



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 95TH AIR BASE WING (AFMC)
EDWARDS AIR FORCE BASE CALIFORNIA


MAY 30 2007

MEMORANDUM FOR 95 ABW/CER

FROM: 95 ABW/CEVX

SUBJECT: Categorical Exclusion, NEPA Analysis of a Rental Housing Development on Edwards Air Force Base; AF Form 813, Control No. 07-0439

1. The proposed action may proceed provided the minimization measures detailed in the Requirements Checklist are implemented. Please include the applicable measures in any pertinent contracts.
2. If the proposed action changes, please contact us immediately.
3. The POC for this proposed action is Ms. Michelle Bare, JT3/CH2M HILL Environmental Consultant, at (661) 277-5368.
4. Please use the attached Customer Satisfaction Survey to rate our planning support. The survey should be returned to 95 ABW/CEVX, attention Mr. Keith Dyas.


GERALD E. CALLAHAN, Chief
Environmental Conservation Branch

3 Attachments:

1. AF Form 813
2. Requirements Checklist
3. Customer Satisfaction Survey

Livelink #:

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS

Report Control Symbol
RCS: 07-0439

INSTRUCTIONS: Section I to be completed by Proponent; Section II and II to be completed by Environmental Planning Function. Use the continuation sheet as necessary. Reference appropriate item number(s).

SECTION I - PROPONENT INFORMATION

1. TO (Environmental Planning Function) 95 ABW/CEV	2. FROM (Proponent organization and functional address symbol) 95 ABW/CER	2a. TELEPHONE NO. 275-2405
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3. TITLE OF PROPOSED ACTION
NEPA Analysis of a Rental Housing Development on Edwards AFB

4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) (Add Additional Info): Add
See back for info...

5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVE (DOPAA) (Provide sufficient details for evaluation of the total action.) (Add Additional Info): Add
See back for info...

6. PROPONENT APPROVAL (Name and Grade) SHARON A. MCLAIN, NH-III	6a. SIGNATURE	6b. DATE May 3 2007
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SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY. (Check appropriate box and describe potential environmental effects, include cumulative effects.)
(+ = positive effect; 0 = no effect; - = adverse effect; U = unknown affect)

	+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE (Noise, accident potential, encroachment, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. AIR QUALITY (Emissions, attainment status, state implementation plan, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. WATER RESOURCES (Quality, quantity, source, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. SAFETY AND OCCUPATIONAL HEALTH (Asbestos/radiation/chemical exposure, explosive safety quantity-distance, bird/wildlife aircraft hazard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. HAZARDOUS MATERIALS/WASTE (Use/storage/generation, solid waste, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. BIOLOGICAL RESOURCES (Wetlands/floodplains, threatened or endangered species, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. CULTURAL RESOURCES (Native American burial sites, archaeological, historical, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. GEOLOGY AND SOILS (Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. SOCIOECONOMIC (Employment/population projections, school and local fiscal impacts, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. OTHER (Potential impacts not addressed above.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # A2.3.11 ; OR
 PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS (Add Additional Info): Add
Approved contingent upon checklist compliance. CATEX A2.3.11 off the EA for the Construction of MFH Units in Housing Areas "B, C," and "I" (AFFTC 1995) applies. Project activities are de minimis with respect to the CAA. Air letter on file at 95ABW/CEV

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade) KEITH DYAS, YD-2 FOR	19a. SIGNATURE <i>Keith Dyas</i>	19b. DATE 23 MAY 07
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AF FORM 813, SEP 99, CONTINUATION SHEET

(Please add the Section & line # you are adding information for.)

4. Completion of NEPA review is required for the real estate transaction of privatization of military family housing (MFH).

5. Proposed action is to privatize MFH with an end state of 797 units.

Info on Proposed Privatization Project as of 1 May 07:

The proposed Privatization project for Edwards AFB involves a non-Federal Acquisition Regulation (FAR) real estate transaction with the Project Owner (PO) under which the Government will convey existing housing units and certain associated improvements and lease up to 456 acres of land. At transaction closing the Government will commit to the conveyance of 233 housing units and supporting infrastructure that are currently under construction at Edwards AFB. The PO shall obtain necessary financing, provide required equity, and plan, design, develop, renovate, demolish, construct, own, operate, maintain, and manage a rental housing development, including all paving and drainage, as well as any utilities conveyed to or constructed by the PO for 50 years. It is believed that privatization will accelerate housing improvements, alleviate housing shortages, and reduce waiting times for adequate housing, ultimately improving morale of Government personnel. Since traditional Military Construction (MILCON) funds are unavailable to meet this goal in a timely manner, Government officials have determined that the best solution is to use privatization to leverage available resources. All existing utility systems at Edwards AFB MFH area including mains and laterals are under review for possible privatization under a separate business agreement.

The Government may have additional requirements for housing during the 50-year term and may modify its written agreement with the PO to add some or all of the additional housing required at the base, provided the Government and PO are able to negotiate mutually satisfactory terms and conditions.

Examples of the types of construction/improvements that may be done by the PO during the 50-year terms:

- ¿ Covered bus shelters
- ¿ Community-wide and neighborhood-wide recreational facilities in the interior of family housing areas, including group picnic areas (with such amenities such as pavilions, tables, grills, etc.)
- ¿ Tennis courts (preferably lighted)
- ¿ Volleyball courts
- ¿ Combined community center/clubhouse/leasing office and co-located Housing Management office
- ¿ Community center/clubhouse
- ¿ Concrete walks or asphalt trails leading to playgrounds where possible
- ¿ Road and trail connectivity among all housing areas
- ¿ Upgrades to roads such as paving, traffic control islands, etc.
- ¿ Pet play areas
- ¿ Themed adventure areas
- ¿ Active sports areas
- ¿ Additional housing units
- ¿ Outdoor amphitheater

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Edwards AFB Land That May be Leased for 50-Year Term

LAND AREA	APPROXIMATE ACRES
Parcel N Juniper Ridge Joshua Acres	177
Parcel O Mountain View Mesquite Meadows	100
Parcel P Tamarisk Plains	75
Parcel Q Tamarisk Plains	18
Parcel R-1 Palo Verde Heights	86
Parcel R-2 Palo Verde Heights	
Parcel R-3 Palo Verde Heights	
Parcel R-4 Palo Verde Heights	
Parcel R-5 Palo Verde Heights	
Total	456

5.1. Alternative #1 would be to take no action and not privatize military family housing at Edwards AFB. Not privatizing MFH would keep Edwards AFB from getting out of the housing landlord responsibility and could potentially keep housing residents from enjoying the possible upgrades to their community that privatization might provide.

REQUIREMENTS CHECKLIST

This project (Control No. 07-0439, *NEPA Analysis of a Rental Housing Development on Edwards Air Force Base*) is covered by the *Programmatic Environmental Assessment for Small Building Construction, Relocation, and Modification at Edwards Air Force Base, California* (AFFTC 1998), prepared in support of Control No. 97-125, and the *Environmental Assessment for the Construction of Military Housing Units in Housing Areas "B", "C", and "I" on Edwards Air Force Base, California* (AFFTC 1995), prepared in support of Control No. 94-019. It is being categorically excluded (A2.3.11) off these document. The project is approved contingent upon completion (compliance) of the following minimization measures.

1. All project sitings may require approval by the Base Planning and Zoning (P&Z) Committee. Contact Civil Engineering (95 ABW/CEC) at (661) 277-9456 for coordination on your project.
2. Water roads and open areas upon which work is performed in order to suppress dust. If winds produce visible emissions in excess of Ringlemann 1, erect wind barriers. Contact 95 ABW/CEVC's J-TECH contractor at (661) 277-1471 for questions or concerns.
 - Greater than Ringlemann 1 or 20% opacity for more than 3 minutes in any hour is not allowed.
 - Suspend grading, disking, and other earthwork projects at wind speeds exceeding 25 miles per hour (mph).
3. All vehicles hauling bulk materials or debris must be covered.
4. The proposed project will use paints. All paints shall comply with Kern County Air Pollution Control District (KCAPCD) volatile organic compound (VOC) requirements of 100 grams/liter VOCs, unless the coating meets the definition of a specialty coating. For a list of definitions and the VOC requirements of specialty coatings, please contact 95 ABW/CEVC's J-TECH contractor at (661) 277-1471.
5. This project may utilize internal combustion engines (ICEs) over 50 brake horsepower (bhp) rating (e.g., welders, generators, compressors, etc.). Any ICEs operated on Edwards AFB require a permit from the local air agency. If such equipment is to remain on Base less than 45 calendar days, then a written exemption must be obtained from the local air agency. Contact 95 ABW/CEVC's J-TECH contractor at (661) 277-1471 for permit requirements.
6. The proposed project shall use diesel fuel meeting California Air Resources Board specifications.
7. The proposed project shall not discharge from any source, whatsoever, such quantities of air contaminants or other material that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health, or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.
8. Personnel conducting work on refrigeration units as part of this project must be United States Environmental Protection Agency (U.S. EPA) certified for the type of equipment they are to work on. Equipment used to recover or service these units must also be U.S. EPA certified.
9. Base personnel shall report all chemicals/materials they procure for this project by any means other than the Hazmat Pharmacy to Environmental Management. Contact 95 ABW/CEVC's J-TECH contractor at (661) 277-1471 in order for these chemicals/materials to be included in the Base's emission reports and 277-1415 in order for the Base to meet their hazardous material inventory requirements.
10. All temporary and/or permanent connections to the Base potable water system (water mains, fire hydrants, hose-bib connections, etc.) shall be equipped with a backflow device as

approved by Base Civil Engineering (BCE). Contact BCE at (661) 277-5004 for approval prior to making connections.

11. Facilities on Edwards AFB are known to contain asbestos-containing material (ACM) and/or lead-based paint (LBP). Contact 95 ABW/CETS at (661) 277-3803 or 277-4475 for survey, abatements, and disposal requirements.
12. This project has the potential to encounter ACM and/or LBP. Contact 95 ABW/CETS at (661) 277-3803 or 277-4475 for survey, abatement, and disposal requirements.
 - Contact the Asbestos Operation Office (AOO) (95 ABW/CETS) at (661) 277-3803 or 277-4475 for direction regarding ACM/LBP project design services and the contracting-out of ACM/LBP removal if ACM/LBP is detected in areas that will be disturbed.
 - If ACM/LBP is detected in areas that would be disturbed, contact the AOO for direction regarding ACM/LBP removal requirements, project design services, and the contracting out of ACM/LBP.
 - The ACM/LBP project design packages (i.e., design drawings, specifications, submittal requirements, and any ACM/metal-based paint surveys) must be provided to Environmental Management at (661) 277-1426 and Bioenvironmental Engineering at 277-3272 for review to determine if all regulatory requirements have been addressed (OSHA, NESHAP, federal/state/Air Force, and local requirements).
13. National Emission Standard for Hazardous Air Pollutants (NESHAPS) 40 CFR Part 101.145 requires the owner or operator of a demolition or renovation activity prior to the commencement of the demolition or renovation to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos including Category I and Category II non-friable ACM. Contact the AOO for more information.
14. Electrical fixtures/ballasts scheduled for removal must be checked for Polychlorinated Biphenyl (PCBs). If PCBs are identified, remove and dispose of in compliance with Title 22 California Code of Regulations (CCR). The proponent/contractor shall coordinate PCB removal, storage, and disposal activities with 95 ABW/CEVC at (661) 277-1426 or 277-1401.
15. This project will use hazardous materials (e.g., solvents, paints, glues, adhesives, etc.) and generate hazardous waste. The proponent/contractor shall ensure all hazardous materials are authorized and managed in compliance with applicable sections of Air Force Flight Test Center Instruction (AFFTCI) 32-19, *Hazardous Material Management Process* (HMMP). This Instruction is applicable to all organizations on Edwards AFB, including tenants and contractors. Any questions regarding this Instruction regarding regulatory requirements should be directed to 95 ABW/CEVC's J-TECH contractor at (661) 277-1457 or 277-1442.
16. Hazardous wastes are subject to land disposal restriction requirements. Signed hazardous waste disposal manifests shall be required for all hazardous waste that may be generated on this project to include ACM; lead-, mercury-, chromium-, other heavy metal-based paints; and/or PCB-containing wastes prior to transportation for off-site disposal to an Environmental Protection Agency-approved landfill. **The proponent/contractor shall submit all manifests for signature.** Contact 95 ABW/CEVC at (661) 277-1411 or 277-1401 for submittal requirements.
 - The proponent/contractor shall ensure that all hazardous waste management on this project complies with all applicable sections of AFI 32-7042, *Solid and Hazardous Waste Compliance*, and the *Edwards Air Force Base Hazardous Waste Management Plan Number 32-7042* (HWMP). Contact 95 ABW/CEVC's J-TECH contractor at (661) 277-1442 or 277-9203 for questions and guidance.

17. This project will generate construction/demolition and other solid waste. The proponent/contractor shall be responsible for transporting solid waste to a State-licensed solid waste facility. Contact 95 ABW/CEOES at (661) 277-1161 for information on solid waste and the segregation of recyclables for disposal. Contact 95 ABW/CEVC at 277-1426 for solid waste disposal and recycling permit issues.
18. Concrete rinsate (waste) generated from concrete trucks during project activities shall be discharged in a designated area within the project site. At project completion, disposal of concrete waste in an approved landfill shall be the responsibility of the contractor.
19. Demolition of streets, sidewalks, and other structures (such as houses) should occur outside of the bird nesting season to reduce the potential for delays. The typical nesting season for most bird species is February through June. If demolition of streets, sidewalks, and other structures cannot occur outside of the primary nesting season, delays are likely to occur as a result of active bird nests on the structure. An active nest is defined as a nest containing eggs and or young. Contact 95 ABW/CEVX at (661) 277-1401 for assistance in this matter.
20. All project personnel working in the area shall attend wildlife awareness training prior to commencing work or visiting the work site. Contact the Natural Resources contractor at (661) 275-2435 or 275-1401 at least **3 days** before work begins to schedule a half hour desert tortoise awareness briefing.
 - A wildlife presurvey is required prior to commencing work. The presurvey will be scheduled by contacting the Natural Resources contractor at least **3 days** before work begins. If project activities cannot be completed within 2 consecutive days, notify Natural Resources contractor at (661) 275-2434 or 277-1401 at least 3 days before work resumes for additional desert tortoise surveys.
 - Open excavations of any kind created during project activities shall be secured at the end of each day by backfilling, placing a cover over the excavation, installing a temporary 95 ABW/CEVX-approved desert tortoise fence, and/or creating a 3:1 slope at the ends of the ditch.
 - Excavations left unsecured during the workday shall be checked three times per day (morning, midday, and late afternoon) for trapped animals. If any animals are found in an excavation, immediately notify 95 ABW/CEVX Customer Service Desk at (661) 277-1401.
 - Desert tortoises and their burrows shall be avoided. All project personnel shall inspect under all vehicles and equipment for desert tortoises prior to operation. Any sightings of desert tortoise within the project site must be reported immediately to the monitoring biologist or Environmental Management Division, Customer Service Desk at (661) 277-1401.
 - The project area shall be clearly marked at the outer boundaries to define the work area. All workers shall be instructed that their activities must be confined to locations within the fenced, flagged, or marked areas. No activities shall take place between dusk and dawn.
 - All trash shall be contained within raven-proof (covered) containers and removed from the project site.
 - Stage vehicles within previously disturbed areas. Grading shall only occur within previously graded areas. For example, **no** new construction of roads or widening of graded road shoulders may occur. If grading activities cannot be completed within **2** consecutive days, notify Natural Resources contractor at (661) 275-2434 or 275-2435 at least **3 days** before work resumes.

21. Landscaping must be in accordance with the *Edwards Air Force Base Design Standards*. Plants should be drought tolerant if possible and use of local native plants should be used whenever possible. Please coordinate with 95 ABW/CEC's landscape architect at (661) 277-1762.
22. This project may interrupt/delay traffic flow. The proponent/contractor shall file a traffic control plan with Security Police (95 ABW/SPOL) at (661) 277-3340, Fire Protection Division (95 ABW/CEFT) at (661) 277-3643, and Public Affairs Office (AFFTC/PA) at (661) 277-3510.
23. This project will require an AFFTC IMT 5926, *Edwards AFB Civil Engineering Work Clearance Request* (digging permit). The proponent/contractor shall coordinate the digging permit. Contact the Base Civil Engineer Infrastructure Controller (95 ABW/CEOU, Zone 2) at (661) 277-2936 for specific requirements.
24. Project activities involving welding, torching, cutting and brazing require an AF Form 592, *Welding, Cutting and Brazing Permit* (Hot Work Permit) from the Base Fire Department. For further information on hot work permits, contact the Base Fire Department at (661) 277-3124.
25. This project may need to be reviewed and approved by the Base Fire Department. Please contact 95 ABW/CETL at (661) 277-3124 for specific requirements.