmental Assessment Army Air Force Exchange Service Service Station Tyndall Air Force Base, Florida**		5a. CONTRACT NUMBER 5b. GRANT NUMBER 5c. PROGRAM ELEMENT NUMBER
6. AUTHOR(S)		5d. PROJECT NUMBER 5e. TASK NUMBER 5f. WORK UNIT NUMBER
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) **326 Civil Engineer Squadron (325 CES/CEAN),119 Alabama Avenue,Tyndall AFB,FL,32403**		8. PERFORMING ORGANIZATION REPORT NUMBER
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)		10. SPONSOR/MONITOR'S ACRONYM(S) 11. SPONSOR/MONITOR'S REPORT NUMBER(S)

12. DISTRIBUTION/AVAILABILITY STATEMENT
Approved for public release; distribution unlimited

13. SUPPLEMENTARY NOTES

14. ABSTRACT

AAFES proposes to replace the current Service Station and existing Shoppette/Ciass VI with a modern exchange faci lity. Currently, the proposed construction site is occupied hy the existing Service Station. The proposed action would consist of demolishing the existing fac il ities and to construct one building (7,320 square feet) to replace these old and inadequate fac iliti es. The new fac ili ty would include a retail store, Class VI and a Bl impics Eatery. The proposed action was assessed and tiered of from the Final Environmental Assessment (EA) for General Plan-Based Environmental Impact Ana ~vsis Process at Tyndall Air Force Rase (AFB). Florida (Gf:IAP F:A) (USAF 2009) using the information contained and generated in the National Environmental Policy Act Management System (NEPAMS) database appl ication to support the analysis. The in tent of the GEIAP Yvas to stream line compliance with the National Environmental Polic:' Act (NEPA) us ing the concept of tiered environmental analyses as promulgated by the Counc il on Environmental Quality (CEQ). The GEIAP program approach to NEPA compliance bui lds on the traditional EIJP by ? Allowing early incorpo rat ion of environmental considerations in formulating operating and planning decisions ? Reduc ing the need for preparing repet itive individual environmental documents ? Al lowing for tie ring fi?om an "umbre lla" EA fo r supplemental analysis and decision documents on new projects ? Standardizing the methods of analysis. The fo lloving resources were identified for study in this EA: Airspace Usc and Management Noise, Land Use, Air Quality, Earth Resources, Biological Resources, Cultural Resources, Water Resources, Hazardous Materials and Wastes, Safety, Infrastructure and Util ities, Socioeconomic Resources, and Environmental Justice. In accordance with 32 CFR 989, AETC Supplement, dated 6 June 2007, the installation Environmental Safety and Occupational Health Council (ESOHC) chairperson s igns the FO SI.

15. SUBJECT TERMS

16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT	18. NUMBER OF PAGES	19a. NAME OF RESPONSIBLE PERSON
a. REPORT **unclassified**	b. ABSTRACT **unclassified**	c. THIS PAGE **unclassified**	**Same as Report (SAR)**	**38**	

Standard Form 298 (Rev. 8-98)
Prescribed by ANSI Std Z39-18

FINAL TIERED ENVIRONMENTAL ASSESSMENT

ARMY AIR FORCE EXCHANGE SERVICE
SERVICE STATION
TYNDALL AIR FORCE BASE, FLORIDA

Department of the Air Force
Air Education and Training Command
325th Fighter Wing
Tyndall Air Force Base, Florida

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FINAL TIERED ENVIRONMENTAL ASSESSMENT
ARMY AIR FORCE EXCHANGE SERVICE
SERVICE STATION
TYNDALL AIR FORCE BASE, FLORIDA

1.0 Purpose of and Need for Action

The purpose of this proposed action is to replace two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility that would include a retail store, class six, six multi product dispenser, and a Blimpies. The Service Station (building 968) was constructed in 1948. The existing Shoppette/class six store, located in (building 1506), was constructed in 1944. This project site location provides excellent access and visibility to on base retail traffic. Failure to construct this project will impact unfavorably on the ability of the Army Air Force Exchange Service (AAFES) to provide adequate service to active and retired military personnel and their dependents, contributing to low morale. Failure will also reduce potential supplemental funds for the Morale, Welfare, and Recreation (MWR) Programs.

2.0 Description of Proposed Action and Alternatives

The proposed action would be to construct and operate an approximately 7,320 square foot Shoppette/Gas Station at Tyndall AFB, Florida. This project is located just inside the Main Gate on Illinois Avenue (Figure 2). The Shoppette will include a retail store, class six, and a Blimpies.

The proposed project would consist of one building, a canopied gas dispensing island and paved areas. The project would be located on an approximately 3.7 acre site. Currently, the site is occupied by the existing Service Station. The building will consist of concrete footings, slab/foundation with steel or concrete framing and roof to meet base standards. Exterior of the facility would match existing base construction. Proposed action would include interior walls, finishes, lighting and complete mechanical, electrical and life/safety systems. The facility would use existing utility services and communications systems. The existing Service Station building will be demolished by the installation as part of the phased construction project. The gasoline station would have six dispensers capable of dispensing each grade of fuel from either side of the dispenser. Figure 3 provides a site layout of the proposed facility.

The Service Station would utilize two underground storage tanks for storage of two grades of unleaded fuel. Tank sizes would be 20,000 Regular Unleaded and 15,000 Premium Unleaded with mod-grade blending. These tanks will replace existing tanks and will be installed under a separate project. The design includes double-wall fiberglass tanks with interstitial monitoring, double-wall piping with secondary containment piping, automatic tank gaging, release detection system, automatic shut-off control, and observation wells.

Table 2-1 Summary of Environmental Impacts

Resource	Proposed Action Construction and operation of Shoppette/Gas Station
Airspace Use and Management	No change to sortie counts or flight operations; therefore, no impacts to airspace use and management.
Noise	Increased noise from construction and demolition activities may temporarily cause short-term, localized speech interference or annoyance near construction zones. Noise-sensitive receptors would be exposed to construction noise intermittently, and only for the duration of the project.
Land Use	No impacts to land use from flight operations or construction and demolition activities.
Air Quality	No change to stationary source emissions. Combustion of fuel by construction equipment would cause a short-term increase in criteria pollutants. Fugitive dust would be created by construction equipment but would be short-term.
Earth Resources	There would be short-term soil disturbance as a result of proposed construction and demolition activities. The soil in the vicinity of the proposed construction project has been altered over time and the project area has been permanently disturbed by existing facilities and paved roads.
Biological Resources	The majority of the listed animal and plant species found on Tyndall AFB are not located in the area of the proposed construction or demolition activities.
Cultural Resources	Proposed demolition and construction within the cantonment area would have no effect on archaeological properties. Building 968 (Cold War-era resource) would be evaluated for NRHP eligibility and SHPO concurrence would be required.
Water Resources	Short-term increase in sediment loading of surface water. No impacts to floodplains. Stormwater permit would be required.
Hazardous Materials and Wastes	No negative short- or long-term impacts to hazardous waste. Proposed construction and demolition activities are near an active Environmental Restoration Site. However, the nature of the site contamination does not preclude the type of construction activity proposed. No impacts to active Environmental Restoration Program or Military Munitions Response Program sites.
Safety	Short-term increase in potential for accidents due to change in traffic and use of construction equipment.
Infrastructure and Utilities	Short-term increase in potable water from dust suppression activities during demolition and construction. Short-term increase in solid waste generation from construction and demolition activities. No impact to drainage system capacity. Short-term increase in traffic counts during construction and demolition activities. Potential impacts to road conditions from continued heavy equipment traffic.
Socioeconomic Resources	No change to population, housing or local school enrollment. Temporary increase in local expenditures due to construction and demolition activities.
Environmental Justice	There are no minority or low-income populations present at Tyndall AFB or any United States Air Force installation. Because there are no such populations present on the installation, there is not an environmental justice community present that would be affected by the Proposed Action.

Figure 2-1 Location of Tyndall AFB

Figure 1-1
Site Location Map
Tyndall Air Force Base, Florida

Figure 2-2 Project Location

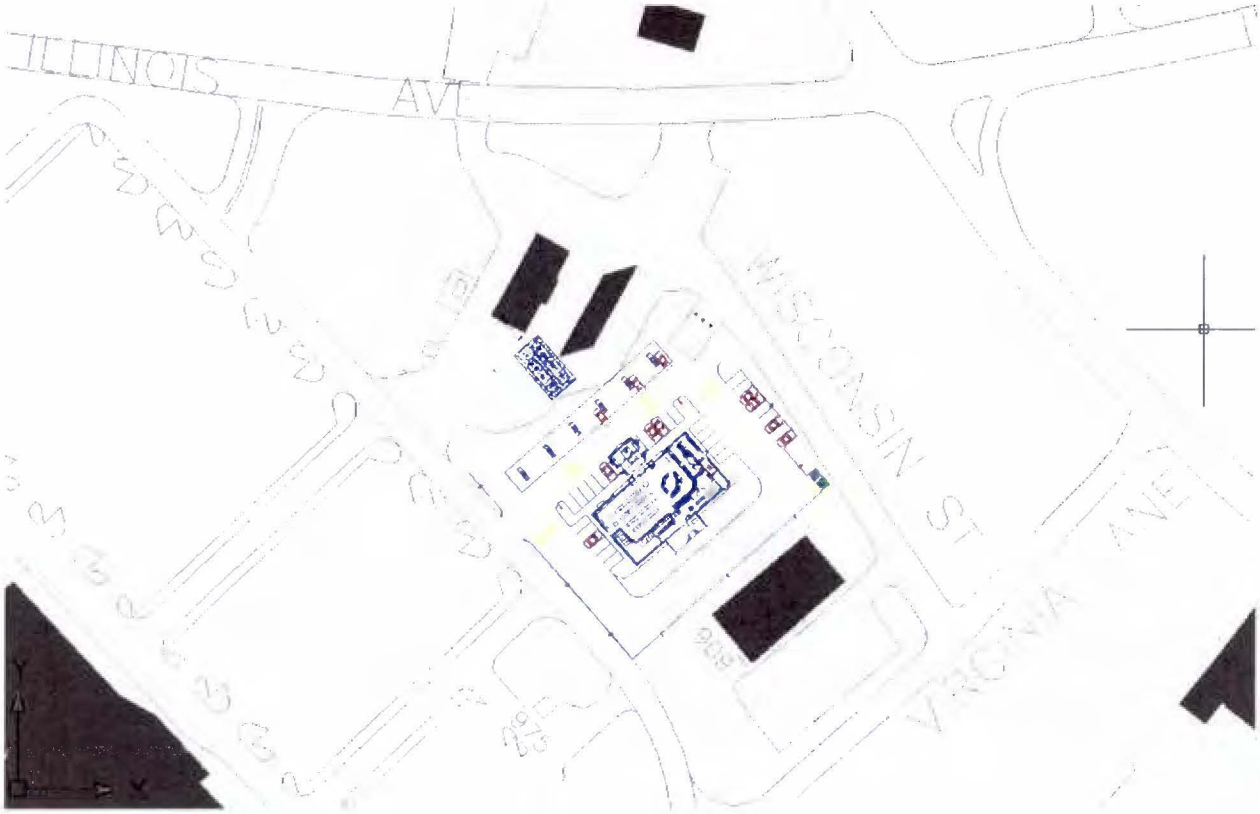
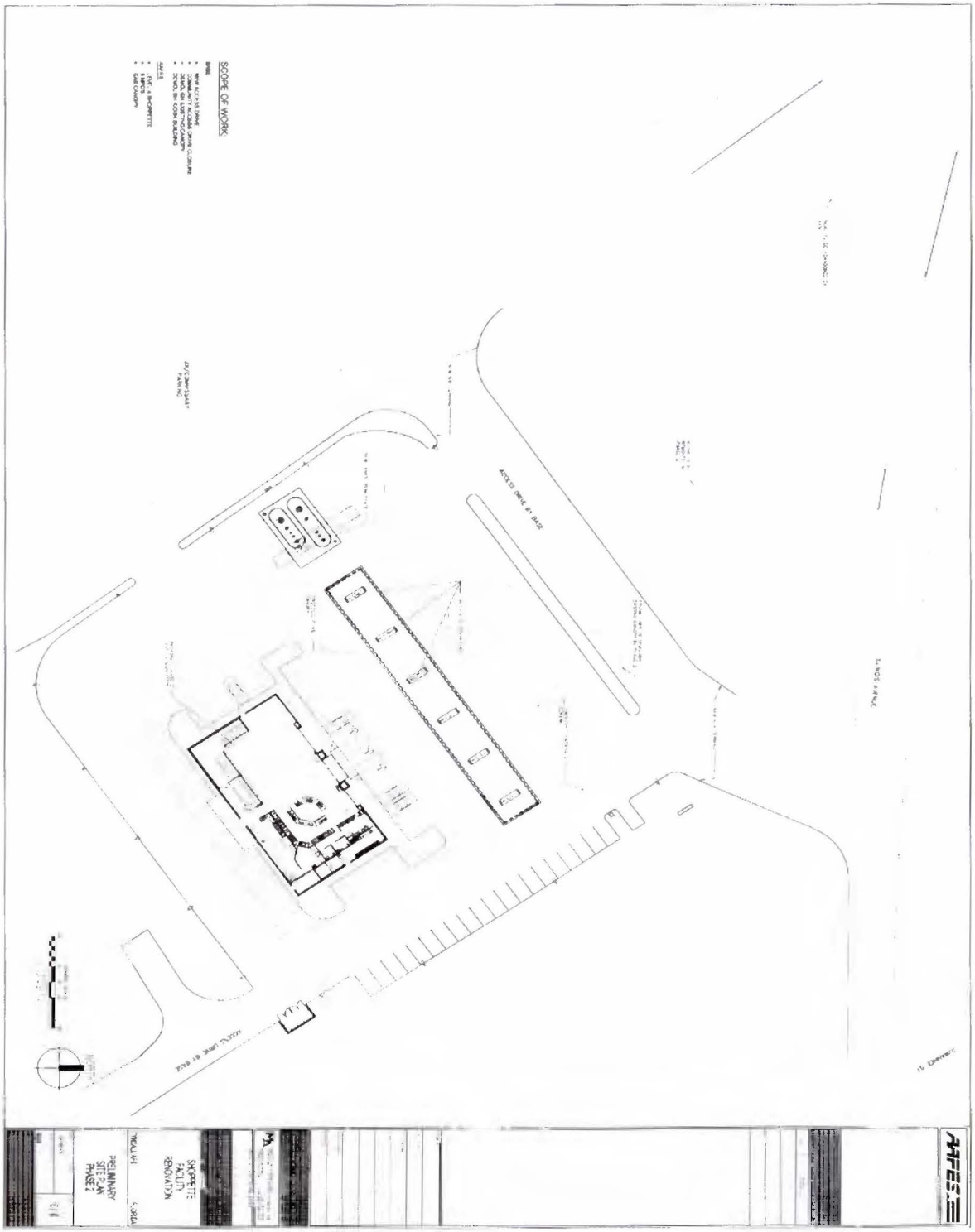


Figure 2-3 Site Layout of the Proposed Facility



3.0 Description of the Affected Environment

The affected environment at Tyndall Air Force Base (AFB) is described in the *General Plan-Based Environmental Impact Analysis Process (GEIAP) Environmental Assessment (EA)* dated September 2009, which is hereby incorporated by reference (United States Air Force [USAF] 2009).

4.0 Environmental Consequences

The impacts associated with the environmental issues of airspace use and management, noise, land use, air quality, earth resources, biological resources, cultural resources, water resources, hazardous substances, safety, utilities and infrastructure, socioeconomic resources, and environmental justice and environmental health and safety of children have been analyzed and are included in Appendix B. The report in Appendix B documents that the impacts associated with the Proposed Action combined with that of other projects since the completion of the *GEIAP EA* are less than the impacts projected for the alternative action (potential development alternative) and are documented in the EA (USAF 2009). The impacts for the alternative action have been determined to be non-significant.

5.0 Summary of Environmental Impacts

5.1 Airspace use and management

The Proposed Action would not affect airspace use and management.

5.2 Noise

The Proposed Action would not be expected to impact current noise levels.

5.3 Land Use

Implementation of the Proposed Action would not change or require changes in land use.

5.4 Air Quality

The Proposed Action would not be expected to impact current air emission levels at Tyndall AFB.

5.5 Earth Resources

Implementation of best management practices during construction through contractual requirements would minimize erosion; therefore, there would be no adverse impacts to earth resources.

5.6 Biological Resources

The Proposed Action would not affect biological resources. The Proposed Action would occur on an area not considered as environmentally sensitive, such as barrier islands, wetlands and areas of suitable habitat, or known locations of threatened and endangered species. Dredge or fill of wetlands would not be required.

5.7 Cultural Resources

The Proposed Action would occur within the existing cantonment area and would have a low probability of effect on undisturbed archaeological resources. Any resources that may be present have probably been disturbed or destroyed and have little or no potential eligibility. New construction within the existing cantonment area would have no effect on NRHP-eligible historic properties, and no NRHP-eligible districts are present at Tyndall AFB. The Proposed Action would involve demolition of Building 968, which is considered a Cold War-era building (*General Plan-Based Environmental Impact Analysis Process (GEIAP) Environmental Assessment (EA)* dated September 2009). SHPO concurrence with the eligibility recommendations would be required prior to the demolition of this facility.

5.8 Water Resources

Since the effects of the Proposed Action would be less than those identified in the GEIAP EA, there would be no adverse impacts to surface water. Based on the amount of impervious area that would be created, the proposed project would require a storm water permit from NWFWMD during the permitting phase of the project.

5.9 Hazardous Materials and Wastes

Since the effects of the Proposed Action would be less than those identified in the GEIAP EA under the alternative action, there would be no adverse impacts on hazardous materials usage and hazardous waste generation.

5.10 Safety

The Proposed action would not be expected to impact or be impacted by safety.

5.11 Utilities and Infrastructure

Since the effects of the Proposed Action would be less than those identified in the GEIAP EA, there would be no adverse impacts to utilities and infrastructure.

5.12 Socioeconomic Resources

The Proposed Action would not be expected to impact socioeconomic resources.

5.13 Environmental Justice and Environmental Health and Safety of Children

The Proposed action would not be expected to impact children, minority, or low-income populations.

6.0 References

USAF. 2009. *Environmental Assessment, General Plan-Based Environmental Impact Analysis Process at Tyndall Air Force Base, Florida.* 325th Fighter Wing, Tyndall AFB, Florida, and Air Education and Training Command, Randolph AFB, Texas. September.

Prepared by:

Cintron, Jose (325 CES/CEAN)

7.0 Finding of No Significant Impact

Based on my review of the facts and analysis contained in this EA, I conclude that implementation of the Proposed Action will not have a significant impact either by itself or considering cumulative impacts. Accordingly, the requirements of the National Environmental Policy Act, regulations promulgated by the Council on Environmental Quality, and Air Force Instruction 32-7061 have been fulfilled, and an Environmental Impact Statement is not required and will not be prepared for this Proposed Action and its alternatives.

20 APR 10

BRADLEY K. MCCOY, Colonel, USAF
Vice Commander, 325th Fighter Wing

Date

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Appendix A

Air Force Form 813

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS	Report Control Symbol RCS:

INSTRUCTIONS: *Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).*

SECTION I - PROPONENT INFORMATION

1. TO *(Environmental Planning Function)*	2. FROM *(Proponent organization and functional address symbol)*	2a. TELEPHONE NO.
325 CES/CEAN	AAFES	

3. TITLE OF PROPOSED ACTION
Construct new Shoppette/Class Six with Food and Gas Dispensing PN # 0941-09-000003

4. PURPOSE AND NEED FOR ACTION *(Identify decision to be made and need date)*
See continuation sheet

5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES *(DOPAA) (Provide sufficient details for evaluation of the total action.)*
See continuation sheet

6. PROPONENT APPROVAL *(Name and Grade)*	6a. SIGNATURE	6b. DATE
	Lorraine Galer	3 Nov 09

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY. *(Check appropriate box and describe potential environmental effects including cumulative effects.) (+ = positive effect; 0 = no effect; − = adverse effect; U= unknown effect)*	+	0	−	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE *(Noise, accident potential, encroachment, etc.)*	☐	☑	☐	☐
8. AIR QUALITY *(Emissions, attainment status, state implementation plan, etc.)*	☐	☑	☐	☐
9. WATER RESOURCES *(Quality, quantity, source, etc.)*	☐	☑	☐	☐
10. SAFETY AND OCCUPATIONAL HEALTH *(Asbestos/radiation/chemical exposure, explosives safety quantity-distance, bird/wildlife aircraft hazard, etc.)*	☐	☑	☐	☐
11. HAZARDOUS MATERIALS/WASTE *(Use/storage/generation, solid waste, etc.)*	☐	☑	☐	☐
12. BIOLOGICAL RESOURCES *(Wetlands/floodplains, threatened or endangered species, etc.)*	☐	☑	☐	☐
13. CULTURAL RESOURCES *(Native American burial sites, archaeological, historical, etc.)*	☐	☐	☐	☑
14. GEOLOGY AND SOILS *(Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)*	☐	☐	☐	☑
15. SOCIOECONOMIC *(Employment/population projections, school and local fiscal impacts, etc.)*	☐	☑	☐	☐
16. OTHER *(Potential impacts not addressed above.)*	☐	☑	☐	☐

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. ☐ PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) #_____ ; OR
☑ PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS
See attached

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION *(Name and Grade)*	19a. SIGNATURE	19b. DATE
Steve McLellan YF02	Steve McLellan	11/30/09

4.0 Purpose and Need for Action

The purpose of this proposed action is to replace two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility that would include a retail store, class six, six multi product dispenser, and a Blimpies. The project replaces two aged and obsolete facilities. The Service Station (building 968) was constructed in 1948 and does not meet standards. The existing Shoppette/class six store, located in (bilding 1506), was constructed in 1944. The existing Service Station building will be demolished by the installation as part of the phased construction.

5.0 Description of the Proposed Action and Alternatives (DOPAA)

Proposed Action:

The proposed action would be to construct and operate an approximately 7,320 square foot Shoppette/Gas Station at Tyndall AFB, Florida. This project is located just inside the Main Gate on Illinois Avenue. The Shoppette will include a retail store, class six, and a Blimpies.

The proposed project would consist of one building, a canopied gas dispensing island and paved areas. The project would be located on an approximately 3.7 acre site. Currently, the site is occupied by service station. The building will consist of Concrete footings, slab/foundation with steel or concrete framing and roof to meet base standards.

No Action:

The No Action Alternative will be maintaining the "status quo". Facility will not be constructed.

Due to nature of the project there were no other available alternatives which were deemed reasonable.

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Appendix B

Quantitative Impacts

Quantitative Impacts Associated with the Construction of Shoppette/Gas Station

Tyndall Air Force Base

Impacts of Proposed and Cumulative Actions by Project

Project Number: [illegible]

Project Name: Army Air Force Exchange Service - Service Station

Status: APPROVED

			Baseline Column 1	Col 1 + Implemented Projects * Column 2	Col 2 + Approved Projects * Column 3	Col 3 + Pending Projects * Column 4	Col 4 + Current Project Column 5	Maximum Assessed Capacity Column 6
AIRCRAFT OPERATIONS:								
Annual Aircraft Sorties	C-172		2,808	2,808	2,808	2,808	2,808	4,493
	C-210		52	52	52	52	52	83
	F-15		9,714	9,714	9,714	9,714	9,714	50,202
	F-22		5,730	5,730	5,730	5,730	5,730	25,382
	MU-2		2,080	2,080	2,080	2,080	2,080	3,328
	F-15A		107	107	107	107	107	171
	F-15E		223	223	223	223	223	333
	F-16A		109	109	109	109	109	171
	F-16C		838	838	838	838	838	1,303
	F-22		182	182	182	182	182	291
	GR-1		30	30	30	30	30	40
	E-9		246	246	246	246	246	393
	QF-4		29	29	29	29	29	2,104
AIR QUALITY:	Carbon Monoxide (CO)	tpy	1,653.00	1653.00	1682.68	1682.68	1682.79	1,698.00
Construction Emissions	Volatile Organic Compounds (VOC)	tpy	343.00	343.00	651.70	651.70	652.82	811.00
	Nitrogen Oxide (NOx)	tpy	581.00	581.00	620.58	620.58	620.72	641.00
	Sulfur Oxide (SOx)	tpy	15.00	15.00	19.62	19.62	19.63	22.00
	Particulate Matter (PM)	tpy	84.00	84.00	262.09	262.09	262.74	354.00
WATER RESOURCES:								

Note: * Does not include current project

Impervious Cover	Acres	908	908	968	968	969	1,891
INFRASTRUCTURE AND UTILITIES CONSUMPTION:							
Water	MGY	354	354	374	374	374	777
Wastewater	gpd	583,562	583,562	614,269	614,269	614,269	1,230,000
Electrical	MWh/d	346	346	366	366	366	760
Natural Gas	kcf/d	267	267	283	283	283	608
Municipal Solid Waste	tpy	1,919	1,919	2,028	2,028	2,028	4,209
SOCIOECONOMIC RESOURCES:							
Military and Civilian Population		5,342	5,342	5,842	5,842	5,842	10,526
Dependent Population		5,283	5,283	5,825	5,825	5,825	11,416
FACILITY PROJECT IMPLEMENTATION :							
Construction	SF	0	0	1,245,624	1,245,624	1,252,944	2,286,179
Demolition	SF	0	0	770,744	770,744	770,744	770,744
PROJECT SOLID WASTE GENERATION:							
Construction and Demolition Wastes	Tons	0	0	42,526	42,526	42,681	64,472

Quantitative Impacts Associated with the Demolition of Existing Gas Station

Tyndall Air Force Base — AMERICA'S AIR FORCE

Impacts of Proposed and Cumulative Actions by Project

Project Number:

Project Name: Army and Air Force Exchange Service - Service Station

Status: PENDING

		Baseline	Col 1 + Implemented Projects *	Col 2 + Approved Projects *	Col 3 + Pending Projects *	Col 4 + Current Project	Maximum Assessed Capacity
		Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
AIRCRAFT OPERATIONS:							
Annual Aircraft Sorties	C-172	2,808	2,808	2,808	2,808	2,808	4,493
	C-210	52	52	52	52	52	83
	F-15	9,714	9,714	9,714	9,714	9,714	50,202
	F-22	5,730	5,730	5,730	5,730	5,730	25,382
	MU-2	2,080	2,080	2,080	2,080	2,080	3,328
	F-15A	107	107	107	107	107	171
	F-15E	223	223	223	223	223	333
	F-16A	109	109	109	109	109	171
	F-16C	838	838	838	838	838	1,303
	F-22	182	182	182	182	182	291
	GR-1	30	30	30	30	30	40
	E-9	246	246	246	246	246	393
	QF-4	29	29	29	29	29	2,104
AIR QUALITY: Construction Emissions	Carbon Monoxide (CO) tpy	1,653.00	1653.00	1632.65	1632.76	1662.79	1,698.00
	Volatile Organic Compounds (VOC) tpy	343.00	343.00	651.36	652.48	652.82	811.00
	Nitrogen Oxide (NOx) tpy	581.00	581.00	620.53	620.68	620.72	641.00
	Sulfur Oxide (SOx) tpy	15.00	15.00	19.61	19.63	19.63	22.00
	Particulate Matter (PM) tpy	84.00	84.00	261.90	262.54	262.74	354.00
WATER RESOURCES:							

Impervious Cover	Acres	908	908	968	969	969	1,891
INFRASTRUCTURE AND UTILITIES CONSUMPTION:							
Water	MGY	354	354	374	374	374	777
Wastewater	gpd	583,562	583,562	614,269	614,269	614,269	1,230,000
Electrical	MWh/d	346	346	366	366	366	760
Natural Gas	kcf/d	267	267	283	283	283	608
Municipal Solid Waste	tpy	1,919	1,919	2,028	2,028	2,028	4,209
SOCIOECONOMIC RESOURCES:							
Military and Civilian Population		5,342	5,342	5,842	5,842	5,842	10,526
Dependent Population		5,283	5,283	5,825	5,825	5,825	11,416
FACILITY PROJECT IMPLEMENTATION :							
Construction	SF	0	0	1,245,624	1,252,944	1,252,944	2,286,179
Demolition	SF	0	0	768,530	768,530	770,744	770,744
PROJECT SOLID WASTE GENERATION:							
Construction and Demolition Wastes	Tons	0	0	42,479	42,634	42,681	64,472

Aircraft Sorties:

Aircraft Sorties identifies the number of takeoffs and landings per year associated with each type of aircraft. All of these are a direct result of project input and no calculations are required.

Air Quality:

The air quality set of equations takes the amount of facility operations associated with a project and divides it by the sum of the construction and demolition square footages of all potential development alternative (PDA) projects, multiplied by the headspace between the baseline and maximum amount of emissions. This number is then added to the baseline emissions. An example equation is provided for CO.

CO (tpy) = Baseline CO emissions + ([Total Facility Operations in Project/Maximum Facility Operations] X CO headspace)

Impervious Cover:

The impervious cover calculations are a direct result of project input. A sample equation is provided below.

Impervious Cover = Baseline Impervious Cover + Acres of Impervious Cover resultant from project

Infrastructure and Utilities Consumption:

The set of equations used for infrastructure and utilities estimates water, electrical, and natural gas consumption, as well as wastewater and municipal solid waste generation, based upon the number of military and civilian population associated with a project, divided by the maximum military and civilian population, multiplied by the available headspace between baseline and maximum for that utility. Examples of each are provided below.

Water Consumption (million gallons per year) = Baseline Water Consumption + (Military and Civilian Population In Project/Military and Civilian Maximum) X Water Headspace

Wastewater generation(gallons per day) = Baseline Wastewater Consumption + (Military and Civilian Population In Project/Military and Civilian Maximum) X Wastewater Headspace

Electrical Consumption (megawatt-hours per day) = Baseline Electrical Consumption + (Military and Civilian Population In Project/Military and Civilian Maximum) X Electrical Headspace

Natural Gas Consumption (thousand cubic feet per day) = Baseline Natural Gas Consumption + (Military and Civilian Population In Project/Military and Civilian Maximum) X Natural Gas Headspace

Municipal Solid Waste Generation (tons per year) = Baseline Municipal Solid Waste Generation + (Military and Civilian Population In Project/Military and Civilian Maximum) X Municipal Solid Waste Headspace

Socioeconomic Resources:

Socioeconomic Resources calculations include military and civilian populations, as well as dependent populations. Both calculations are a direct result of project input. Sample calculations are shown below.

Military and Civilian Population (persons) = Baseline Military and Civilian Population + Number of Military and Civilian Population Associated with Project

Dependent Population (persons) = Baseline Military and Civilian Population + Number of Dependents Associated with Project

Facility Project Implementation:

Facility Project Implementation identifies the amount of construction and demolition associated with a project. All of these are a direct result of project input and no calculations are required. Baseline values for this section are all set at zero.

Project Solid Waste Generation:

Project Solid Waste Generation calculated the amount of Construction and Demolition (C&D) Waste in tons that are generated as a result of a project. Baseline values for this section are set at zero. C&D Waste is calculated by taking facility operations associated with a project and dividing it by the sum of the construction and demolition square footages of all potential development alternative (PDA) projects, multiplied by the headspace between the baseline and maximum amount of C&D Waste. A sample calculation is shown below.

Project Solid Waste Generation (tons) = Baseline Project Solid Waste Generation + ((Total Facility Operations in Project/Maximum Facility Operations) X Project Solid Waste Generation headspace)

Appendix C

Interagency and Public Coordination

Florida Freedom Newspapers, Inc.

PUBLISHERS OF THE NEWS HERALD
Panama City, Bay County, Florida
Published Daily

State of Florida
County of Bay

Before the undersigned authority appeared JoAnn Greenlee, who on oath says that she is Legal Advertising Representative of The News Herald, a daily newspaper published at Panama City, in Bay County, Florida; that the attached copy of advertisement, being a Legal Advertisement # 5199 in the matter of Public Notice - TAFB/Service Station Exchange in the Bay County Court, was published in said newspaper in the issue of December 20, 2009.

Affiant further says that The News Herald is a direct successor of the Panama City News and that this publication, together with its direct predecessor, has been continuously published in said Bay County, Florida, each day (except that the predecessor, Panama City News, was not published on Sundays), and that this publication together with its said predecessor, has been entered as periodicals matter at the post office in Panama City, in said Bay County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

JoAnn Greenlee

State of Florida
County of Bay
Sworn and subscribed before me this 22nd day of December, A.D., 2009, by JoAnn Greenlee, Legal Advertising Representative of The News Herald, who is personally known to me or has produced N/A as identification.

MARIE L. FORREST
Commission DD 687091
Expires May 5, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Marie L. Forrest

Notary Public, State of Florida at Large

5199
PUBLIC NOTICE

REVIEW OF TIERED ENVIRONMENTAL ASSESSMENT

For
ARMY AIR FORCE EXCHANGE SERVICE SERVICE STATION

The 325th Fighter Wing, Tyndall Air Force Base (AFB), has prepared a draft Finding of No Significant Impact (FONSI) and supporting draft Tiered Environmental Assessment (EA) for the replacement of two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility that would include a retail store, class six, six multi product dispenser, and a Blimpies. The draft FONSI and Tiered EA have been prepared in accordance with the National Environmental Policy Act of 1968. Copies of the draft FONSI and Tiered EA are available for review beginning December 21, 2009 at the Bay County Public Library, 898 West 11th Street, Panama City, Florida 32401, and at the Tyndall AFB Library, Building 916, 640 Suwannee Road, Tyndall AFB, FL, 32403, (850) 283-4287. The comment period will be 30 days and will end on January 19, 2010. Comments should be provided in writing to Mr. Jose Cintron, 325 CES/CEANC, 119 Alabama Avenue, Tyndall AFB, FL, 32403, (850) 283-4341.

PRIVACY ADVISORY NOTICE
Public comments on this draft final EA are requested pursuant to NEPA, 42 United States Code 4321, et seq., and Presidential Executive Orders 11988 and 11990. All written comments received during the comment period will be made available to the public and considered during the final EA preparation. Providing private address information with your comment is voluntary and such personal information will be kept confidential unless release is required by law. However, address information will be used to compile the project mailing list and failure to provide it will result in your name not being included on the mailing list.
December 20, 2009

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

Mr. Joseph V. Mclernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB, FL 32403-5014

Lauren Milligan
Florida State Clearinghouse
Florida Department of Environmental Protection
3900 Commonwealth Boulevard
Mail Station 47
Tallahassee, Florida 32399-3000

Dear Ms. Milligan,

The draft Tiered Environmental Assessment (EA) and draft Finding of No Significant Impact (FONSI) for the proposed replacement of two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility at Tyndall Air Force Base, Florida are attached for your review and comment. The draft Tiered EA was prepared in accordance with the National Environmental Policy Act of 1969, as amended. Your comments are requested in accordance with Executive Order 12372, Intergovernmental Review of Federal Programs.

Comments should be submitted to Mr. Jose J. Cintron, 325 CES/CEANC, 119 Alabama Ave., Tyndall AFB, FL, 32403; email: jose.cintron@tyndall.af.mil.; telephone: (850) 283-4341.

Sincerely,

Joseph V. Mclernan
Chief, Asset Management Flight

Attachments:
1. Draft Tiered EA and FONSI

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

Mr. Joseph V. Mclernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB, FL 32403-5014

Mr. Ted Martin
US Fish and Wildlife Service
1601 Balboa Avenue
Panama City, FL 32405

Dear Mr. Martin,

The draft Tiered Environmental Assessment (EA) and draft Finding of No Significant Impact (FONSI) for the proposed replacement of two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility at Tyndall Air Force Base, Florida are attached for your review and comment. The draft Tiered EA was prepared in accordance with the National Environmental Policy Act of 1969, as amended. Your comments are requested in accordance with Executive Order 12372, Intergovernmental Review of Federal Programs.

Comments should be submitted within 30 days after receipt of this letter to Mr. Jose J. Cintron, 325 CES/CEANC, 119 Alabama Ave., Tyndall AFB, FL, 32403; email: jose.cintron@tyndall.af.mil.; telephone: (850) 283-4341.

Sincerely,

Joseph V. Mclernan
Chief, Asset Management Flight

Attachments:
1. Draft EA and FONSI

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

Mr. Joseph V. Mclernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB, FL 32403-5014

Adele Head
Bay County Public Library
25 West Government Street
Panama City, Florida 32401

SUBJECT: Public Review of 325th Fighter Wing Draft Tiered Environmental Assessment and Finding of No Significant Impact

Please find enclosed the Draft Tiered Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the replacement of two aged and obsolete facilities (current service station and existing shoppette/class six) with a modern exchange facility. The 325th Fighter Wing, Tyndall AFB requests that the Draft EA and FONSI be kept in your library and made available for review to any interested party upon request during its 30-day public review period from December 21, 2009 – January 19, 2010. At the end of the review period, we will pick up the documents.

Please direct any questions regarding this request to Mr. Jose J. Cintron at (850) 283-4341.
Thank you very much for your assistance.

Joseph V. Mclernan
Chief, Asset Management Flight

Attachment:
325th Fighter Wing Draft Tiered EA and FONSI

Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

February 9, 2010

Mr. José J. Cintron
Department of the Air Force
325 CES/CEANC
119 Alabama Avenue
Tyndall AFB, FL 32403-5014

RE: Department of the Air Force – Draft Tiered Environmental Assessment for Army/Air Force Exchange Service Station at Tyndall Air Force Base – Bay County, Florida.
SAI # FL200912235073C

Dear Mr. Cintron:

The Florida State Clearinghouse has coordinated a review of the Draft Tiered Environmental Assessment (EA) under the following authorities: Presidential Executive Order 12372; Section 403.061(40), *Florida Statutes*; the Coastal Zone Management Act, 16 U.S.C. §§ 1451-1464, as amended; and the National Environmental Policy Act, 42 U.S.C. §§ 4321-4347, as amended.

The Florida Department of Environmental Protection's (DEP) Division of Waste Management requests that project managers ensure activities planned during the project construction or demolition phases not interfere with the investigative or cleanup activities at this site. Existing groundwater monitoring wells should be protected, contaminated soil and groundwater must be handled appropriately, and further containment of contaminated media may be required. The DEP's Air Resource Management Program advises that a thorough asbestos inspection should be performed to determine the presence of asbestos in buildings scheduled to be demolished. If asbestos is present, it may or may not need to be removed prior to demolition. Certain notification, emission control, handling and disposal requirements may also apply. In addition, the DEP Northwest District Branch Office in Panama City confirms that a stormwater management system and stormwater environmental resource permit will be required for the proposed construction activities under Chapter 62-346, *Florida Administrative Code*. Please refer to the enclosed DEP memorandum for further details and staff contact information.

Based on the information contained in the Draft Tiered EA and comments provided by our reviewing agencies, the state has determined that, at this stage, the proposed federal

activities are consistent with the Florida Coastal Management Program (FCMP). To ensure the project's continued consistency with the FCMP, the concerns identified by DEP staff 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.

Thank you for the opportunity to review the proposed project. Should you have any questions regarding this letter, please contact Ms. Lauren P. Milligan at (850) 245-2170.

Yours sincerely,

Sally B. Mann

Sally B. Mann, Director
Office of Intergovernmental Programs

SBM/lm
Enclosures

cc: Linda Frohock, DEP, Division of Waste Management
Darryl Boudreau, DEP, Northwest District Office
Sally Cooey, DEP, Panama City Branch Office

Florida

Department of Environmental Protection

"More Protection, Less Process"

Project Information

Project:	FL200912235073C
Comments Due:	02/01/2010
Letter Due:	02/21/2010
Description:	DEPARTMENT OF THE AIR FORCE - DRAFT TIERED ENVIRONMENTAL ASSESSMENT FOR ARMY/AIR FORCE EXCHANGE SERVICE STATION AT TYNDALL AIR FORCE BASE - BAY COUNTY, FLORIDA.
Keywords:	USAF - ARMY/AIR FORCE EXCHANGE SERVICE STATION AT TYNDALL AFB - BAY CO.
CFDA #:	12.200

Agency Comments:

WEST FLORIDA RPC - WEST FLORIDA REGIONAL PLANNING COUNCIL

No Comments - Generally consistent with the West Florida Strategic Regional Policy Plan.

COMMUNITY AFFAIRS - FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

DCA has reviewed this application and found the project consistent with the Bay County Comprehensive Plan and has no concerns or comments.

STATE - FLORIDA DEPARTMENT OF STATE

No Comment/Consistent

ENVIRONMENTAL PROTECTION - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

The DEP Division of Waste Management requests that project managers ensure activities planned during the project construction or demolition phases not interfere with the investigative or cleanup activities at this site. Existing groundwater monitoring wells should be protected, contaminated soil and groundwater must be handled appropriately, and further containment of contaminated media may be required. The DEP's Air Resource Management Program advises that a thorough asbestos inspection should be performed to determine the presence of asbestos in buildings scheduled to be demolished. If asbestos is present, it may or may not need to be removed prior to demolition. Certain notification, emission control, handling and disposal requirements may also apply. In addition, the DEP Northwest District Branch Office in Panama City confirms that a stormwater management system and stormwater environmental resource permit will be required for the proposed construction activities under Chapter 62-346, Florida Administrative Code.

NORTHWEST FLORIDA WMD - NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

No Comment/Consistent

For more information or to submit comments, please contact the Clearinghouse Office at:

3900 COMMONWEALTH BOULEVARD, M.S. 47
TALLAHASSEE, FLORIDA 32399-3000
TELEPHONE: (850) 245-2161
FAX: (850) 245-2190

Visit the Clearinghouse Home Page to query other projects.

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Privacy Statement

COUNTY: BAY
~~2009~~
106-SCH-TYN

DATE: 12/23/2009
COMMENTS DUE DATE: 2/1/2010
CLEARANCE DUE DATE: 2/21/2010
SAI#: FL200912235073C

MESSAGE: 2009-07647

STATE AGENCIES	WATER MNGMNT. DISTRICTS	OPB POLICY UNIT	RPCS & LOC GOVS
COMMUNITY AFFAIRS	NORTHWEST FLORIDA WMD		
ENVIRONMENTAL PROTECTION			
X STATE			

The attached document requires a Coastal Zone Management Act/Florida Coastal Management Program consistency evaluation and is categorized as one of the following:

- _ **Federal Assistance to State or Local Government (15 CFR 930, Subpart F). Agencies are required to evaluate the consistency of the activity.**
- X **Direct Federal Activity (15 CFR 930, Subpart C). Federal Agencies are required to furnish a consistency determination for the State's concurrence or objection.**
- _ **Outer Continental Shelf Exploration, Development or Production Activities (15 CFR 930, Subpart E). Operators are required to provide a consistency certification for state concurrence/objection.**
- _ **Federal Licensing or Permitting Activity (15 CFR 930, Subpart D). Such projects will only be evaluated for consistency when there is not an analogous state license or permit.**

Project Description:

DEPARTMENT OF THE AIR FORCE - DRAFT TIERED ENVIRONMENTAL ASSESSMENT FOR ARMY/AIR FORCE EXCHANGE SERVICE STATION AT TYNDALL AIR FORCE BASE - BAY COUNTY, FLORIDA.

To: Florida State Clearinghouse

AGENCY CONTACT AND COORDINATOR (SCH)
3900 COMMONWEALTH BOULEVARD MS-47
TALLAHASSEE, FLORIDA 32399-3000
TELEPHONE: (850) 245-2161
FAX: (850) 245-2190

EO. 12372/NEPA

- [X] No Comment
- [ ] Comment Attached
- [ ] Not Applicable

Federal Consistency

- [X] No Comment/Consistent
- [ ] Consistent/Comments Attached
- [ ] Inconsistent/Comments Attached
- [ ] Not Applicable

From:

Division/Bureau: Historical Resources/Historic Preservation

Reviewer: Samantha Earnest Laura A. Kammerer, Deputy SHPO

Date: 01/29/10 1-29-2010

RECEIVED
BUREAU OF HISTORIC PRESERVATION
2009 DEC 28 P 11:41

RECEIVED
FEB 03 2010
DEP Office of Intergovt'l Programs

West Florida
Regional Planning Council

Cindy Frakes, Chair
J.D. Smith, Vice-Chair

Terry A. Joseph, Executive Director

MEMORANDUM

To: STATE CLEARINGHOUSE • FAX: (850) 245-2190/(850) 245-2189
Phone: 850-245-2161

From: John Gallagher, Director, Comprehensive Planning
John.Gallagher@wfrpc.org

Date: **February 2, 2010**

Subject: **State Clearinghouse Review**

SAI #	Project Description	RPC #
FL200912235073C	USAF - EA AAFES at Tyndall	B-593-01-14-10

X	No Comments – Generally consistent with the WFSRPP
	Comments Attached

P.O. Box 11399 • Pensacola, FL 32524-1399 • P: 850.332.7976 • 1.800.226.8914 • F: 850.637.1923
651 West 14th Street, Suite E • Panama City, FL 32401 • P: 850.769.4854 • F: 850.784.0456
www.wfrpc.dst.fl.us

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

APR 1 3 2010

MEMORANDUM FOR 325 CES/CEANC

FROM: 325 FW/JA

SUBJECT: Legal Review-Tiered Environmental Assessment and Finding of No Significant Impact for the Construction of the Army and Air Force Exchange Service (AFFES) Service Gas Station and Shopette/Class VI Store, and other projects on Tyndall Air Force Base, Florida

1. I have reviewed the proposed action for legal sufficiency presented to us by Mr. Jose J. Cintron, 325 CES/CEANC, dated 24 March 2010, with the additional comments provided by Mr. Steve McLellan in his letter to us dated 13 April 2010. With the explanation provided in subject letter in reply to our earlier noted comments, I am now satisfied with how the aforesaid Environmental Assessment has been accomplished and conducted. In particular, as stated in subject letter that "an asbestos survey will be accomplished on each facility before they are demolished..." (See 40 CFR Part 61, Subpart M). These surveys once accomplished will then be submitted to the FDEP along with any required notification forms prior to commencement of any demolition work.

2. With these additional comments and plans I agree in the determination that the proposed action qualifies for a FONSI as is being maintained. Therefore, I find this Assessment to be legally sufficient for the purpose intended and may now proceed on. (See EA/FONSI; And See 32 CFR 989 and AFI 32-7061.) (See Para. 5.9 and Para. 5.4 of subject EA)

3. The proposed projects are being considered under the National Environmental Policy Act (NEPA), 42 U.S.C. Sec. 4321, et. seq., and are for, in general, demolition of certain facilities on base and the construction of new replacement facilities as stated and described (AFFES Service Station; Shopette/Class VI). The purpose is as stated in the environmental assessment and with related attachments. (Please see description of project(s), at DISCUSSION, Para. 2 of the Staff Summary Sheet) (See Paragraphs 3.0 (Description, of the Affected Environment, et. al. & 4.0 Environmental Consequences)

4. The environmental assessment with a finding of no significant impact of subject area was submitted for review along with the accompanying file and attachments (See AF 813). In general, the materials submitted for review by CEV, noted no significant adverse environmental effects and impacts on the environmental as a result of above named projects, etc. They recommend that the proposed action qualifies for an FONSI as a result of the performed Environmental Assessment. For the reasons stated above, I concur with these assessments and actions at this time. (See Para. 3.0, of subject EA at Page-6, Descriptions of the Affected Environmental)

5. The purpose of the proposed action is, as stated, to demo buildings and structures that have themselves been termed, "aged and obsolete" being decades old, Shopette (constructed in 1944)

and the Gas Station (constructed in 1948). To support this action CEV is using the USAF prepared Tiered EA and FONSI to evaluate the potential environmental impacts of the proposed action; demotion and construction to replace the two named buildings/structures. A full description of the proposed actions and alternatives along with anticipated environmental issues is included in subject file. (And See attachment, "Request for Environmental Impact Analysis", AF Form IMT 813, dated 11 November 2009, signed by Mr. Steve McLellan)

The environmental impacts that were considered at that time are as noted therein. The subject EA document forms the basis for using subject FONSI. The proposed action is in the same area of the Federal projects evaluated in this EA. Affects on wildlife, game and fish, and vegetation have been addressed in subject assessment. However, we would still recommend further consultation with the natural and cultural resources office, even if too say there are "none", that is no issues to be addressed in this area. (See SHPO, at Para. 5.7, Para. 5.7). (See Table 2-1, entitled, "Summary of Environmental Impacts", at Page 2 of the EA)

6. Therefore, based upon the information submitted for review, we do coordinate on this action(s) at this time, as we find the proposed action to be legally sufficient for the purpose intended due to the Environmental Assessment being complete to support a FONSI at this time. Since the above is being addressed in subject EA, we have reassessed our position on this matter and concur with the EA/FONSI at this time. If you should need anything further on this, or if you have any questions at all, please feel free to contact Mr. Kopacz at 283-4681.

STANLEY W. KOPACZ, DAFC
Attorney at Law/Advisor

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

MEMORANDUM FOR 325 FW/JA

FROM: 325 CES/CEAN
119 Alabama Avenue
Tyndall AFB, FL 32403

SUBJECT: Legal Review-Tiered Environmental Assessment and Finding of No Significant Impact for the Construction of the AAFES Service Gas Station at Tyndall AFB

1. The demolition of these facilities was evaluated in the base General Environmental Impact Analysis Process Environmental Assessment (GEIAP EA). The intent of the GEIAP is to streamline compliance with the *National Environmental Policy Act* (NEPA) using the concept of tiered environmental analyses as promulgated by the Council on Environmental Quality (CEQ). The GEIAP is an extension of the Environmental Impact Analysis Process (EIAP) used by the United States Air Force (USAF) to implement NEPA.

2. As part of the GEIAP program, the assessment of future projects will be tiered from the GEIAP EA using the information contained and generated in the NEPA Management System (NEPAMS) database application to support the analysis (see attached GEIAP EA).

3. Additionally, an Asbestos survey will be accomplished on each facility before they are demolished as required by 40 CFR Part 61, Subpart M. The surveys will be submitted to Florida Department of Environmental Protection along with the required notification forms prior to any demolition.

Steve McLellan

STEVE McLELLAN
Chief, Natural Resources Management

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

MAR 3 1 2010

MEMORANDUM FOR 325 CES/CEANC

FROM: 325 FW/JA

SUBJECT: Legal Review-Tiered Environmental Assessment and Finding of No Significant Impact for the Construction of the Army and Air Force Exchange Service (AFFES) Service Gas Station and Shopette/Class VI Store, and other projects on Tyndall Air Force Base, Florida

1. I have reviewed the proposed action for legal sufficiency presented to us by Mr. Jose J. Cintron, 325 CES/CEANC, dated 24 March 2010. However, I do not agree in the determination that the proposed action qualifies for a FONSI at this time as is being maintained. Therefore, I cannot find this Assessment to be legally sufficient at this time due to what appear to be various omissions, inconsistencies and oversights in and with the proposed EA/FONSI. (Please See 32 CFR 989 and AFI 32-7061.)

2. In my opinion, since the assessment of the environmental impacts that these demolition/construction projects could potentially encounter have not all been addressed, I cannot agree and state that there are no significant effects associated with these projects at this time until the assessments are completed, specially addressing the two major issues of lead paint (lead) and asbestos issues (Air issues) for their potential presence, treatment and removal, if required under the assessment. (See Para. 5.9 and Para. 5.4 of subject EA)

3. Once the assessment is re-opened to address, consider, study and evaluate and analysis these media concerns, I will be in a better position to concur or not concur as the case maybe, on these projects/actions, as at this time, as not all the potential environment affects/impacts appear to have been addressed therein and are therefore, not noted for the potential effect on the environment that potentially these media could have and present because of the nature of these proposed projects. I do note that 325 CES/CEV (Mr. Joseph V. Mclernan) has concurred in this EA determination but would like them first, to consider our review comments before proceeding any further on these projects/actions, so that we may be in a better position to avoid any potential future lawsuits and injunctions against the Air Force and any possible EPA and State adverse regulatory enforcement type actions against us in the future down the road.

4. The proposed projects are being considered under the National Environmental Policy Act (NEPA), 42 U.S.C. Sec. 4321, et. seq., and are for, in general, demolition of certain facilities on base and the construction of new replacement facilities as stated and described (AFFES Service Station; Shopette/Class VI). The purpose is as stated in the environmental assessment and with related attachments. (Please see description of project(s), at DISCUSSION, Para. 2 of the Staff Summary Sheet) (See Paragraphs 3.0 (Description, of the Affected Environment, et. al.) & 4.0 (Environmental Consequences)

5. The environmental assessment with a finding of no significant impact of subject area was submitted for review along with the accompanying file and attachments (See AF 813). In general, the materials submitted for review by CEV, note no significant adverse environmental effects and impacts on the environmental as a result of above named projects, etc. They recommend that the proposed action qualifies for an FONSI as a result of the performed Environmental Assessment; however for the reasons stated above, I cannot concur with these assessments and actions at this time. (See Para. 3.0, of subject EA at Page-6, Descriptions of the Affected Environmental)

6. The purpose of the proposed action is, as stated, to demo buildings and structures that have themselves been termed, "aged and obsolete" being decades old, Shopette (constructed in 1944) and the Gas Station (constructed in 1948). To support this action CEV is using the USAF prepared Tiered EA and FONSI to evaluate the potential environmental impacts of the proposed action; demotion and construction to replace the two named buildings/structures. A full description of the proposed actions and alternatives along with anticipated environmental issues is included in subject file. (And See attachment, "Request for Environmental Impact Analysis", AF Form IMT 813, dated 11 November 2009, signed by Mr. Steve McLellan) The environmental impacts that were considered at that time are as noted therein. The subject EA document forms the basis for using subject FONSI. The proposed action is in the same area of the Federal projects evaluated in this EA. Affects on wildlife, game and fish, and vegetation have been addressed in subject assessment. However, we would still recommend further consultation with the natural and cultural resources office, even if too say there are "none", that is no issues to be addressed in this area. (See SHPO, at Para. 5.7, Para. 5.7). (See Table 2-1, entitled, "Summary of Environmental Impacts", at Page 2 of the EA)

7. Therefore, based upon the information submitted for review, we cannot coordinate on this action(s) at this time, as we find the proposed action to be legally insufficient for the purpose intended due to the Environmental Assessment being incomplete to support a FONSI at this time. Subject to the above, this action is returned to you for further action at your sound discretion. We await your further comments on this EA/FONSI. For instance and example: have any studies, surveys, analysis, evaluation, discussions, been accomplished for lead paint and/or any lead presence and/or asbestos at these two cites (Shopette and Gas Station), as often times asbestos from insulation is found in older types of insulation, and around various types of pipe, etc., at these project sites/actions, especially we should be looking for the presence of asbestos prior to full demolition using adequate safety/breathing equipment and protective suits for asbestos, as the presence could present a serious health hazard to those present working at the subject project sites (OSHA, health and safety laws and regulations would apply). Plus, noting the age and time periods that these buildings/structures were built/constructed these issues need to be further addressed, for as you know asbestos, lead, etc., require special handling, treatment and disposal (double bagging, watering done at the site to keep the friable asbestos from floating away into the surrounding environment/atmosphere, specially approved landfill and landfill disposal requirements and so forth, protective equipment as stated and so on). Subject to the above being addressed in subject EA, we will be ready to reassess our position on this matter when the time comes. If you should need anything further on this, or if you have any questions at all, please feel free to contact Mr. Kopacz at 283-4681.

Stanley W. Kopacz

STANLEY W. KOPACZ, DAFC
Attorney at Law/Advisor