HURLBURT FIELD
FLORIDA

DRAFT ENVIRONMENTAL ASSESSMENT

FOR THE

MILITARY HOUSING PRIVATIZATION INITIATIVE AT SOUNDSIDE MANOR AT HURLBURT FIELD, FLORIDA

JULY 2014

PRINTED ON RECYCLED PAPER

FINDING OF NO SIGNIFICANT IMPACT
AND FINDING OF NO PRACTICABLE ALTERNATIVE

MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)
AT SOUNDSIDE MANOR
HURLBURT FIELD, FLORIDA

Pursuant to provisions of the National Environmental Policy Act (NEPA), 42 U.S.C. §§ 4321–4270d, implementing Council on Environmental Quality (CEQ) Regulations, 40 C.F.R. §§ 1500–1508, and 32 C.F.R. Part 989, Environmental Impact Analysis Process, the United States Air Force assessed the potential environmental consequences associated with a revision to the Proposed Action as described in the *Final Environmental Impact Statement for the Military Housing Privatization Initiative for Eglin Air Force Base, and Hurlburt Field, Florida,* published in May 2011 (the May 2011 MHPI EIS).

The purpose of the Proposed Action is to replace existing impervious, residential driveways with new driveways, along with upgrading and improving utility connections or distributions in a manner that supports functional, financially efficient, and balanced land use that minimizes gross square footage of impervious materials, maintains or improves floodplain operations, and enhances aesthetic and visual perceptions in the Soundside Manor neighborhood redevelopment.

The Proposed Action is needed because other practicable alternatives to meet the purpose of the Proposed Action are unavailable. Overall, the proposed design layout would reduce the amount of impervious surface within the floodplain compared with existing conditions and maximize the reuse of existing infrastructure to minimize stormwater runoff with minimal impact to the floodplain.

The Environmental Assessment (EA), incorporated by reference into this finding, analyzes the potential environmental consequences of activities associated with construction activities at Soundside Manor within the floodplain and provides environmental protection measures to avoid or reduce adverse environmental impacts. The EA considers all potential impacts of the Proposed Action and the No Action Alternative. The EA also considers cumulative environmental impacts associated with other projects at Hurlburt Field.

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action, within the context of the EA, is to replace existing residential driveways with new driveways, along with upgrading and improving utility connections (laterals) or distributions within the 100-year floodplain at the Hurlburt Field Soundside Manor housing area. This represents a change from the May 2011 MHPI EIS, which analyzed the impacts from home construction within Soundside Manor and only limited housing demolition activities within the floodplain; the EIS did not address these specific construction activities within the floodplain since they were not expected to impact the floodplain at that time.

Based on an overlay of the proposed design layouts over the Federal Emergency Management Agency floodplain map (2013), an estimated 3,600 square feet (SF) of driveway would be located in the floodplain. Currently, approximately 2,200 SF of housing units, 8,100 SF of driveway, and 5,700 SF of sidewalk are located in the floodplain. As part of demolition of existing homes and new construction, the estimated amount of housing unit square footage within the floodplain would be reduced to zero, and the amount of driveway and sidewalk square footage within the floodplain would be reduced to 3,600 SF and 4,800 SF, respectively.

Summary of Proposed Action

Type of Impervious Surface	Estimated Square Footage within Floodplain		
	Existing	Proposed	Net Change
Houses	2,200	0	-2,200
Driveways	8,100	3,600	-4,500
Sidewalks	5,700	4,800	-900
Total	***16,000***	***8,400***	***-7,600***

Other activities within Soundside Manor would be as described in the May 2011 MHPI EIS. The Proposed Action represents a reduction of 55 percent of impervious surface associated with driveways located within the floodplain over the current condition.

The Proposed Action would also require the installation of underground utility laterals in the floodplain for approximately 11 housing units. The utility laterals include, but are not limited to, electric, fiber optics, sewer and water. The utility laterals would connect the housing units to the primaries located within the existing street network.

Due to the very nature of the work, the adjacent existing roadways would require temporary disturbance and slight modification for the construction of the driveways and installation of the utility laterals. This would include cutting the street curb and gutter for driveways and temporarily removing portions of the street surface for the installation of the utility laterals. The Proposed Action would require temporary excavation of site soil for the installation of the utility laterals; the excavations would be limited to the areas required to install the utilities. Overall, approximately 16,000 SF of floodplain area would be disturbed and repaired under the Proposed Action. The National Pollutant Discharge Elimination System (NPDES) permit for construction would require that erosion control measures be implemented for disturbed areas during the project and revegetation of areas not covered with impervious surface at the conclusion of the project.

NO ACTION ALTERNATIVE

The No Action Alternative would maintain many of the activities identified for the Preferred Alternative that was evaluated in the May 2011 MHPI EIS. The May 2011 MHPI Record of Decision (ROD) provided approval of redevelopment within the Soundside Manor area provided there would be no new construction within existing floodplains (along with other considerations and mitigations identified in the May 2011 ROD). As a result, if the No Action Alternative remains as is, the Project Owner would avoid any new construction activities within the floodplain. The Project Owner would be required to reconfigure the placement of the pertinent new housing units at increased costs so the existing driveways could be used. However, this would create a piecemeal approach to the overall Soundside Manor redevelopment plan. Additionally, the Project Owner would need to identify alternate means for utility connections to implement the utility upgrades discussed in the May 2011 MHPI EIS. However, maintaining this No Action Alternative while accomplishing the planned redevelopment within Soundside Manor would result in reducing beneficial floodplain operations.

SUMMARY OF FINDINGS

Since the only changes from the May 2011 MHPI EIS involve the placement of construction activities associated with Soundside Manor driveways and utility upgrades that were previously analyzed (i.e., floodplain impacts due to planned upgrades for certain Soundside Manor housing unit driveways and utility connections were neither expected nor analyzed in the EIS), a supplemental environmental analysis is necessary since it is now recognized these activities will occur within the floodplain.

Therefore, only soils and water resources for the driveway and utility upgrades at Soundside Manor are addressed in the EA because the May 2011 MHPI EIS is still current and applicable for the other activities and resources. For those other resource areas discussed in the May 2011 MHPI EIS, the Air Force found no significant impacts would occur and they remain within the scope of the EIS.

The supplemental environmental analysis accomplished in this EA, which tiers from the May 2011 MHPI EIS, addresses the placement of these Soundside Manor driveway and utility upgrades and associated construction activities within the floodplain. In accomplishing this analysis, the Air Force determined that there would not be any significant adverse impacts to the soils and the floodplain or its operations. Required mitigation measures and/or best management practices (BMPs) associated with the NPDES permit program and implementation and adherence to a Stormwater Pollution Prevention Plan (SWPPP) would address any potential impacts to soils and the floodplain to avoid or minimize any adverse impacts. Once the specific mitigation measures or BMPs are defined by the permit process and an SWPPP has been put in place, appropriate updates applicable to the Eglin AFB and Hurlburt Field MHPI projects will be incorporated into the MHPI Mitigation and Monitoring Plan, as discussed in Chapter 6 of this EA. Finally, the Air Force also determined that there would not be any significant adverse cumulative impacts from the Proposed Action when considered with past, present, or reasonably foreseeable future projects within the project area.

Soils. Construction activities at Soundside Manor would involve soil disturbance and the removal of stabilizing vegetation that could result in increased stormwater runoff and erosion. Generally, soils within the affected environment are flat and sandy and have vegetative cover that is not conducive to highly erosive situations. However, land disturbance can magnify the potential for erosion. The key issues of concern are the potential for the transport of soils through erosion caused by stormwater runoff from nonvegetated surface areas and wind-caused erosion from exposed and loose, unconsolidated soils. As the Soundside Manor area is located adjacent to a coastal water body, any land clearing and construction could change the terrain and increase the potential for erosion. Mitigations associated with permit requirements, such as erosion and sediment controls, and stormwater management measures would be implemented by the developer. Discretionary or project BMPs such as silt fences and hay bales would be implemented during construction to avoid soil runoff into nearby drainages. Other guidelines and requirements required under the NPDES and SWPPP, as well as potentially required BMPs that would also be applicable to project activities in this EA, can be found in the May 2011 MHPI EIS.

Water resources. New underground utility laterals and driveway construction would occur within the 100-year floodplain. There would also be temporary construction-related activities in the floodplain, including cutting the street curb and gutter, removing areas of street surface, and soil excavation. Approximately 16,000 square feet of floodplain area would be temporarily disturbed by these actions, but all disturbed areas would be repaired. After completion of construction, street maintenance activities would likely occur periodically in the floodplain, including but not limited to seal coating, resurfacing, and repair.

These actions would not result in adverse impacts to the floodplain. They would not result in new obstructions to floodwater flows or changes to existing topographical elevations and would not alter drainage patterns. In addition, the actions would not affect floodwater storage or increase the flood hazard on other properties. Under the Proposed Action, the net amount of impervious surface (housing footprint, driveways, and sidewalks) within the floodplain would decrease by over 7,000 square feet relative to existing conditions, thereby decreasing stormwater flow and not increasing the flow, which would result in beneficial impact to floodplain operations. A permit under the NPDES would be required

for demolition and construction activities (including areas in the floodplain) and would include erosion control measures at disturbed sites. Revegetation of nonimpervious areas would also be required.

PREFERRED ALTERNATIVE

The Preferred Alternative is implementation of the Proposed Action involving a planned neighborhood layout for the Soundside Manor area that includes replacing existing residential driveways with new driveways, along with upgrading and improving utility connections or distributions within the 100-year floodplain that would not adversely impact stormwater runoff or soils and would not diminish or harm floodplain operations.

FINDING OF NO PRACTICABLE ALTERNATIVE

The Air Force finds that there is no practicable alternative to performing limited construction activities within the floodplain at Soundside Manor in order to implement the Hurlburt Field MHPI for that housing area. Three alternatives were considered but eliminated from further consideration and analysis because they did not meet the purpose and need of the Proposed Action; these are described in Section 2.3 of the EA.

FINDING OF NO SIGNIFICANT IMPACT

Based on my review of the facts and analyses contained in the attached EA, conducted under the provisions of NEPA, CEQ Regulations, and 32 C.F.R. Part 989, I conclude that the Preferred Alternative (the Proposed Action) cumulatively with other projects at Hurlburt Field would not result in significant environmental impacts. Accordingly, an EIS is not required. The signing of this Finding of No Significant Impact/Finding of No Practicable Alternative completes the environmental impact analysis process.

_____ _____

SIGNATORY DATE

PRIVACY ADVISORY

Your comments on this Draft EA are requested. Letters or other written or oral comments provided may be published in the Final EA. As required by law, comments will be addressed in the Final EA and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the Final EA or associated documents. Private addresses will be compiled to develop a mailing list for those requesting copies of the Final EA. However, only the names of those individuals making comments and specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the Final EA.

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ACRONYMS, SYMBOLS, AND ABBREVIATIONS

BMP	best management practice
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CZMA	Coastal Zone Management Act
DoD	Department of Defense
EA	Environmental Assessment
EIAP	Environmental Impact Analysis Process
EIS	Environmental Impact Statement
EO	Executive Order
FAMCAMP	Family Camping
FDEP	Florida Department of Environmental Protection
FEMA	Federal Emergency Management Agency
FONPA	Finding of No Practicable Alternative
MHPI	Military Housing Privatization Initiative
NEPA	National Environmental Policy Act
NPDES	National Pollutant Discharge Elimination System
PO	Project Owner
ROD	Record of Decision
ROI	region of influence
SF	square feet
SWPPP	Stormwater Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USC	United States Code

1. PURPOSE AND NEED FOR ACTION

1.1 INTRODUCTION

The United States Air Force, Air Force Special Operations Command proposes to develop privatized military family housing (MFH) for service members at Hurlburt Field, Florida. Figure 1-1 shows the regional location of Hurlburt Field. This Environmental Assessment (EA) tiers from the *Final Environmental Impact Statement for the Military Housing Privatization Initiative for Eglin Air Force Base and Hurlburt Field, Florida*, published in May 2011 (the May 2011 MHPI EIS). This EA is intended to focus specifically on including an analysis of a broader scope of MFH construction activities in the 100-year floodplain within the Soundside Manor neighborhood of Hurlburt Field as permitted in the Council on Environmental Quality (CEQ) National Environmental Policy Act (NEPA) regulations under Title 40 Code of Federal Regulations (CFR) §1508.28, *Tiering*. This EA identifies the Soundside Manor construction activities within the 100-year floodplain and describes adherence to directions under Executive Order 11988, *Floodplain Management*.

The May 2011 MHPI EIS evaluated the environmental impacts from the demolition of up to 74 existing homes and the construction of up to 100 homes in Soundside Manor (Figure 1-2). At that time, planning did not involve construction activities within the 100-year floodplain at Soundside Manor. The Project Owner (PO) has subsequently proposed a neighborhood layout that includes construction of portions of driveways and the installation of utility laterals in the floodplain.

The National Defense Authorization Act of 1996 authorized the Department of Defense (DoD) to engage private sector businesses through a process of housing privatization, wherein private sector housing developers would renovate or demolish existing housing units, build new units, and provide the infrastructure needed to support such developments. The developer would own the units and collect rent from service members while providing maintenance and management. In some cases, land would be leased from the Air Force, and in others, land would be acquired off-base through lease or purchase from private landowners. Additional information and details regarding the MHPI can be found on the DoD housing privatization website at http://www.acq.osd.mil/housing.

This EA tiers from the May 2011 MHPI EIS and specifically analyzes the potential impacts to the environment from land disturbance in the Soundside Manor floodplain associated with construction of the driveways and installation of utility laterals. This EA incorporates by reference relevant information and analyses in the May 2011 MHPI EIS, in order to present a focused analysis of the limited issues stemming from the privatized housing activities within the Soundside Manor floodplain.

Figure 1-1. Regional Location of Hurlburt Field, Florida, and Soundside Manor

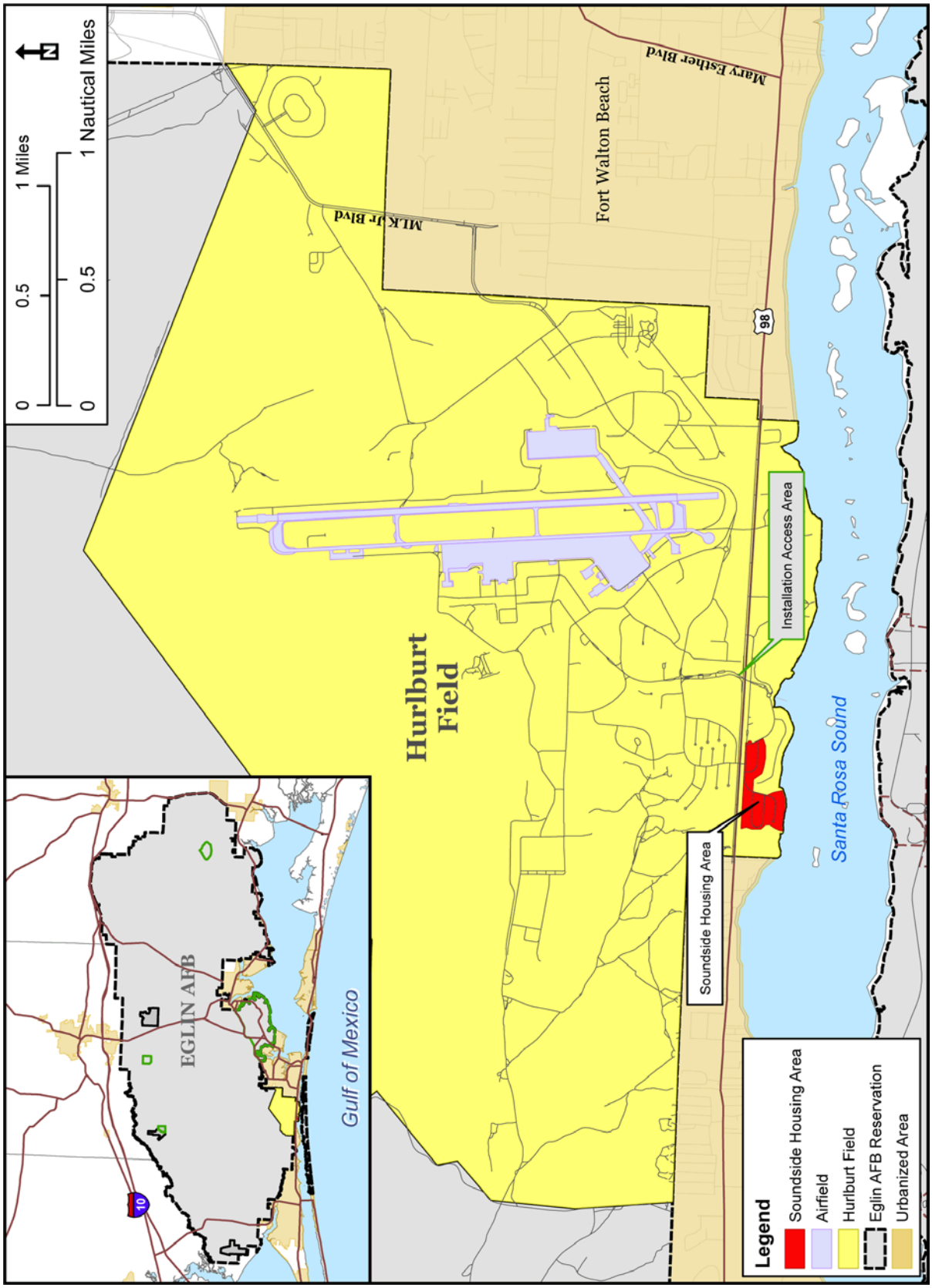


Figure 1-2. Local View of Hurlburt Field and Soundside Manor

1.2 LOCATION OF THE PROPOSED ACTION

Hurlburt Field is located within the south-southwest area Eglin AFB, a few miles west of Fort Walton Beach, Florida. The Soundside Manor housing area, approximately 31 acres in size, is located south of U.S. Highway 98, across from the Hurlburt Field main gate (Figure 1-2).

1.3 PURPOSE OF AND NEED FOR THE ACTION

The purpose of the Proposed Action is to replace existing impervious, residential driveways with new driveways along with upgrading and improving utility connections or distributions in a manner that supports functional, financially efficient and balanced land use that minimizes gross square footage of impervious materials, maintains or improves floodplain operations, and enhances aesthetic and visual perceptions in the Soundside Manor neighborhood redevelopment.

The Proposed Action is needed because other practicable alternatives to meet the purpose of the Proposed Action are unavailable. Overall, the proposed design layout would reduce the amount of impervious surface within the floodplain over existing conditions and maximize the reuse of existing infrastructure to minimize stormwater runoff with minimal impact to the floodplain.

1.4 SCOPE OF THE ENVIRONMENTAL REVIEW

This EA identifies, describes, and evaluates the potential environmental impacts that may result from implementing the Proposed Action as well as a no action alternative. As appropriate, the affected environment and environmental consequences may be described in terms of site-specific descriptions or regional overview. In addition, this document identifies measures that would prevent or minimize environmental impacts.

NEPA requires federal agencies to consider the environmental consequences of proposed actions in the decision-making process (42 United States Code [USC] 4321, et seq.). The CEQ was established under NEPA, 42 USC 4342, et seq., to implement and oversee federal policy in this process. In 1978, the CEQ issued regulations implementing the NEPA process under Title 40, CFR, Parts 1500–1508. The CEQ regulations require that the federal agency considering an action evaluate or assess the potential consequences of the action or alternatives to the action, which may result in the need for an EA or EIS. Under 40 CFR:

- An EA must briefly provide sufficient evidence and analysis to determine whether a finding of no significant impact or an EIS should be prepared.
- An EA must facilitate the preparation of an EIS if required.

The proposed activities addressed within this document constitute a major federal action and, therefore, must be assessed in accordance with NEPA. To comply with NEPA, as well as other pertinent environmental requirements, the decision-making process for the Proposed Action must include the development of an EA to address the environmental issues related to the proposed activities. The Air Force Environmental Impact Analysis Process (EIAP) is accomplished via procedures set forth in CEQ regulations and 32 CFR Part 989.

The identification of issues to be carried forward for further analysis in this EA is based on the changes in this Proposed Action with respect to that described in the May 2011 MHPI EIS. Where the Proposed Action in this EA results in potential impacts outside the scope of those described in the May 2011 MHPI EIS, those resource areas are carried forward for further analysis. In the May 2011 MHPI EIS, construction of homes (including driveways) and installation of utilities within Soundside Manor were analyzed; the difference between the present Proposed Action and the Proposed Action in the May 2011 MHPI EIS is that, as of May 2011, the construction was not expected to occur inside floodplain areas.

Based on the scope of the current Proposed Action (which is to construct portions of 11 driveways and the installation of utility laterals in the Soundside floodplain) in comparison to the prior Proposed Action in the May 2011 MHPI EIS, only the following environmental resource areas were identified for further analysis in this EA—water resources (floodplains) and soils. The EIS comprehensively analyzed other pertinent resource areas, and updates or revisions are not necessary for other resource areas at this time. Water resources (floodplains) and soils are the only two resource areas potentially subject to impacts outside the scope of analysis in the May 2011 MHPI EIS.

1.4.1 Issues Not Carried Forward for Detailed Analyses

Since the only changes from the May 2011 MHPI EIS involve the placement of construction activities associated with Soundside Manor driveways and utility upgrades that were previously analyzed (i.e., floodplain impacts due to planned upgrades for certain Soundside Manor housing unit driveways and utility connections were neither expected nor analyzed in the EIS), a supplemental environmental analysis is necessary since it is now recognized these activities will occur within the floodplain. Therefore, only soils and water resources for the driveway and utility upgrades at Soundside Manor are addressed in this EA because the May 2011 MHPI EIS is still current and applicable for the other activities and resources. For those other resource areas discussed in the May 2011 MHPI EIS, the Air Force found no significant impacts would occur and they remain within the scope of the EIS.

1.5 COOPERATING AGENCY AND INTERGOVERNMENTAL COORDINATION/CONSULTATIONS AND PUBLIC/AGENCY REVIEW

The public involvement process for this EA was conducted in accordance with the Air Force EIAP and under Executive Order 11988, Floodplain Management. The Air Force published a public notice in the *Northwest Florida Daily News* on July 11, 2014, inviting the public to review and comment on the EA (available at http://www.afcec.af.mil/hurlburtfieldmilitaryfamily housingenvironmentalassessment/index.asp). The Air Force also provided the Florida State Clearinghouse copies of the EA for review and comment. The public comment and agency review period will end on August 11, 2014. Any public/agency comments received will be provided in the Final EA.

1.6 ORGANIZATION OF THE DOCUMENT

This EA follows the requirements established by CEQ regulations (40 CFR 1500–1508). This document consists of the following chapters:

1. Purpose and Need for Action
2. Description of Proposed Action and Alternatives
3. Affected Environment
4. Environmental Consequences
5. Cumulative Impacts
6. Mitigations
7. Persons/Agencies Contacted
8. List of Preparers
9. References

2. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This chapter describes the Proposed Action, the alternatives that the Air Force considered but did not carry forward, and the No Action Alternative. The potential environmental impacts of the Proposed Action and alternatives are summarized at the end of this chapter.

2.2 PROPOSED ACTION

The Proposed Action, within the context of this EA, is to replace existing residential driveways with new driveways along with upgrading and improving utility connections (laterals) or distributions within the 100-year floodplain at the Hurlburt Field Soundside Manor housing area. This represents a change from the May 2011 MHPI EIS, which analyzed the impacts from home construction within Soundside Manor and only limited housing demolition activities within the floodplain; the EIS did not address these specific construction activities within the floodplain since they were not expected to impact the floodplain at that time. The proposed construction activities support functional, financially efficient, and balanced land use that minimizes gross square footage of impervious materials, maintains or improves floodplain operations, and enhances aesthetic and visual perceptions in the redevelopment of the Soundside Manor neighborhood.

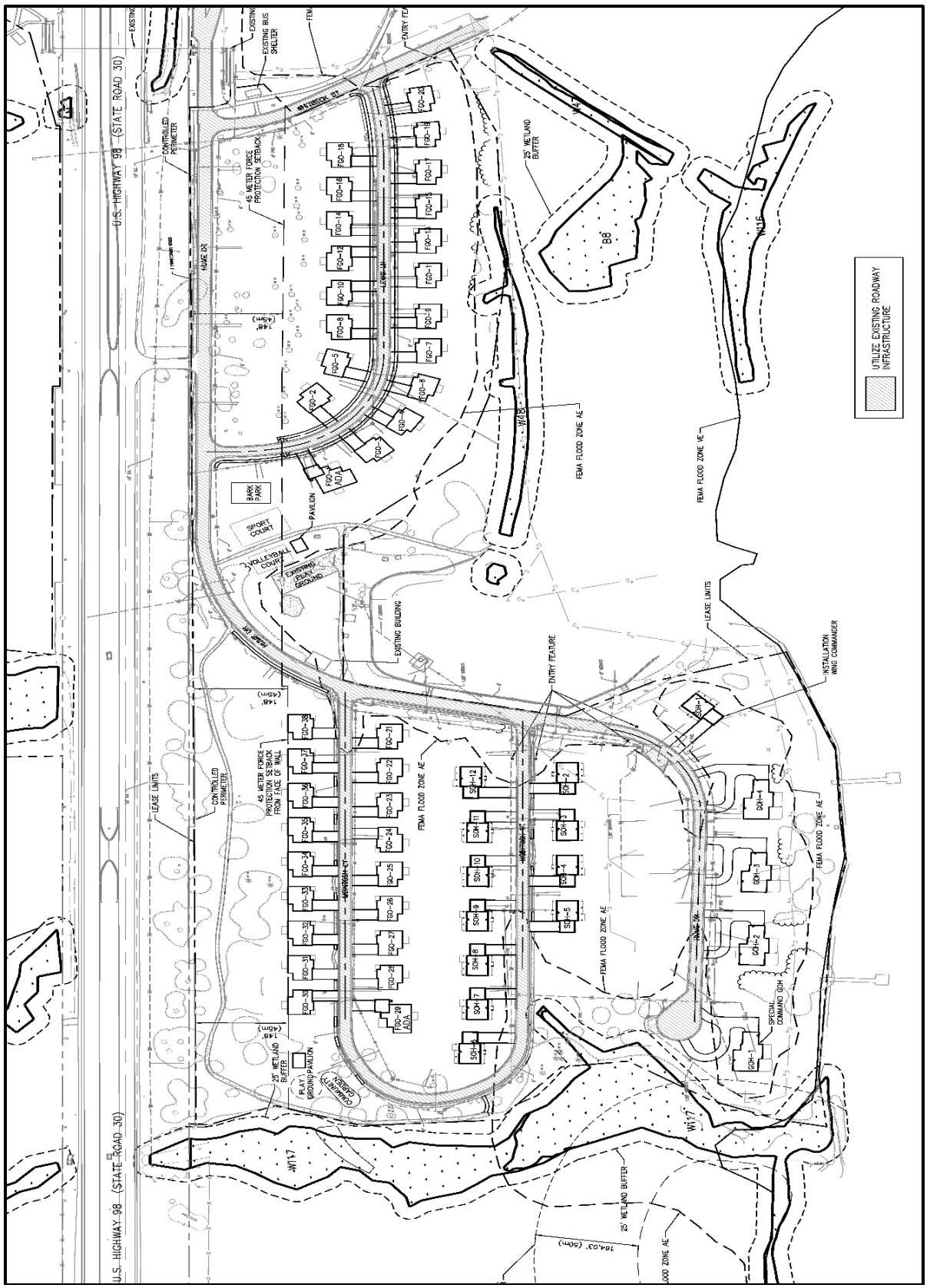
Based on an overlay of the proposed design layouts over the FEMA floodplain map (2013), an estimated 3,600 square feet (SF) of driveway would be located in the floodplain. Currently, approximately 2,200 SF of housing units, 8,100 SF of driveway, and 5,700 SF of sidewalk are located in the floodplain. As part of demolition of existing homes and new construction, the estimated amount of housing unit square footage within the floodplain would be reduced to zero, and the amount of driveway and sidewalk square footage within the floodplain would be reduced to approximately 3,600 SF and 4,800 SF, respectively. Table 2-1 provides a summary of activities under the action addressed in this EA.

Table 2-1. Summary of Proposed Action

Type of Impervious Surface	Estimated Square Footage within Floodplain		
	Existing	Proposed	Net Change
Houses	2,200	0	-2,200
Driveways	8,100	3,600	-4,500
Sidewalks	5,700	4,800	-900
Total	16,000	8,400	-7,600

Other activities within Soundside Manor would be as described in the May 2011 MHPI EIS. Figure 2-1 shows the existing layout of homes within Soundside Manor, while Figure 2-2 shows the layout under the Proposed Action. The Proposed Action represents a reduction of 55 percent of impervious surface associated with driveways located within the floodplain over the current condition.

Figure 2-1. Current Soundside Manor Layout



1 **Figure 2-2. Proposed Action Soundside Manor Layout**

The Proposed Action would also require the installation of underground utility laterals in the floodplain for approximately 11 housing units. The utility laterals include, but are not limited to, electric, fiber optics, sewer, and water. The utility laterals would connect the housing units to the primaries located within the existing street network.

Due to the very nature of the work, the adjacent existing roadways would require temporary disturbance and slight modification for the construction of the driveways and installation of the utility laterals. This would include cutting the street curb and gutter for driveways and temporarily removing portions of the street surface for the installation of the utility laterals. The Proposed Action would require temporary excavation of site soil for the installation of the utility laterals; the excavations would be limited to the areas required to install the utilities. Overall, approximately 16,000 SF of floodplain area would be disturbed and repaired under the Proposed Action. The National Pollutant Discharge Elimination System (NPDES) permit for construction would require that erosion control measures be implemented for disturbed areas during the project and revegetation of areas not covered with impervious surface at the conclusion of the project.

2.3 ALTERNATIVES CONSIDERED BUT ELIMINATED

The following alternatives to the Proposed Action were considered but eliminated from further consideration:

Reconfiguration of site design within Soundside Manor. This alternative involved the reconfiguration of the proposed site design plan shown in Figure 2-2 to move the driveways outside the floodplain areas. The site plan shown in Figure 2-2 was developed to utilize the space available at Soundside Manor in the most practicable manner with consideration of the housing unit size requirements, the need to maintain the current road footprint, the need for adequate spacing between units and to maintain a practical "neighborhood" feel and configuration, and the need to accommodate other infrastructure requirements (driveways and utilities). Redirecting the driveways outside of the floodplain areas would actually result in the addition of more impervious surface within the Soundside Manor area, due to the need to extend the driveways to reach the units. Additionally, designing to avoiding any intrusion within the floodplain would increase the financial burden on the project by increasing the gross square footage of impervious/semi-impervious materials and restrict some of the community functional spaces within the neighborhood by reducing the amount of open space in relation to improved spaces. While there may be a direct benefit to not disturbing the proximal floodplains, the overall impact of creating more impervious surface area within the housing area would result in an increase in stormwater flow and reduction in ground penetration. This would have a net, indirect, negative impact on floodplain utility within Soundside Manor. As a result, this alternative was not carried forward as a practicable alternative to the Proposed Action.

Moving the affected 11 units outside of Soundside Manor. This alternative involved the relocation of the affected housing units to a location outside of Soundside Manor. The Soundside Manor housing area is utilized for housing key and essential personnel, who are required to be within close proximity of the installation's headquarters and leadership functions. This proximity is necessary so leadership personnel can quickly and easily access the base

whenever the need arises, such as during emergencies. Soundside Manor is just across the highway from the Hurlburt Field Main Gate and accommodates this requirement. The May 2011 MHPI EIS utilized a screening process to identify suitable locations for housing units for Hurlburt Field. As discussed in the May 2011 MHPI EIS, Eglin Main Base is not practicable for Hurlburt Field housing units because of the distance between Eglin Main Base and Hurlburt Field.

Hurlburt Field is relatively "land locked" due to the presence of Eglin AFB, wetlands and the Santa Rosa Sound, and Hurlburt Field's highly active mission and the need to support future expansion of existing and future missions. The only options available under the overall MHPI for Hurlburt Field are the existing housing areas on the Hurlburt Field cantonment area, Soundside Manor, and the proposed Family Camping (FAMCAMP) area located east of Soundside Manor that is proposed for housing redevelopment. The existing housing areas and FAMCAMP redevelopment area have been designed to maximize the space available for new units within the constraints identified in the May 2011 MHPI EIS and currently do not have the space to accommodate 11 more units while still considering housing community requirements. Therefore, the 11 units cannot be moved to alternate sites identified in the May 2011 MHPI EIS.

Another alternative is to choose an undeveloped or privately owned site for the 11 units outside of Hurlburt Field; for this option, extensive time, effort, and additional funds would be required to identify another suitable site for these units. Given that Soundside Manor is already disturbed/developed, and the Proposed Action actually involves a reduction in impervious surface within the floodplain compared to baseline conditions, development of a previously undisturbed site is not practicable given the potential environmental impacts associated with new construction in a previously undisturbed site. As a result, the cost of moving the units elsewhere, from both an environmental and economic perspective, would outweigh the benefits of not implementing the Proposed Action as described. This alternative would also not meet the proximity requirements described previously for key and essential personnel. Therefore, the Air Force eliminated moving the 11 units outside of Soundside Manor as a practicable alternative to the Proposed Action.

2.4 NO ACTION ALTERNATIVE

The No Action Alternative would involve development at Soundside Manor as described and approved in the May 2011 MHPI EIS. The May 2011 MHPI Record of Decision (ROD) provided approval of redevelopment within the Soundside Manor area provided there would be no new construction within existing floodplains (along with other considerations and mitigations identified in the May 2011 ROD). As a result, if the No Action Alternative remains as is, the PO would avoid any new construction activities within the floodplain. The PO would be required to reconfigure the placement of the pertinent new housing units at increased costs so the existing driveways could be used. However, this would create a piecemeal approach to the overall Soundside Manor redevelopment plan. Additionally, the PO would need to identify alternate means for utility connections to implement the utility upgrades discussed in the May 2011 MHPI EIS. However, maintaining this No Action Alternative while accomplishing the planned redevelopment within Soundside Manor would result in reducing beneficial floodplain operations.

2.5 IMPACT SUMMARY

Table 2-2. Alternative Impact Summary and Comparison

Resource	Proposed Action	No Action
Soils	The Air Force has not identified any significant adverse impact to soils. There may be a temporary increase in the potential for soil erosion during construction activities. However, this would be minimized through the implementation of NPDES permit-related BMPs to mitigate soil erosion impacts from construction activities.	Impacts would be similar to those described in the May 2011 MHPI EIS. No significant adverse impacts would occur with the implementation of required permit-based mitigations as well as development of any discretionary mitigations and BMPs.
Water Resources	No surface waters or wetlands would be directly impacted. Potential stormwater impacts would be similar to those described in the May 2011 MHPI EIS. Construction activities within the floodplain would not result in any significant adverse impacts. The net decrease in impervious surface within the floodplain would decrease stormwater flow in the floodplain to some degree and result in a beneficial impact.	For any allowable development scenario chosen, potential effects to water resources other than the floodplain were analyzed in the May 2011 MHPI EIS and determined not to be significant. This determination was based on adherence to all permitting and mitigation requirements.

BMP = best management practice; EIS = Environmental Impact Statement; MHPI = Military Housing Privatization Initiative; NPDES = National Pollutant Discharge Elimination System

3. AFFECTED ENVIRONMENT

3.1 SOILS

3.1.1 Definition of the Resource

Geologic resources of an area typically consist of surface and subsurface materials and their inherent properties. The term "soils" refers to unconsolidated materials formed from the underlying bedrock or other parent material. Under certain conditions, interaction between stormwater runoff and the soil surface, in association with land disturbances, can create conditions prone to exacerbate erosion. This may result in adverse effects to land and water resources. In the absence of intervention, the loss of soil through human-induced activity can lead to erosion and permanent loss of soil. Soil erosion is a process of displacement and deposition of surface materials by either wind or water. Erosion can reduce land productivity, pollute waters, and degrade habitats.

The region of influence (ROI) for soils includes the areas that may be affected by proposed demolition and construction activities within Soundside Manor. The properties and limitations of the soil type that composes the majority of each soil unit are presented in this section to indicate the conditions and limitations found in the ROI.

3.1.2 Analysis Methodology

Soils in the proposed project area were evaluated to identify soil types, define prominent soil properties, and describe relevance to possible soil erosion. Soil types and properties are critical when determining the level of soil erosion that can occur. If activities were to occur in an area where the potential for erosion and subsequent soil loss is high, the potential effects can damage waterways, cause ground instability, and impact animal and human habitats. Soil attributes were examined to determine soil suitability for the proposed activities.

Soil is defined in terms of permeability, erodibility, composition, and corrosive nature at proposed project locations. Soil drainage, texture, and strength combine to determine erosion, thus determining the suitability of the ground to support structures and facilities. The environment for soils that may be affected by proposed changes from construction are evaluated in this EA. Attributes examined to determine soil suitability for the proposed construction include basic characteristics and specific soil types potential for corrosion of concrete and steel.

3.1.3 Existing Conditions

Under the Proposed Action, underlying geology and topography would not be affected, so the existing conditions and environmental consequences discussions are limited to soils.

Soundside Manor encompasses 4.54 acres. Approximately 2.31 acres are considered excessively or moderately well drained (51 percent), and 2.23 acres are considered somewhat or very poorly drained (49 percent). In addition, approximately 3.44 acres (76 percent) maintain a building site development rating that is not limited for structures less than three stories; approximately 1.1 acres (24 percent) are within the building site development rating that is very limited due to

potential for flooding/ponding, depending on the slope of the site. Fifty percent, or 2.27 acres, of the area maintains soils that are moderately susceptible to concrete corrosion with low susceptibility to uncoated steel corrosion. The remaining acreage maintains soils that are highly susceptible to concrete corrosion with low to high susceptibility to uncoated steel corrosion (U.S. Air Force, 2011; Weeks et al., 1980).

Table 3-1 presents the characteristics for the ROI soil types to be used to identify areas where problems with erosion and soil loss can be expected and where soil characteristics may limit activity or require specials actions within the Proposed Action area. Figure 3-1 shows the site-specific soil types within each area. Additional information can be found in the May 2011 MHPI EIS.

Table 3-1. Description of Soils Within Soundside Manor Housing Areas

Soil Map Unit Name	Acres	Drainage	Runoff Potential	Building Site Development Rating for Buildings Less than Three Stories High[1]	Corrosion of Concrete	Corrosion of Steel
Dorovan muck	1.027	Very poorly drained	Very high	Very limited due to propensity for ponding/ flooding	High	High
Lakeland sand	2.271	Excessively drained	Negligible – Medium depending on slope	Not limited to very limited depending on slope	Moderate	Low
Mandarin sand	1.127	Somewhat poorly drained	Very low	Not limited	High	Moderate
Resota sand	0.039	Moderately well drained	Negligible	Not limited	High	Low
Rutledge fine sand	0.078	Very poorly drained	Negligible	Very limited due to propensity for ponding/flooding	High	High

Source: U.S. Air Force, 2011; Weeks et al., 1980

1. The ratings indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are favorable for the specified use. "Somewhat limited" indicates that soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or installation procedures.

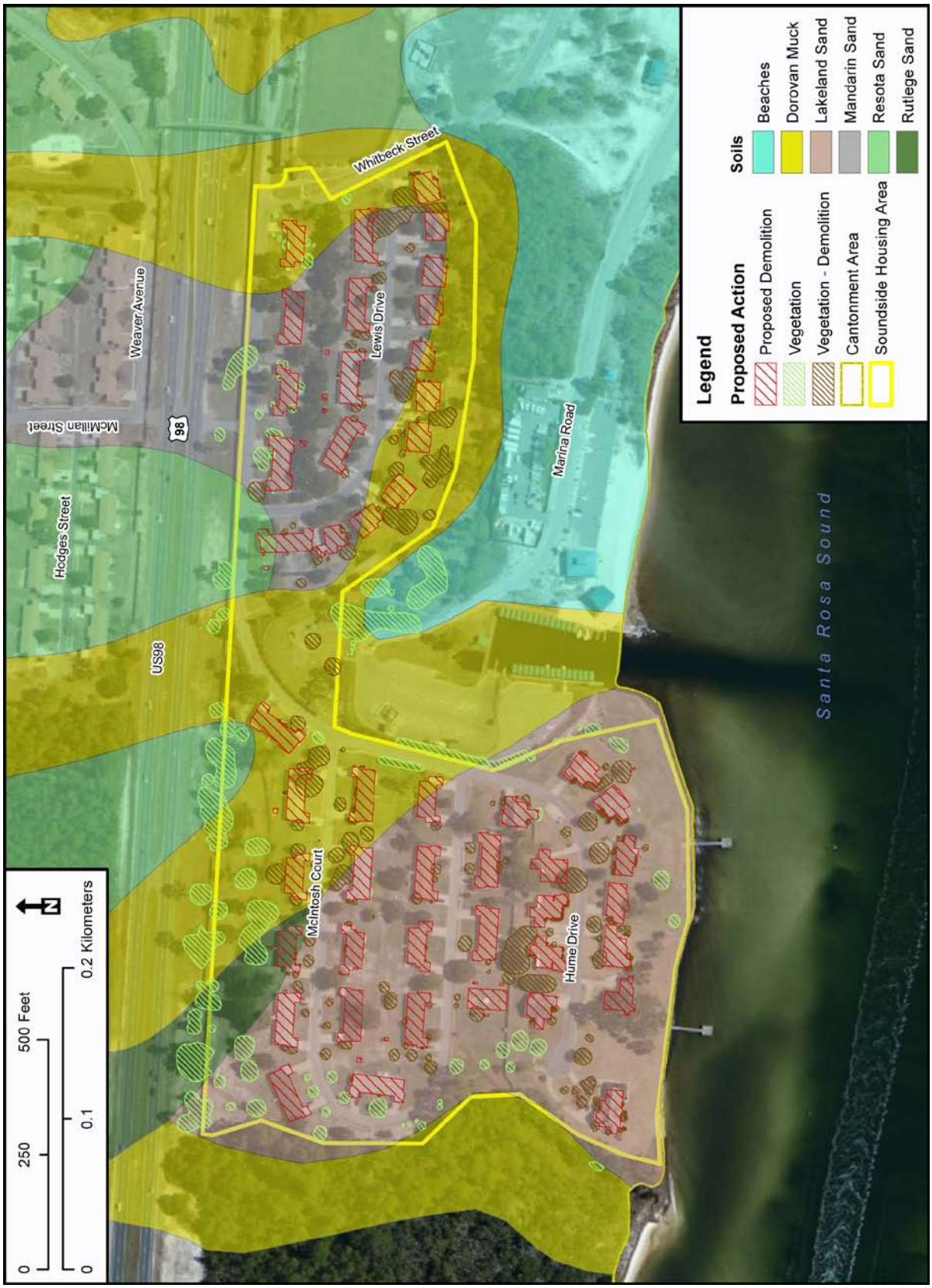


Figure 3-1. Soundside Manor Area Soils

3.2 WATER RESOURCES

3.2.1 Definition of the Resource

This section discusses water resources located within or near Soundside Manor. It is not anticipated that groundwater would be affected by the actions described in this EA. The potentially affected resources are briefly described below. Detailed definitions and explanation of regulatory requirements are provided in the May 2011 MHPI EIS.

Stormwater refers to water originating from precipitation that flows over land or impervious surface that is not absorbed into the ground. Stormwater can transport debris and pollutants into surface waters and adversely affect water quality, aquatic habitats, and the hydrologic characteristics of streams and wetlands and can increase flooding. Land-disturbing activities and the addition of impermeable surfaces may result in increases in stormwater runoff.

Wetlands are defined by the U.S. Environmental Protection Agency as "areas that are inundated or saturated at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Wetlands are defined in the U.S. Army Corps of Engineers (USACE) *Wetland Delineation Manual* as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (USACE, 1987). Hydrology affects the soil and plant and animal communities found in wetland areas (U.S. Environmental Protection Agency, 1995). These resources are protected under Section 404 of the Clean Water Act (33 USC Section 1344) and at the state level by the Environmental Resource Permit program under Part IV, Florida Statutes Section 373.

Floodplains are lowland areas adjacent to surface water bodies (e.g., lakes, wetlands, and rivers) that are periodically covered by water during flooding events. Floodplains are biologically unique and are also highly diverse ecosystems that provide a rich diversity of aquatic and terrestrial species (Mitsch and Gosselink, 2000). Floodplain vegetation and soils act as water filters, intercepting surface water runoff before it reaches surface waters, and serve to store floodwaters during flood events. This process aids in the removal of excess nutrients, pollutants, and sediments from the water. Floodplains also reduce downstream flooding by increasing upstream water storage. Floodplains are identified using FEMA flood hazard mapping data developed through the National Flood Insurance Program identification and mapping program. Floodplains are defined as areas that have a 1 percent chance of being inundated by a flood in any given year (FEMA, 2010). Development is allowed within this area as long as the development is compliant with local floodplain management ordinances (which must meet minimum federal requirements). Federal agencies have additional considerations under Executive Order (EO) 11988, 1977, *Floodplain Management* (42 Federal Register 26951), with regard to development within the floodplain. Under EO 11988, federal agencies are prohibited from the occupancy and modification of floodplains and floodplain development unless there is no practicable alternative. The EO stipulates that agencies proposing actions in floodplains consider alternative actions to avoid adverse effects, avoid incompatible development in the floodplains, and provide opportunity for early public review of any plans or proposals. If adverse effects are unavoidable, the action agency must include mitigation measures in the action to minimize impacts.

The *Coastal Zone Management Act* (CZMA) provides for the effective management, beneficial use, protection, and development of the U.S. coastal zone. The term "coastal zone" is generally defined as coastal waters and adjacent shore lands that are strongly influenced by each other. "Coastal waters" are defined as any waters adjacent to the shoreline that contain a measurable amount of sea water, including but not limited to sounds, bays, lagoons, bayous, ponds, and estuaries. The outer boundary of the coastal zone is the limit of state waters, which for the Gulf Coast of Florida is 9 nautical miles from shore. All of Florida is within the coastal zone as defined by the CZMA and Florida's Coastal Management Program.

3.2.2 Analysis Methodology

Analysis of potential impacts began by identifying and mapping the location of water resources within and near Soundside Manor. Consistent with the May 2011 MHPI EIS, potential impacts are identified if any of the following conditions would occur as a result of the Proposed Action.

- A change in the absorption rates, drainage patterns, or rate and amount of stormwater runoff that would exceed the capacity of storm drain system.
- Actions would occur within the floodplain.
- Actions would occur within or indirectly affect wetlands.

Any construction and demolition area larger than 1 acre would require an NPDES General Permit for stormwater discharge associated with construction and demolition activities. The NPDES permitting process controls amounts and types of contaminants introduced into U.S. waters from non-point sources such as stormwater runoff from construction sites. In Florida, the Florida Department of Environmental Protection (FDEP) implements the NPDES stormwater permitting program. In addition to the NPDES permit, it would also be necessary to acquire a stormwater treatment permit (FAC 62-330) from the FDEP. As part of the NPDES permit, the developer would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) before beginning construction activities.

Federal agency activities potentially impacting the coastal zone are required to be consistent with approved state Coastal Zone Management Programs. The Air Force has evaluated the Proposed Action for consistency with the approved state plan. A copy of the Federal Agency CZMA Consistency Determination can be found in the May 2011 MHPI EIS's Appendix I.

3.2.3 Existing Conditions

Water resources at Soundside Manor are shown on Figure 3-2. No surface waters have been identified within the Soundside Manor parcel. However, the southernmost border is adjacent to the Santa Rosa Sound. Peak flow and maximum stormwater runoff amounts at Soundside Manor are 110 cubic feet per second and 4.42 inches, respectively. The 1-inch rain storage volume is 94,380 cubic feet. Small portions of wetlands exist within the parcel boundary on the west and east ends. Analysis provided in the May 2011 MHPI EIS determined that 5.81 acres of the parcel occur within the 100-year floodplain, including portions of two houses. Existing utility laterals and parts of 11 driveways also occur within the floodplain.

Figure 3-2. Water Resources at Soundside Manor

4. ENVIRONMENTAL CONSEQUENCES

4.1 SOILS

4.1.1 Proposed Action

Construction activities at Soundside Manor would involve soil disturbance and the removal of stabilizing vegetation that could result in increased stormwater runoff and erosion. Generally, soils within the affected environment are flat and sandy and have vegetative cover that is not conducive to highly erosive situations. However, land disturbance can magnify the potential for erosion. The key issues of concern are the potential for the transport of soils through erosion caused by stormwater runoff from nonvegetated surface areas and wind-caused erosion from exposed and loose, unconsolidated soils. As the Soundside Manor area is located adjacent to a coastal water body, any land clearing and construction could change the terrain and increase the potential for erosion.

Lakeland sand is the most representative soil type in the Soundside Manor area. This sand type, as well as other sands in the project area, has the highest potential for wind-caused erosion because they are unconsolidated sediments. The erosion potential is typically magnified by other factors such as slope (i.e., the hazards for erosion increase in areas of higher slope). Areas composed of Dorovan muck within the project area have a low potential for wind erosion but, conversely, a high potential for runoff erosion (Weeks et al., 1980).

Seventy-six percent of the area is not limited with respect to construction of small buildings, while 24 percent of the area is very limited due to the potential for flooding, which corresponds to anticipated high maintenance needs after construction. Half of the project area encompasses soils that are moderately susceptible to concrete corrosion with low susceptibility to uncoated steel corrosion. The remaining half contains soils that are highly susceptible to concrete corrosion and have varying susceptibility to uncoated steel corrosion. The Air Force and developer would take these limitations into account during the design and selection of building materials (such as coated steel) to ensure that the facilities would not be adversely affected (U.S. Air Force, 2011).

With any of the representative soil types, the removal of any stabilizing vegetation increases the risk of soil erosion. Accordingly, required mitigations and discretionary soil BMPs should be implemented during construction. Mitigations associated with permit requirements, such as erosion and sediment controls, and stormwater management measures would be implemented. The developer would be required to implement mitigations associated with construction permitting requirements. Discretionary or project-specific BMPs, such as silt fences and hay bales, would be implemented during construction to avoid soil runoff into nearby drainages. BMPs should be inspected on a weekly basis and after rain events, with fencing replaced as needed. In project-specific permits and site plan designs, site-specific management requirements for erosion and sediment control would be implemented. Other guidelines and requirements required under the NPDES and SWPPP, as well as potentially required BMPs that would also be applicable to project activities described in this EA can be found in the May 2011 MHPI EIS.

With the implementation of required permit-based mitigations as well as development of any discretionary mitigations and BMPs, the Air Force does not anticipate adverse impacts associated with soil erosion.

4.1.2 No Action Alternative

Under the No Action Alternative, construction could potentially occur in the housing area to a greater or lesser degree than under the Proposed Action as long as that construction does not encroach on the floodplain. Therefore, soils within the Soundside Manor area could be impacted just as they could under the Proposed Action. However, the degree of impact would not be known until construction plans were developed. Under the No Action Alternative, there is also the potential for an increase or decrease in impervious surfaces beyond the areas affected in the Proposed Action. However, as with the Proposed Action, the Air Force does not anticipate significant adverse impacts associated with soil erosion, given the implementation of required permit-based mitigations as well as development of any discretionary mitigations and BMPs.

4.2 WATER RESOURCES

4.2.1 Proposed Action

The Proposed Action of this EA differs from the actions described in the Preferred Alternative of the May 2011 MHPI EIS because it includes new construction within the 100-year floodplain. While there would be no new housing construction within the floodplain boundary, there would be demolition and construction of new utility laterals and portions of 11 driveways, as well as curb and gutter replacement/repair and street maintenance. Although the community development design is somewhat different, overall potential impacts to stormwater, wetlands, and the coastal zone would be similar to those described in the MHPI EIS and would not be significant (Figure 4-1).

New underground utility laterals and driveway construction would occur within the 100-year floodplain. There would also be temporary construction-related activities in the floodplain, including cutting the street curb and gutter, removing areas of street surface, and soil excavation. Approximately 16,000 square feet of floodplain area would be temporarily disturbed by these actions, but all disturbed areas would be repaired. After completion of construction, street maintenance activities would likely occur periodically in the floodplain, including but not limited to seal coating, resurfacing, and repair.

These actions would not result in adverse impacts to the floodplain. They would not result in new obstructions to floodwater flows or changes to existing topographical elevations, and would not alter drainage patterns. In addition, the actions would not affect floodwater storage or increase the flood hazard on other properties. Under the Proposed Action, the net amount of impervious surface (housing footprint, driveways, and sidewalks) within the floodplain would decrease by over 7,000 square feet relative to existing conditions, thereby decreasing stormwater flow and not increasing the flow, which would result in beneficial impact to floodplain operations.

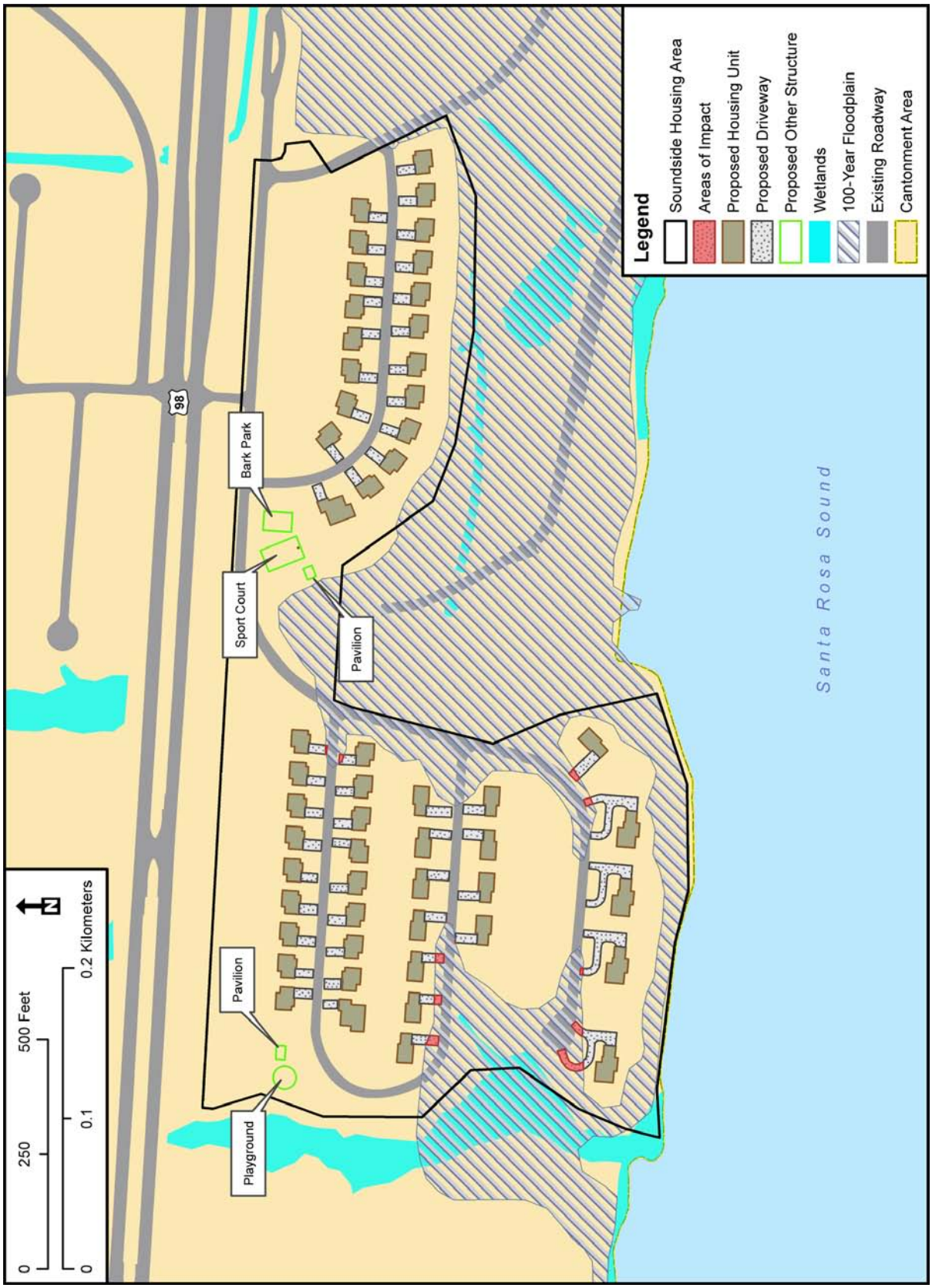


Figure 4-1. Areas of Floodplain Affected by Driveway Construction

A permit under the NPDES would be required for demolition and construction activities (including areas in the floodplain) and would include erosion control measures at disturbed sites. Revegetation of nonimpervious areas would also be required. The Air Force would submit a Finding of No Practicable Alternative (FONPA) stating that no alternatives existed for the proposed construction activities within the floodplain.

4.2.2 No Action Alternative

The No Action Alternative in this EA maintains many of the activities identified for the Preferred Alternative that was evaluated in the May 2011 MHPI EIS. The MHPI EIS evaluated demolition of housing units in the 100-year floodplain, as well as new construction activities; but no further construction activities within the floodplain. The Proposed Action identified in this EA involving limited construction activities in the floodplain was not expected and was not evaluated in the EIS. If the evaluated EIS activities at Soundside Manor remain unchanged then the potential outcomes, although not inclusive, are as follows:

- A decrease in the amount of impervious surface area within the floodplain due to demolition of existing structures but an overall net increase in impervious surface due to required reconfiguration of housing units to avoid the floodplain
- A net overall decrease in the amount of impervious surface area within Soundside Manor due to demolition of existing structures in the floodplain, construction of new units outside the floodplain
- Leaving existing driveways in place, resulting in no net change in impervious surface area in the floodplain due to driveways

For any allowable development scenario chosen, potential effects to water resources other than the floodplain were analyzed in the May 2011 MHPI EIS and determined to not be significant. This determination was based on adherence to all permitting and mitigation requirements.

The demolition of houses within the floodplain required a FONPA to the EIS, which was accomplished. Existing roads within the floodplain would continue to be used as is and would not be improved or modified. The Air Force did not identify any significant adverse impacts at Soundside Manor from the analyzed demolition activities within the floodplain. However, maintaining the No Action Alternative in this EA would mean that no additional construction activities could occur within the floodplain at Soundside Manor. Therefore, to avoid conducting any of the Proposed Action activities in the floodplain, the planned and necessary housing upgrades would have to be reconfigured, which would result in the need to extend the existing driveways. These efforts are likely to result in increasing the impervious surface area within the floodplain and increasing stormwater flow or runoff into the floodplain. These results are not deemed beneficial to floodplain operations at Soundside Manor. More beneficial results can be realized by implementing the Proposed Action (involving construction activities within the floodplain), which would decrease the net amount of impervious surface area within the floodplain and decrease stormwater flow or runoff within the floodplain, as discussed in Section 4.2.1 of this EA.

5. CUMULATIVE IMPACTS

According to CEQ regulations, cumulative effects analysis should consider the potential environmental impacts resulting from "the incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions" (40 CFR 1508.7).

Cumulative effects may occur when there is a relationship between a proposed action or alternative and other actions expected to occur in a similar location or during a similar time period. This relationship may or may not be obvious. The effects may then be incremental (increasing) in nature, resulting in cumulative impacts.

Analysis of cumulative impacts was completed for the May 2011 MHPI EIS. No past, present, or reasonably foreseeable actions have been identified at Hurlburt Field that could have a cumulative impact on any resources when added with the Proposed Action in this EA. Additionally, the Proposed Action would have a net beneficial impact on the 100-year floodplain, since the amount of impervious surface would decrease relative to existing conditions.

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6. MITIGATIONS

A Mitigation and Monitoring Plan (December 2013) was prepared for the May 2011 MHPI EIS; it involves both Eglin AFB and Hurlburt Field and the broader scope of privatized military family housing activities. That Plan identifies mitigation measures and special requirements or BMPs applicable to the analyzed privatized housing construction activities in order to minimize or avoid adverse environmental impacts. That Plan is continually updated throughout the life of the broad scope of privatized housing activities at the installations, ensuring the mitigation measures successfully accomplish minimizing and/or avoiding adverse impacts. While this more-focused Proposed Action for Hurlburt Field at Soundside Manor (partial driveways and utility lines) is presented and analyzed in this EA, this EA is a component of broader privatized military housing activities in that it tiers from the May 2011 MHPI EIS.

Based on the discussion and analysis of the scope of impacts within this EA, there will not be any significant adverse environmental impacts; however, similar mitigation measures associated with required permits and applicable BMPs will be incorporated in an updated Mitigation and Monitoring Plan. In particular, the NPDES permitting requirements identified under the Water Resources and Soils sections within this EA (including any permitting requirements for the utility efforts) are also applicable to the entire MHPI project. Also, site-specific permitting requirements (such as use of hay bales or silt fences to minimize erosion) would be developed through the permitting process. As part of the continual updates to the overall Eglin/Hurlburt MHPI Mitigation and Monitoring Plan, the follow-on updates will capture the permit requirements and associated BMPs (once specified) that are discussed in this EA.

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7. PERSONS/AGENCIES CONTACTED

Name	Title/Responsibility
Thomas Woosley	AFCEC Housing Privatization Project Manager
Roger Robinson	Hurlburt Field Housing Manager
Michael Disney	Hurlburt Field Geospatial & Information Technology Analyst
Franklin Myers	Resident Construction Manager, AMEC Environment and Infrastructure, Inc.

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8. LIST OF PREPARERS

Kevin Akstulewicz
Project Manager
B.S., Environmental Science and Policy, 1999

Rick Combs
Author: Biological Resources and Water Resources
M.S., Biology, 2006
B.S., Biology, 2000
B.S., Business Administration, 1990

Mike Deacon
Technical Lead
B.S., Environmental Studies, 1990
B.S., Environmental Health, 1984

Mike Nation
GIS
B.S., Environmental Science, 2000

Jason Koralewski
Soils
M.A., Anthropology, 2002
B.A., Anthropology, 1996

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9. REFERENCES

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APPENDIX A

PUBLIC/AGENCY INVOLVEMENT

DRAFT ENVIRONMENTAL ASSESSMENT NOTICE OF AVAILABILITY

USAF ANNOUNCES AN ENVIRONMENTAL ASSESSMENT

In accordance with the National Environmental Policy Act and Air Force regulations, Hurlburt Field, Florida, has completed a Draft Environmental Assessment (EA) and Finding of No Significant Impact/Finding of No Practicable Alternative (FONSI/FONPA) to evaluate the consequences of the following stated proposed action:

The Proposed Action is to construct utility laterals and portions of driveways within the 100-year floodplain at the Hurlburt Field Soundside Manor housing area. This represents a change from the May 2011 Eglin/Hurlburt MHPI Environmental Impact Statement (EIS), which analyzed the impacts from home construction within Soundside Manor but did not address construction within the floodplain, because at that time construction within the floodplain had not been identified as a component of the Proposed Action. As part of demolition of existing homes and new construction, the estimated amount of housing unit square footage (SF) within the floodplain would be reduced to zero, and the amount of driveway and sidewalk square footage within the floodplain would be reduced by approximately 4,500 SF and 900 SF, respectively.

To review the Draft EA and FONSI/FONPA, copies are available at http://www.afcec.af.mil/hurlburtfieldmilitaryfamilyhousingenvironmentalassessment/index.asp or by contacting Mr. Kevin Akstulewicz using the contact information below. The public is invited to review these documents and make comments during the 30-day comment period from now until August 11, 2014. To comment, or for more information, contact Mr. Kevin Akstulewicz by mail at Leidos, 9335 Barrington Boulevard, Knoxville, TN 37922; e-mail: Hurlburt-MHPI-EA-Comments@outlook.com; phone: (865) 300-0612.

AGENCY LETTER

20140707001

leidos

10 July 2014

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

Subject: Review of the *Draft Environmental Assessment (EA) for the Military Housing Privatization Initiative (MHPI) at Soundside Manor, Hurlburt Field, Florida (FL)*

The U.S. Air Force is pleased to submit 6 compact discs (CDs) of the Draft EA for the MHPI at Soundside Manor, Hurlburt Field, FL. This correspondence is a request by the U.S. Air Force for comments from your office on the subject document. The U.S. Air Force prepared this document to conform to the requirements of the National Environmental Policy Act (NEPA).

We respectfully request that your comments be sent to Mr. Kevin Akstulewicz, by mail at Leidos, 9335 Barrington Blvd, Knoxville, TN 37922, or e-mail at Hurlburt-MHPI-EA-Comments@outlook.com (phone: 865-300-0612).

This particular project is of high priority to the Department of the Air Force, and on a challenging schedule. We respectfully ask that the Florida Department of Environmental Protection consider an expedited review. The Air Force would greatly appreciate it if you would consolidate and submit your agency's comments on or before 30 days from receipt of this document.

Sincerely,
Leidos

Kevin Akstulewicz

cc: Mr. Thomas Woosley, AFCEC/CIHE Project Manager (letter only)

Encl: *Draft Environmental Assessment for Military Housing Privatization Initiative at Soundside Manor, Hurlburt Field, Florida* (6 CDs)

9335 Barrington Blvd / Knoxville, TN 37922 / leidos.com/engineering