

Final
**Environmental Assessment for
Land Swap to Support Military Housing
Privatization Actions at
Hunter Army Airfield, Georgia**



Prepared for:

Stewart Hunter Housing, LLC

Prepared by:

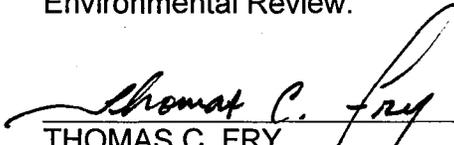
**Tetra Tech, Inc.
Fairfax, VA**

March 2010

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**ENVIRONMENTAL ASSESSMENT FOR
LAND SWAP TO SUPPORT MILITARY HOUSING
PRIVATIZATION ACTIONS AT
HUNTER ARMY AIRFIELD, GEORGIA**

Environmental Review:



THOMAS C. FRY
Chief, Environmental Division
Directorate of Public Works

Date: 03/24/10

Reviewed by:



ROBERT R. BAUMGARDT
Director, Public Works

Date: 3/24/10

Approval:



KEVIN W. MILTON
Colonel, U.S. Army
Commanding

Date: 26 MAR 10

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Finding of No Significant Impact

Environmental Assessment for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia

Pursuant to the Council on Environmental Quality Regulations (Title 40 of the *Code of Federal Regulations* Parts 1500–1508) for implementing the procedural provisions of the National Environmental Policy Act (42 U.S.C. 4321 *et seq.*) and Army Regulation 200-2 (*Environmental Effects of Army Actions*), Hunter Army Airfield (HAAF), Georgia, conducted an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with a Residential Communities Initiative (RCI) program action at HAAF. The Army proposes to revise HAAF's existing RCI footprint by removing a parcel of land and adding a parcel of undeveloped land to the footprint (hence, the "land swap"). This EA identifies, documents, and evaluates the potential environmental effects of implementing the proposed revisions to the RCI footprint at HAAF.

Background

In 2003 the Army entered into a Community Development and Management Plan (CDMP) with Stewart Hunter Housing, LLC (SHH), a joint venture consisting of a private development partner (originally GMH Military Housing; now, Balfour Beatty Communities) and the Army at Fort Stewart and HAAF, Georgia. Under that arrangement, the Army conveyed HAAF's 488 existing housing units in three housing areas to SHH and provided a 50-year lease of 298.92 acres for SHH's implementation of the RCI program. Since then, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program as outlined in the Initial Development Phase of the CDMP.

After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on a portion of the Parcel G land leased to SHH by the Army in 2003. Parcel G is in HAAF's northern cantonment. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The proposed action is needed to provide acreage on which SHH can construct family housing units for HAAF Soldiers per the CDMP. The Army proposes a revision to the RCI footprint that would swap a portion of Parcel G for Parcel P (described below).

Proposed Action

Parcel G is 111.36 acres of which Tract 1 (15.972 acres) and Tract 2 (4.510 acres) would be returned to the Army under the proposed action. Tract 1 includes Building 1279 (which is unoccupied), a Ranger physical training area (mock aircraft for pre-parachute operation training), a parking lot, and a wooden fence that runs along the northeast side of the property. Tract 2 is a parking lot.

The proposed action also includes the Army's leasing Parcel P to SHH for the construction of family housing. Parcel P is an approximately 55-acre parcel of undeveloped land on HAAF between South Perimeter Road and Dutchtown Road. Parcel P would be added to the RCI footprint and would become part of SHH's 50-year ground lease. After the land swap, SHH would lease a total of 333.438 acres for the RCI program. SHH would construct approximately 98 new homes, as well as a community center, a playground, and possibly a water park, on Parcel P, and an access road connecting Parcel P to South Perimeter Road. These housing units and associated facilities were assessed as part of the 2003 RCI EA. The siting and construction of the

family housing would follow the Fort Stewart and HAAF *Installation Design Guide* and comply with the requirements in the CDMP. The family housing would be similar in design to that in the other housing areas.

Factors Considered in Determining That No Environmental Impact Statement Is Required

The EA, which is attached and incorporated by reference into this Finding of No Significant Impact (FNSI), examines the potential long- and short-term effects of the proposed action (identified as the Army's Preferred Alternative) and the No Action Alternative on the following resource areas and areas of environmental and socioeconomic concern: land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic materials.

Implementing the Preferred Alternative would result in a combination of short- and long-term minor adverse effects, as well as short- and long-term minor beneficial effects. Short-term minor beneficial effects on the local economy would result from expenditures and employment associated with construction activities. Long-term beneficial effects would result from the newly constructed homes and community facilities for Soldiers and their Families. There would be short- or long-term minor adverse effects on aesthetics and visual resources, air quality, noise, soils, surface water, groundwater, vegetation, wildlife, wetlands, protection of children, and traffic, mostly associated with the construction activities for Parcel P and the access road.

In addition to the proposed action, a number of other development projects are planned on the Installation over the next several years. An Army Air Force Exchange Service Shopette and School Age Youth Center were recently constructed, and a Child Development Center is under construction just north of Parcel P. A fire station is to be built on Rio Road west of Parcel P. An elementary school is to be built east of Parcel P along South Perimeter Road. Other future activities planned on HAAF in the northern cantonment area include a DPW maintenance facility, a National Guard Readiness Center, a chapel, and another Child Development Center and School Age Youth Center. These cumulative actions would result in minor adverse effects on aesthetics and visual resources, air quality, the noise environment, soils, vegetation, surface water, and groundwater if construction projects outside the proposed action activities were to occur concurrent with the land clearing and construction on Parcel P. Beneficial cumulative economic effects would result from the proposed development because the construction and operation of the facilities would increase local employment, income, and business sales volume. Beneficial cumulative quality of life effects would result from new public service facilities for the HAAF population. Minor adverse effects on the protection of children could occur because construction sites can pose an increased safety risk. Minor adverse effects on traffic would result if multiple construction projects were to occur concurrently.

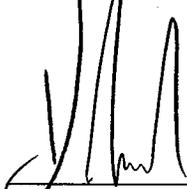
Public Review

The EA and Draft FNSI were available for review and comment for 30 calendar days from the publication of a Notice of Availability in the *Frontline*, *Savannah Morning News*, and *Coastal Courier*. Copies of the EA and Draft FNSI could be obtained by contacting Mr. Joel Jacobs of Stewart Hunter Housing at JJacobs@bbcgrp.com. Copies of the EA were also provided to the following libraries: 1LT George P. Hays Library, Building 411, 316 Lindquist Road, Fort Stewart, GA 31314; Liberty County Public Library, 236 Memorial Drive, Hinesville, GA 31313; Mall Branch Library, 7 Mall Annex, Savannah, GA 31406; and Southwest Chatham Branch

Branch Library, 7 Mall Annex, Savannah, GA 31406; and Southwest Chatham Branch Library, 14097 Abercorn Street, Savannah, GA 31419. Comments on the EA and Draft FNSI were to be submitted by no later than 30 calendar days after publication of the Notice of Availability (by March 13, 2010) to Chief, Environmental Division (Mr. Thomas C. Fry), Directorate of Public Works, 1550 Frank Cochran Drive, Building 1137, Fort Stewart, GA 31314-4927.

Conclusion

On the basis of the EA, it has been determined that implementing the proposed action would have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. An Environmental Impact Statement is not required and will not be prepared.



KEVIN W. MILTON
Colonel, US Army
Commanding
Fort Stewart and HAAF, Georgia

26 MAR 10

Date

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EXECUTIVE SUMMARY

ES.1 INTRODUCTION

In 1996 Congress enacted the Military Housing Privatization Initiative¹ to enable the military services to address family housing that did not meet current standards. The legislation enables the Army to obtain private-sector funding to satisfy its family housing requirements. Consistent with the MHPI and Residential Communities Initiative (RCI) program procedures, in 2003 the Army entered into a Community Development and Management Plan (CDMP) with Stewart Hunter Housing, LLC (SHH), a joint venture consisting of a private development partner (originally GMH Military Housing; now, Balfour Beatty Communities) and the Army at Hunter Army Airfield (HAAF), Georgia. Under that arrangement, the Army conveyed HAAF's 488 existing housing units in three housing areas to SHH and provided a 50-year ground lease of 298.92 acres for SHH's use in implementing the RCI program. Since then, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program as outlined in the Initial Development Phase of the CDMP.

In light of developments since 2003, the Army proposes to revise the existing RCI footprint by removing some acreage of land and adding acreage of undeveloped land to the footprint (the "land swap") and constructing housing units on the undeveloped land. This Environmental Assessment (EA) evaluates the land swap and the construction of family housing units at HAAF.

ES.2 BACKGROUND

HAAF occupies 5,370 acres (8.4 square miles) just south of the city of Savannah in Chatham County, Georgia. The Installation is about 25 miles northeast of Fort Stewart, Georgia, and about 15 miles inland from the Atlantic Coast. HAAF is home to the 3d Infantry Division, and it is a Power Projection Platform—a location from which forces can easily be deployed by air or sea.

ES.3 PROPOSED ACTION AND ALTERNATIVES

After HAAF entered the RCI program, the Army discovered an abandoned cemetery dating from around the late 1800s on a portion of the Parcel G land leased by the Army to SHH. Parcel G is 111.36 acres in the northern cantonment of HAAF. The Army treated the archaeological discovery, which occurred during a Cultural Resource Management investigation using ground-penetrating radar, in accordance with the *Integrated Cultural Resources Management Plan for Fort Stewart and Hunter Army Airfield, Georgia*. The Army and the Georgia State Historic Preservation Office signed a Memorandum of Agreement. The Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location. Under the proposed action, the Army would remove two tracts of Parcel G from the RCI ground lease and return these tracts to Army inventory because of the cultural resources found on the land. Tract 1 is 15.972 acres and Tract 2 is 4.510 acres, for a total of 20.482 acres. The Army would complete mitigation at the site in accordance with the Memorandum of Agreement, and the Army would continue to use the land to support Installation functions.

The Army's proposed action also includes leasing SHH approximately 55 acres of undeveloped land (Parcel P) on HAAF between South Perimeter Road and Dutchtown Road. The Army would add Parcel P to the RCI footprint, and the parcel would become part of SHH's 50-year ground lease. After the land swap, SHH would lease a total of 333.438 acres for the RCI program. It would construct about 98 new homes on Parcel P, as well as a community center, a playground,

¹ Military Housing Privatization Initiative, Title XXVIII, Public Law 104-106, 110 Stat. 544, February 10, 1996; codified at Title 10 of the *United States Code* (U.S.C.) sections 2871–2884, as amended.

and possibly a water park, and an access road connecting Parcel P to South Perimeter Road. The Army already assessed these housing units as part of the 2003 RCI EA. The siting and construction of the family housing would follow the Fort Stewart and HAAF *Installation Design Guide* and meet the requirements in the CDMP.

The CDMP addresses all RCI program requirements for new construction, demolition, renovation, and ancillary supporting facilities, as well as future operation and maintenance of family housing. Implementing the proposed action would not change substantive aspects of the CDMP, and the following key matters would remain in effect.

- *Lease of land.* SHH would become responsible for implementing the RCI program on Parcel P. The conditions limiting SHH's use of the land (e.g., prohibition on storing hazardous wastes in excess of the quantities generated during routine operations or taking any actions that would cause irreparable injury to the land) would remain unchanged.
- *Barrier-free design.* New family housing and ancillary supporting facilities would follow the *Uniform Federal Accessibility Standards* and the *Americans with Disabilities Act Accessibility Guidelines* put in to action by the Access Board (formerly known as the Architectural and Transportation Barriers Compliance Board) in keeping with the Architectural Barriers Act of 1968, Rehabilitation Act of 1973, and Americans with Disabilities Act of 1990.
- *Construction standards.* The construction standards for family housing would conform with the Army's policy for integrating the principles and practices of sustainability. Currently, homes built under the RCI must achieve the *Gold* rating of the Sustainable Project Rating Tool (SPiRiT) process.² The SPiRiT process assesses the degree to which the design of a building reflects sustainable design and development concepts in areas such as sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The Army intends to adopt the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system when it releases its scoring procedures for residential housing. Depending on that release date, the new housing might be built to the *Silver* level standard as measured by the LEED rating system.

SHH also would be required to comply with National Pollutant Discharge Elimination System (NPDES) construction stormwater permitting requirements. SHH would follow the *Georgia Stormwater Management Manual – Coastal Stormwater Supplement* to ensure that it meets pre- and post-construction requirements for water quality by removing 80 percent of total suspended solids and ensuring runoff rates of flow equal to or better than preconstruction conditions.

- *Operation and maintenance.* SHH would operate and maintain all existing and new family housing units and ancillary supporting facilities for the remainder of the original 50-year terms applicable to the RCI program. At the Army's option, the period of operation and maintenance and the leases of land supporting family housing may be extended for an additional 25 years.
- *Rental rates and payments.* The rental rate to be paid by Soldiers would not exceed their Basic Allowance for Housing.

² The Sustainable Project Rating Tool is derived from the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System and is based on the *LEED Green Building Reference Guide*.

- *Occupancy guarantee.* The Army would not guarantee the level of occupancy of the housing units. Under special circumstances such as large-scale, long-term deployments, SHH could rent vacant family housing units to tenants other than service members with dependents, in accordance with Army Regulation 210-50 (*Housing Management*).
- *Utilities.* The Army and SHH have developed a utility program that promotes conserving energy and reducing utility consumption. Under this program, SHH would remain responsible for all costs of utilities provided to *common areas* of the project and all *vacant units* during the entire project period. Subject to meeting certain threshold requirements, and upon appropriate notice to the service member occupant, the service member would be responsible for the cost of *residential* utilities (water, sewer, electric, gas, and oil).
- *Jurisdiction.* Legislative jurisdiction at HAAF is exclusive. The term “exclusive legislative jurisdiction” is applied when the federal government possesses, by whatever method acquired, all the authority of the state and the state concerned has not reserved to itself the right to exercise any of the authority concurrently with the United States except the right to serve civil or criminal process in the area relative to activities that occurred outside the area.³ Implementing the RCI program would not change the existing legislative jurisdiction.
- *Police and fire protection.* For the family housing, the Army would provide police and fire protection to SHH on a cost-reimbursable basis.
- *Sufficient size.* An appropriate amount of property must be allocated for the housing. Allocating too little acreage for the proposed housing could adversely affect an otherwise pleasing atmosphere by creating too high a building density. Allocating enough property would result in a density that strikes an appropriate balance between the residents’ desire for space and an efficient use of the land.
- *Physical features.* Any site for family housing must not be located on steep terrain, in areas heavily incised by watercourses, or within stream buffers, wetland buffers, or floodplains.
- *Compatible land use.* Family housing parcels must not result in the creation of incompatible land uses (e.g., housing construction within airfield runway accident potential zones or clear zones, within or near high-noise areas such as aviation flight corridors or impact areas, on contaminated properties, or adjacent to off-Post industrial property).
- *Minimal loss of natural, ecological, or cultural resources.* Siting of family housing must avoid the loss of natural, ecological, and cultural resources such as wetlands, listed or sensitive species or their habitat, wildlife species’ travel corridors, archaeological sites, and structures eligible for the National Register of Historic Places.
- *Military security.* Parcels must be located so they do not enable or encourage residents to interfere with military security requirements or to pose the risk of breach of military security. Housing areas should not be located near sites within the Installation that support activities to which access is controlled for security reasons.
- *Operational safety.* Parcels for siting family housing should be located away from operational areas to avoid potential safety risks to residents. In addition, such parcels should not be located so that residents are required to go past or through training areas while they travel to off-Post locations.

³ Definitions and characteristics of jurisdiction are provided in Army Regulation 405-20, *Federal Legislative Jurisdiction*.

- *Pest Management.* Residents are responsible for minor pest control practices such as good sanitation and housekeeping practices. A Georgia licensed pest control vendor meeting Department of Defense training requirements for pest control and application is present at HAAF on a regular basis. For professional pest control treatments, residents should contact their Community Management Office.

The EA also analyzes a No Action Alternative. Council on Environmental Quality regulations require including the No Action Alternative. Under the No Action Alternative, the Army would not revise the RCI footprint. The land swap would not occur and housing would not be constructed on Parcel P. SHH would continue to provide for construction, maintenance, management, renovation, replacement, rehabilitation, and development of Army family housing and community facilities in accordance with the CDMP.

ES.4 ENVIRONMENTAL CONSEQUENCES

This EA evaluates potential long- and short-term effects on land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic substances. For each resource, the predicted effects of implementing the proposed action and the No Action Alternative are briefly described below. The consequences of the two alternatives are summarized in Table ES-1.

**Table ES-1
Summary of Potential Environmental and Socioeconomic Consequences**

Resource	Environmental and socioeconomic effects		
	Proposed Action (Preferred Alternative)	No Action Alternative	Cumulative
Land Use	No effect	No effect	No effect
Aesthetics and Visual Resources	Short- and long-term minor adverse	No effect	Minor adverse
Air Quality	Short-term minor adverse	No effect	Minor adverse
Noise	Short-term minor adverse	No effect	Minor adverse
Geology and Soils	Short-term minor adverse	No effect	Minor adverse
Water Resources			
• Surface Water	Short- and long-term minor adverse	No effect	Minor adverse
• Groundwater	Short- and long-term minor adverse	No effect	Minor adverse
• Floodplains	No effect	No effect	No effect
• Coastal Zone Management	No effect	No effect	No effect
Biological Resources			
• Vegetation	Long-term minor adverse	No effect	Minor adverse
• Wildlife	Long-term minor adverse	No effect	No effect
• T&E Species	No effect	No effect	No effect
• Wetlands	Long-term minor adverse	No effect	No effect
Cultural Resources	No effect	No effect	No effect
Socioeconomics			
• Regional Economic Activity	Short-term minor beneficial	No effect	Minor beneficial
• Sociological Environment	Long-term beneficial	Long-term minor adverse	Minor beneficial

**Table ES-1
Summary of Potential Environmental and Socioeconomic Consequences**

Resource	Environmental and socioeconomic effects		
	Proposed Action (Preferred Alternative)	No Action Alternative	Cumulative
• Environmental Justice	No effect	No effect	No effect
• Protection of Children	Short-term minor adverse	No effect	Minor adverse
Traffic and Transportation	Short- and long-term minor adverse	No effect	Minor adverse
Utilities	No effect	No effect	No effect
Hazardous and Toxic Materials	No effect	No effect	No effect

Note: T&E = threatened and endangered.

ES.4.1 Consequences of the proposed action (Preferred Alternative)

ES.4.1.1 Land Use

No effects on land use would occur. The use of Parcel P and the land for the access road would change from undeveloped, forested land to residential land, which would be compatible with the surrounding service, residential, recreational, and undeveloped land uses.

The land use on Parcel G would not change. The Army would continue to use the parcel to support Installation functions.

ES.4.1.2 Aesthetic and Visual Resources

Short- and long-term minor adverse effects would occur. Construction activities and construction sites are usually considered unattractive, and they would have a short-term adverse effect on the vistas from surrounding areas. Long-term effects on visual and aesthetic resources would result from the clearing and grading of forested land, permanently altering the natural views on Parcel P and the land for the access road.

No effects on aesthetics and visual resources would occur on Parcel G. The proposed action is to transfer a portion of Parcel G from SHH back to the Army; it does not include any changes to the existing Parcel G viewshed.

ES.4.1.3 Air Quality

Short-term minor adverse effects on air quality would occur as a result of construction activities on Parcel P and the construction of the access road. The project would involve land clearing, ground leveling, road construction, utility installation, foundation placement, and construction of the housing units and community facilities on Parcel P. These operations would involve the use of construction vehicles and equipment that emit criteria pollutants. The estimated emissions would be below the applicability thresholds of the General Conformity Rule and would not violate any Clean Air Act standards or federal or state rules or regulations.

No effects on air quality would occur on Parcel G. The proposed action is to transfer a portion of Parcel G from SHH back to the Army; it does not include any emission-generating activities.

ES.4.1.4 Noise

Short-term minor adverse effects would occur as a result of construction activities on Parcel P and the construction of the access road. Implementing the proposed action would result in additional noise sources during the construction period from the operation of construction equipment and construction activities in general. Given the temporary nature of the proposed

construction activities, this effect would be minor. The minor adverse effects associated with noise would be confined to daytime hours during the normal Monday–Friday workweek to reduce possible noise stress and annoyance to neighbors. Because of potential noise levels on HAAF in the Parcel P vicinity, it is recommended that noise level reduction measures of at least 25 decibels be incorporated into the design and construction of Parcel P housing units in accordance with the *Installation Environmental Noise Management Plan*.

No noise effects would occur on Parcel G. The proposed action is to transfer a portion of Parcel G from SHH back to the Army; it would not change the land use of or the noise levels on Parcel G.

ES.4.1.5 Geology and Soils

Short-term minor adverse effects on soils on Parcel P and the land for the proposed access road would result from the removal of vegetation, site grading, and exposure of soil during construction. To prevent erosion or sedimentation of streams, lakes, and wetland areas, best management practices (BMPs) would be implemented. In addition, the proposed project would require preparing a state-approved Erosion Sedimentation Pollution Control Plan for land-disturbing activities, submitting a fee for disturbed acreage, and issuing a Notice of Intent to meet the requirements of the federal NPDES construction permit program and the Erosion and Sedimentation Control Act.

No adverse effects on geology, soils, topography, or prime farmland soil would result from returning a portion of Parcel G to Army control. The Army would continue to use the parcel to support Installation functions.

ES.4.1.6 Water Resources

Short-term minor adverse effects would occur on Parcel P and the land for the access road. Erosion and sediment runoff would likely result from the vegetation-clearing and land-disturbing activities associated with site development and construction. Waterborne sediment and other construction-related pollutants could be carried to surface waters through overland flow or to groundwater through infiltration. Adverse effects on water resources would be minimized by using construction-specific BMPs and by implementing a site-specific Erosion Sedimentation Pollution Control Plan. SHH would be required to comply with NPDES construction stormwater permitting requirements. SHH would follow the *Georgia Stormwater Management Manual – Coastal Stormwater Supplement* to ensure that it meets pre- and post-construction requirements for water quality by removing 80 percent of total suspended solids and ensuring runoff rates of flow equal to or better than preconstruction conditions. These measures would reduce the effects of land-disturbing activities on water resources.

Over the long term, developing Parcel P and the land for the access road from the current forested state to RCI use would increase the amount of impervious (nonporous) land cover (e.g., rooftops, roads, sidewalks, driveways). Impervious surface area can result in increased runoff, erosion, pollutant loads, and sediment loads to surface water and groundwater, as well as reduced absorption and infiltration of runoff that would otherwise recharge groundwater aquifers or seeps. Such effects would be minimized by following the Installation's approved Stormwater Management Plan, developed under its Municipal Separate Storm Sewer System permitting requirements, and by using low-impact development features and practices in the design and maintenance of the development on Parcel P.

No effects on floodplain or coastal zone resources would result from transferring Parcel P to SHH.

No effects on surface water, groundwater, floodplains, or coastal zone resources would result from transferring a portion of Parcel G back to the Army.

ES.4.1.7 Biological Resources

Long-term minor adverse effects on vegetation and wildlife would occur. SHH would remove vegetation during construction to make room for the access road and new homes on Parcel P, displacing common wildlife species. As a housing development, the land would not provide the same quantity or quality of habitat that it currently provides.

No effects on protected and sensitive species would occur. No sensitive species are known to be present on Parcel P, the land for the access road, or Parcel G.

Long-term minor adverse effects on wetlands would occur. Construction of the access road would affect about one acre of wetlands. SHH would be required to obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers before affecting the wetlands. The U.S. Army Corps of Engineers would determine appropriate mitigation for the affected wetlands, which would be a condition of the Section 404 permit, and SHH would be obligated to perform the required mitigation.

There are no wetlands on Parcel G.

ES.4.1.8 Cultural Resources

No effects on cultural resources would occur. No architectural, archaeological, or traditional resources have been identified on Parcel P or the land for the access road. However, disturbing the soil during the proposed construction could uncover archaeological resources. SHH would be required to put contingency plans in place in accordance with the *Integrated Cultural Resources Management Plan for Fort Stewart and Hunter Army Airfield, Georgia* in case of such an event. If SHH discovered archaeological resources during construction, excavation and disturbance of the site would be suspended and SHH would immediately notify the Fort Stewart and HAAF Directorate of Public Works, Environmental Division.

No effects would occur on Parcel G. The proposed action is to transfer a portion of Parcel G back to the Army. The Army would continue to use the parcel to support Installation functions. The Army will complete mitigation at the archaeological site that was discovered on Parcel G in accordance with the Memorandum of Agreement between the Army and the Georgia State Historic Preservation Office. No architectural or traditional resources are known to occur on Parcel G.

ES.4.1.9 Socioeconomics

Short-term minor beneficial economic effects would occur. In the short term, the expenditures and employment associated with the development of Parcel P and the construction of the access road would increase sales volume, employment, and income in the region of influence (Chatham County, Georgia). The economic benefits would last only for the duration of the construction period. The money spent during the construction phase would be cycled through the local economy through subsequent business spending and wages earned locally, creating further indirect and induced economic benefits.

Long-term beneficial effects on on-post family housing would occur. Overall quality of life for Soldiers and their Families would be improved from living in new, on-post housing units. The rent for the new family housing units would not exceed a Soldier's Basic Allowance for Housing.

Long-term minor beneficial effects on recreation would occur. The Parcel P housing area would include a community center, a playground, and possibly a water park.

No effects on law enforcement, fire protection, medical services, schools, services, or environmental justice would occur.

Short-term minor adverse effects would occur with respect to protection of children. Construction activity on Parcel P could pose an increased safety risk because construction sites can be enticing to children. During construction, SHH would follow the safety measures stated at Title 29 of the *Code of Federal Regulations (CFR) Part 1926, Safety and Health Regulations for Construction*, and Army Regulation (AR) 385-10, *Army Safety Program*, to protect the health and safety of nearby residents and construction workers.

No socioeconomic effects would result from transferring a portion of Parcel G back to the Army. The Army would continue to use the parcel to support Installation functions.

ES.4.1.10 Traffic and Transportation

Short- and long-term minor adverse effects on traffic would occur from the proposed action on Parcel P. During construction, traffic congestion would increase, particularly from construction-related traffic at Montgomery Gate and along South Perimeter Road during peak traffic hours. In the long term, residents of new housing on Parcel P would access other parts of the Installation from the access road and South Perimeter Road and would most likely use Rio Gate and Wilson Gate to access off-Post areas. Depending on traffic conditions after the Parcel P housing construction is complete and the new housing units are occupied, a traffic engineering study could be warranted to determine the most appropriate type of traffic control at the intersection of the access road and South Perimeter Road. Local traffic within the Installation, at the Wilson Gate, and at intersections where there are now problems (such as at Wilson Boulevard and North Perimeter Road) would continue to be heavy during peak traffic periods.

No effects on traffic would result from transferring a portion of Parcel G back to the Army.

ES.4.1.11 Utilities

No adverse effects on utilities would occur. All the utility systems could handle the limited increase in utility demand created by the new housing on Parcel P. Improvements being made or planned for the water and wastewater systems would adequately cover the Installation's foreseeable demands. The proposed construction would not affect utility availability or service. If natural gas services were required for the new homes, connections to this utility system must be part of the construction effort. Utility connections to homes constructed on Parcel P would be made using a utility corridor established along the access road.

Contractors would dispose of solid waste from construction at area landfills. Area landfills have enough capacity to accommodate the amount of solid waste that would be generated by the housing construction. The contractors would have to provide copies of landfill scale tickets to their Contracting Officer's Representatives within 10 days of disposing of waste off the Installation. The Contracting Officer's Representatives would ensure that the copies of the landfill scale tickets were provided to the Fort Stewart and HAAF Directorate of Public Works, Environmental Division, within 10 days of receipt.

No adverse effects on utilities would result from returning a portion of Parcel G from SHH to Army control. The parcel is already connected to the Installation's utility infrastructure.

ES.4.1.12 Hazardous and Toxic Substances

No adverse effects related to hazardous and toxic substances would occur. The housing and access road construction would involve the use of heavy equipment, which could cause minor spills from engines and equipment operation; however, spill prevention and cleanup measures would minimize any potential impact. All appropriate construction permits would be obtained before construction, and all hazardous materials and construction waste would be managed in accordance with established Installation procedures and local, state, and federal regulations. SHH

would operate and manage the Parcel P housing area in accordance with their environmental management plan and other applicable regulations.

The Army would require construction personnel to participate in an unexploded ordnance awareness class before starting any ground-disturbing activities and to follow an Unexploded Ordnance Avoidance Plan prepared for the project.

No adverse effects would result from transferring a portion of Parcel G back to Army control. The Army would continue to use the parcel to support Installation functions.

ES.4.2 Consequences of the No Action Alternative

Only resources that would be affected by the No Action Alternative are discussed below.

Housing and quality of life. Long-term minor adverse effects would occur. The proposed action is needed to provide a sufficient number of affordable, quality family housing units for HAAF Soldiers and their Families. If the housing is not constructed, the lack of adequate on-Post housing could force Soldiers and their Families to live off-Post, where the cost and quality of housing vary considerably. Depending on rank and number of dependents, Soldiers might have to pay more than their Basic Allowance for Housing to obtain off-Post housing that meets their Families' needs.

ES.5 CUMULATIVE EFFECTS

The Council on Environmental Quality defines *cumulative effects* at 40 CFR 1508.7 as the "impacts on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or nonfederal) or person undertakes such other actions."

Although some cumulative effects, however minimal, could be identified for virtually any resource or condition, the effects described in the following paragraphs are believed to be most pertinent and the most representative of those associated with the proposed action. The region of influence within which effects from past, present, and reasonably foreseeable future actions might occur is defined as the area within and directly adjacent to the boundary of HAAF.

In addition to the proposed Parcel P housing action, a number of construction activities on the Installation are planned over the next several years, including a new school and a new fire station. During this period of activity, minor adverse cumulative effects on aesthetics and visual resources, air quality, and the noise environment could occur if the construction projects outside the proposed action activities were to take place at the same time as the land clearing and family housing construction on Parcel P.

Minor adverse cumulative effects on soils, vegetation, surface water, and groundwater resources would occur from the proposed RCI action in combination with other existing and planned development activities in the vicinity of Parcel P, resulting from increases in impervious land cover and the associated effects.

Beneficial cumulative socioeconomic effects would occur. In addition to the proposed housing action, a number of other economic development projects occurring on HAAF would have beneficial effects on the local economy by increasing employment, income, and business sales volume through the construction and operation of the facilities. These projects, which include the construction of Child Development Centers, School Age Youth Centers, Army Air Force Exchange Service Shoppettes, a fire station, and an elementary school, also would be beneficial new public service facilities for the HAAF population. Minor adverse effects on the protection of children could occur because construction sites can be enticing to children and could pose an increased safety risk.

Minor adverse effects on traffic could occur if construction projects were to take place concurrently. Construction-related traffic would increase traffic congestion, particularly during peak traffic hours.

ES.6 MITIGATION

Mitigation actions reduce, avoid, or compensate for significant adverse effects. The EA identifies neither significant adverse effects nor the need for any mitigation measures beyond what is required by permits, such as the NPDES construction stormwater permit and the Clean Water Act Section 404 permit.

ES.7 CONCLUSIONS

On the basis of the analysis performed in this EA, implementing the Preferred Alternative would have no significant direct, indirect, or cumulative effects on the quality of the natural or human environment. An Environmental Impact Statement is not required. Issuing a Finding of No Significant Impact would be appropriate.

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SECTION 1.0 PURPOSE, NEED, AND SCOPE

1.1 BACKGROUND

In 1996 Congress enacted the Military Housing Privatization Initiative (MHPI)⁴ to enable the military services to address family housing that did not meet current standards. The legislation enables the Army to obtain private-sector funding to satisfy family housing requirements. By leveraging scarce public funding, the Army can obtain funds for constructing, maintaining, managing, renovating, replacing, rehabilitating, and developing Army family housing and ancillary supporting facilities.⁵ The Army's implementation of the MHPI is known as the Army Residential Communities Initiative, or RCI.

Consistent with the MHPI and RCI program procedures, in 2003 the Army entered into a Community Development and Management Plan (CDMP) with Stewart Hunter Housing, LLC (SHH), a joint venture consisting of a private development partner (originally GMH Military Housing; now, Balfour Beatty Communities) and the Army at Fort Stewart and Hunter Army Airfield (HAAF), Georgia. Under that arrangement, the Army conveyed HAAF's 488 existing housing units in three housing areas to SHH and provided a 50-year lease of 298.92 acres for SHH's use in implementing the RCI program. Since then, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program as outlined in the Initial Development Phase of the CDMP.

In 2003 the Army published its final Environmental Assessment (EA) for the RCI at Fort Stewart and HAAF and issued a Finding of No Significant Impact (FNSI) with respect to implementing its proposed RCI undertaking. In light of developments since then, the Army now proposes to revise the existing RCI footprint by removing a parcel of land and adding a parcel of undeveloped land to the footprint (the "land swap") and constructing housing units on the undeveloped land. This EA evaluates the land swap and the construction of family housing units at HAAF.

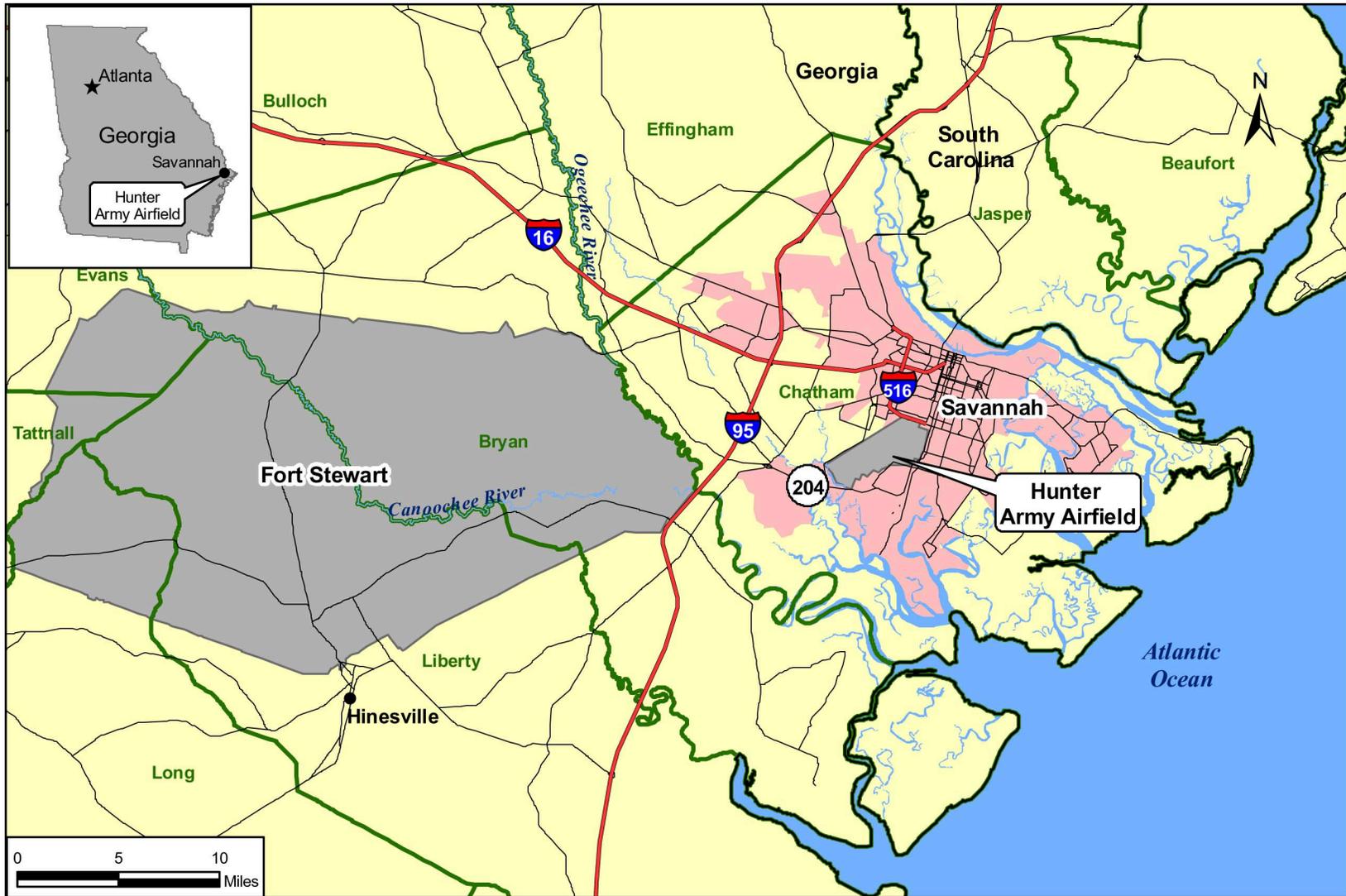
1.2 PURPOSE OF AND NEED FOR THE PROPOSED ACTION

The purpose of the proposed action is to transfer from the Army to SHH a parcel of land for the construction of Army family housing units and to return to the Army from SHH a parcel of land where cultural resource deposits were found. The location of HAAF is shown in Figure 1-1.

The proposed action is needed to provide acreage on which SHH can construct family housing units for HAAF Soldiers per the CDMP. After HAAF's entry into the RCI program, the Army discovered an abandoned cemetery dating from around the 1800s on part of the Parcel G land it had leased to SHH. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the land for family housing and asked the Army to find other land. The Army proposes a revision to the RCI footprint that would swap a portion of Parcel G for Parcel P. Parcel G would be returned to the Army.

⁴ Military Housing Privatization Initiative, Title XXVIII, Pub. L. 104-106, 110 Stat. 544, Feb. 10, 1996; codified at Title 10 of the *United States Code* (U.S.C.), sections 2871–2884, as amended.

⁵ The term *ancillary supporting facilities* means facilities related to military housing units, including facilities to support elementary or secondary education, child care centers, day care centers, tot lots, community centers, housing offices, dining facilities, unit offices, and other similar facilities for the support of military housing. 10 U.S.C. section 2871.



LEGEND

County Boundary	Interstate
Surface Water	Road
Urban Area	

Installation Location

Figure 1-1

1.3 SCOPE OF ANALYSIS

This EA has been developed in accordance with the National Environmental Policy Act (NEPA) and implementing regulations issued by the Council on Environmental Quality (CEQ) (Title 40 of the *Code of Federal Regulations* [CFR] Parts 1500–1508) and the Army (32 CFR Part 651). Its purpose is to inform decisionmakers and the public of the potential environmental consequences of the proposed action and alternatives.

This EA incorporates by reference the Army's March 2003 *Final Environmental Assessment for the Residential Communities Initiative at Fort Stewart and Hunter Army Airfield, Georgia* (referred to hereafter as the 2003 RCI EA). To aid the reader, this EA summarizes important, relevant information contained in the 2003 RCI EA.

This EA identifies, documents, and evaluates the potential environmental effects of implementing the proposed action at HAAF. Section 2.0 describes the proposed action. Section 3.0 discusses alternatives to the proposed action, including a No Action Alternative, and explains why certain alternatives were not evaluated in detail. Section 4.0 describes existing environmental conditions at HAAF that could be affected by the proposed action and identifies potential environmental effects that could occur as a result of each alternative evaluated. Section 5.0 presents conclusions regarding the potential environmental effects of the proposed action.

An interdisciplinary team of environmental scientists, biologists, ecologists, geologists, economists, engineers, lawyers, and military technicians reviewed the proposed action in light of existing conditions and identified relevant beneficial and adverse effects associated with the action. This EA focuses on effects likely to occur within the project area, which consists of (a) the approximately 55-acre Parcel P which is undeveloped land on HAAF located between South Perimeter Road and Dutchtown Road on which family housing would be constructed and (b) approximately 20-acres of Parcel G on HAAF along Neal Boulevard that would be transferred back to the Army from SHH. This document analyzes direct, indirect, and cumulative effects.

1.4 PUBLIC INVOLVEMENT

The Army invites public participation in the NEPA process. Considering the views and information of all interested persons promotes open communication and enables better decisionmaking. All agencies, Native American Tribes, organizations, and members of the public that have a potential interest in the proposed action, including minority, low-income, and disadvantaged groups, are urged to participate in the decisionmaking process.

If the EA concludes that the proposed action would not result in significant environmental effects, the Army may issue a draft Finding of No Significant Impact (FNSI). The Army will then observe a 30-day period during which agencies and the public may submit comments on the EA or the draft FNSI. After considering any comments received from the public or agencies, the Army may approve the FNSI and implement the proposed action. If, however, during the development of the EA it is determined that significant effects would be likely, the Army will issue a Notice of Intent to prepare an Environmental Impact Statement.

Throughout this process, the public may obtain information on the status and progress of the proposed action and the EA by contacting the Fort Stewart and HAAF Public Affairs Office at 912-435-9950.

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SECTION 2.0 PROPOSED ACTION

2.1 INTRODUCTION

In 2003 the Army conveyed HAAF's 488 existing housing units in three neighborhoods to SHH and provided a 50-year lease of 298.92 acres for SHH's use in implementing the RCI program. Consistent with the CDMP, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program. This section describes the proposed action, which is the Army's Preferred Alternative for carrying out the land swap proposal.

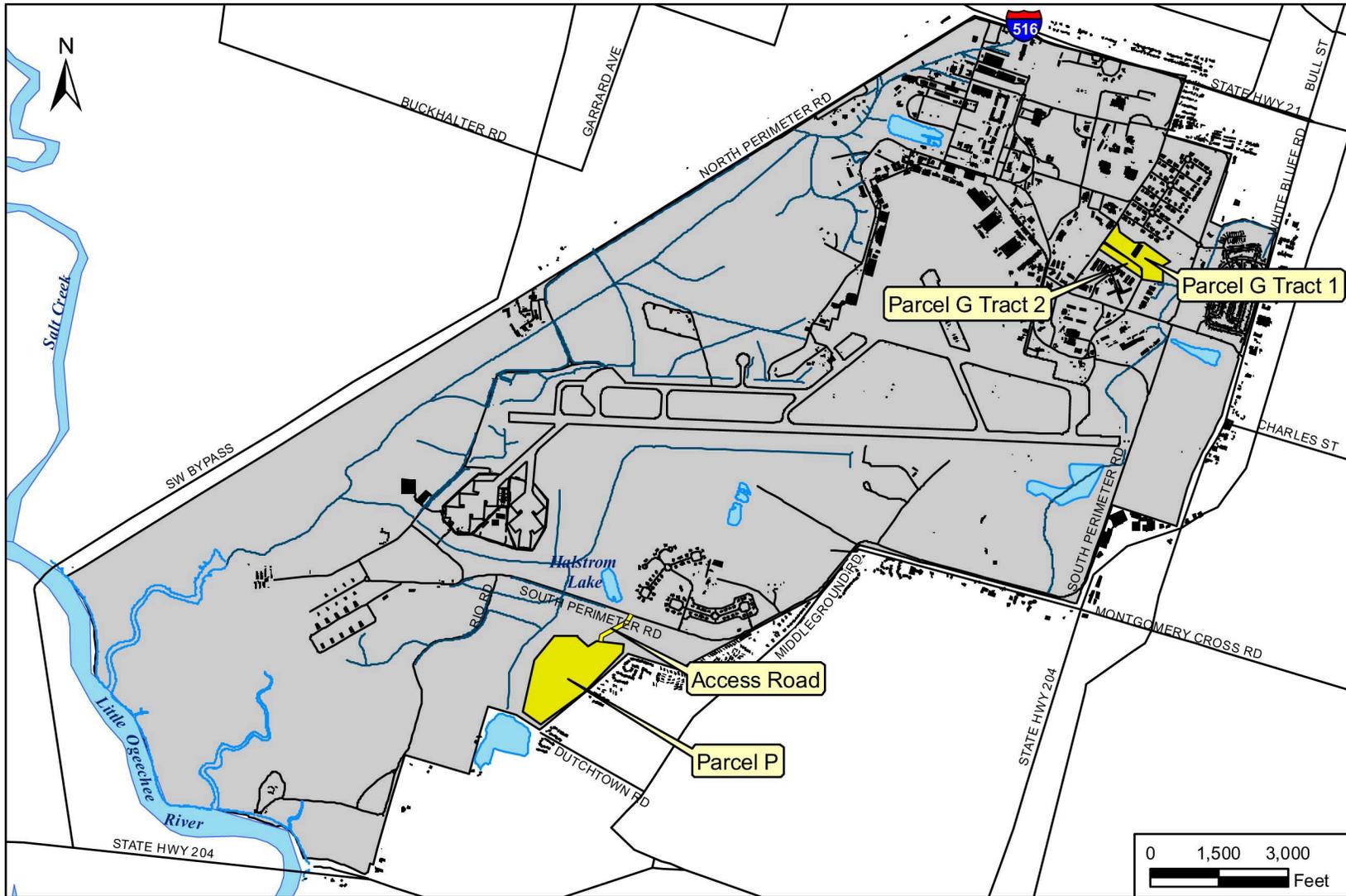
The 2003 RCI EA describes the Army's proposal for the RCI program at HAAF. It contains detailed information on the following key aspects of the program:

- The Army's procedures for implementing the MHPI.
- MHPI authorities for obtaining family housing and ancillary supporting facilities, the essence of which is their comprehensive access to private-sector financial and management resources for improving, constructing, operating, and maintaining family housing.
- The CDMP, which is the negotiated agreement outlining the measures to be taken to improve family housing at HAAF.
- Specific actions proposed to be taken at HAAF, including the construction of 187 new or replacement housing units, renovation of some existing housing units, and construction of three new community centers. The CDMP provides for an end-state inventory of 675 family housing units.

The information concerning the MHPI program and conditions at HAAF, as presented in the 2003 RCI EA, remains valid. The 2003 RCI EA is available for review at the offices of the Fort Stewart Environmental Division.

2.2 PROPOSED ACTION

After HAAF entered the RCI program, the Army discovered an abandoned cemetery dating from around the late 1800s on a portion of the Parcel G land leased by the Army to SHH. Parcel G is 111.36 acres in the northern cantonment of HAAF. The Army treated the archaeological discovery, which occurred during a Cultural Resource Management investigation using ground-penetrating radar, in accordance with the *Integrated Cultural Resources Management Plan for Fort Stewart and Hunter Army Airfield, Georgia*. The Army and the Georgia State Historic Preservation Office signed a Memorandum of Agreement in regards to the discovery (a copy is provided in Appendix A). The Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location. Under the proposed action, the Army would remove two tracts of Parcel G along Neal Boulevard from the RCI ground lease and return these tracts to Army inventory because of the cultural resources found on the land. Tract 1 is 15.972 acres and Tract 2 is 4.510 acres, for a total of 20.482 acres (Figure 2-1). The Army would complete mitigation at the site in accordance with the Memorandum of Agreement, and the Army would continue to use the land to support Installation functions. The Army would lease another parcel, Parcel P, to SHH for the construction of family housing. Parcel P is an approximately 55-acre parcel of undeveloped land on HAAF between South Perimeter Road and Dutchtown Road (Figure 2-1).



LEGEND

- Hunter Army Airfield
- Parcel
- Building
- Road
- Surface Water
- Canal

Site Map

Hunter Army Airfield, Georgia

Figure 2-1

Source: Fort Stewart/HAAF GIS 2009.

The Army would add Parcel P to the RCI footprint, and the parcel would become part of SHH's 50-year ground lease. After the land swap, SHH would lease a total of 333.438 acres for the RCI program. SHH would construct about 98 new homes on Parcel P, as well as a community center, a playground, and possibly a water park, and an access road to connect Parcel P to South Perimeter Road. These housing units and associated facilities were already assessed as part of the 2003 RCI EA. The siting and construction of the family housing would follow the Fort Stewart and HAAF *Installation Design Guide* and comply with the requirements in the CDMP.

The CDMP addresses all RCI program requirements for new construction, demolition, renovation, and ancillary supporting facilities, as well as future operation and maintenance of family housing. Implementing the proposed action would not change substantive aspects of the CDMP, and the following key matters would remain in effect.

- *Lease of land.* SHH would become responsible for implementing the RCI program on Parcel P. The conditions limiting SHH's use of the land (e.g., prohibition on storing hazardous wastes in excess of the quantities generated during routine operations or taking any actions that would cause irreparable injury to the land) would remain unchanged.
- *Barrier-free design.* New family housing and ancillary supporting facilities would follow the *Uniform Federal Accessibility Standards* and the *Americans with Disabilities Act Accessibility Guidelines* put in to action by the Access Board (formerly known as the Architectural and Transportation Barriers Compliance Board) in keeping with the Architectural Barriers Act of 1968, Rehabilitation Act of 1973, and Americans with Disabilities Act of 1990.
- *Construction standards.* The construction standards for family housing would conform with the Army's policy for integrating the principles and practices of sustainability. Currently, homes built under the RCI must achieve the *Gold* rating of the Sustainable Project Rating Tool (SPiRiT) process.⁶ The SPiRiT process assesses the degree to which the design of a building reflects sustainable design and development concepts in areas such as sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The Army intends to adopt the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system when it releases its scoring procedures for residential housing. Depending on that release date, the new housing might be built to the *Silver* level standard as measured by the LEED rating system.

SHH also would be required to comply with National Pollutant Discharge Elimination System (NPDES) construction stormwater permitting requirements. SHH would follow the *Georgia Stormwater Management Manual – Coastal Stormwater Supplement* to ensure that it meets pre- and post-construction requirements for water quality by removing 80 percent of total suspended solids and ensuring runoff rates of flow equal to or better than preconstruction conditions.

- *Operation and maintenance.* SHH would operate and maintain all existing and new family housing units and ancillary supporting facilities for the remainder of the original 50-year terms applicable to the RCI program. At the Army's option, the period of operation and maintenance and the leases of land supporting family housing may be extended for an additional 25 years.

⁶ The Sustainable Project Rating Tool is derived from the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System and is based on the *LEED Green Building Reference Guide*.

- *Rental rates and payments.* The rental rate to be paid by Soldiers would not exceed their Basic Allowance for Housing.
- *Occupancy guarantee.* The Army would not guarantee the level of occupancy of the housing units. Under special circumstances such as large-scale, long-term deployments, SHH could rent vacant family housing units to tenants other than service members with dependents, in accordance with Army Regulation 210-50 (*Housing Management*).
- *Utilities.* The Army and SHH have developed a utility program that promotes conserving energy and reducing utility consumption. Under this program, SHH would remain responsible for all costs of utilities provided to *common areas* of the project and all *vacant units* during the entire project period. Subject to meeting certain threshold requirements, and upon appropriate notice to the service member occupant, the service member would be responsible for the cost of *residential* utilities (water, sewer, electric, gas, and oil).
- *Jurisdiction.* Legislative jurisdiction at HAAF is exclusive. The term “exclusive legislative jurisdiction” is applied when the federal government possesses, by whatever method acquired, all the authority of the state and the state concerned has not reserved to itself the right to exercise any of the authority concurrently with the United States except the right to serve civil or criminal process in the area relative to activities that occurred outside the area.⁷ Implementing the RCI program would not change the existing legislative jurisdiction.
- *Police and fire protection.* For the family housing, the Army would provide police and fire protection to SHH on a cost-reimbursable basis.
- *Sufficient size.* An appropriate amount of property must be allocated for the housing. Allocating too little acreage for the proposed housing could adversely affect an otherwise pleasing atmosphere by creating too high a building density. Allocating enough property would result in a density that strikes an appropriate balance between the residents’ desire for space and an efficient use of the land.
- *Physical features.* Any site for family housing must not be located on steep terrain, in areas heavily incised by watercourses, or within stream buffers, wetland buffers, or floodplains.
- *Compatible land use.* Family housing parcels must not result in the creation of incompatible land uses (e.g., housing construction within airfield runway accident potential zones or clear zones, within or near high-noise areas such as aviation flight corridors or impact areas, on contaminated properties, or adjacent to off-Post industrial property).
- *Minimal loss of natural, ecological, or cultural resources.* Siting of family housing must avoid the loss of natural, ecological, and cultural resources such as wetlands, listed or sensitive species or their habitat, wildlife species’ travel corridors, archaeological sites, and structures eligible for the National Register of Historic Places.
- *Military security.* Parcels must be located so they do not enable or encourage residents to interfere with military security requirements or to pose the risk of breach of military security. Housing areas should not be located near sites within the Installation that support activities to which access is controlled for security reasons.
- *Operational safety.* Parcels for siting family housing should be located away from operational areas to avoid potential safety risks to residents. In addition, such parcels

⁷ Definitions and characteristics of jurisdiction are provided in Army Regulation 405-20, *Federal Legislative Jurisdiction*.

should not be located so that residents are required to go past or through training areas while they travel to off-Post locations.

- *Pest Management.* Residents are responsible for minor pest control practices such as good sanitation and housekeeping practices. A Georgia-licensed pest control vendor meeting Department of Defense training requirements for pest control and application is present at HAAF on a regular basis. For professional pest control treatments, residents should contact their Community Management Office.

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SECTION 3.0 ALTERNATIVES

3.1 INTRODUCTION

NEPA requires that an agency consider all reasonable alternatives to the proposed action. This helps avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To be considered reasonable, an alternative must be ready for decisionmaking (any necessary preceding events having taken place), must be affordable and capable of being implemented, and must meet the purpose of and need for the action. The following discussion identifies the alternatives that the Army considered and explains whether they are feasible and therefore subject to detailed evaluation in this EA.

3.2 PROGRAM ALTERNATIVES

The 2003 RCI EA identified four alternatives for implementing the RCI program, as well as a No Action Alternative. The four alternatives apply to the 2003 RCI action and are summarized as follows:

- *Proposed action.* The proposed action is to convey all existing family housing and provide a lease of 298.92 acres for SHH to use for the RCI program.
- *Partial privatization.* Under this alternative, only a portion of the Installation's family housing would become subject to the RCI program. Family housing in good condition (not needing demolition or renovation) would remain subject to Army management, including operation and maintenance.
- *Private sector reliance.* Under this alternative, the Army would rely solely on the private sector to meet the housing needs of Soldiers assigned to the Installation. The Installation would terminate family housing programs, dispose of existing family housing units, and convert the land now supporting housing areas to other uses.
- *Leasing.* Under this alternative, the Army would enter into long-term leases of family housing for military family use. Such an arrangement could be achieved by using the procurement authorities in 10 U.S.C. section 2835 or 2836 (known, respectively, as "Section 801 housing" and "Section 802 housing"). As the more recent congressional authorization, the MHPI provides a far more flexible and effective means to obtain access to private-sector experience and capital for family housing.

For the reasons given in the 2003 RCI EA, the Army found the partial privatization, private sector reliance, and leasing alternatives not feasible, and therefore they were not evaluated in detail. The rationale for their elimination from detailed analysis still applies because they still have the same drawbacks. The Installation chose privatization of all existing family housing as its preferred alternative for the 2003 EA. Following public and regulatory review, the Army decisionmakers signed a FNSI and the privatization action was implemented.

3.3 PROPOSED ACTION (PREFERRED ALTERNATIVE)

The Army proposes to revise the existing RCI footprint by (1) removing a portion of Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing the 55-acre Parcel P to SHH for the construction of approximately 98 new family housing units. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road. Parcel G is 111.36 acres of which Tract 1 (15.972 acres) and Tract 2 (4.510 acres) would be returned to the Army under the proposed action. The proposed action is the Army's Preferred Alternative. It is described in Section 2.2 and evaluated in detail in Section 4.0 of this document.

3.4 NO ACTION ALTERNATIVE

CEQ regulations require including the No Action Alternative. The No Action Alternative serves as a baseline against which the impacts of the proposed action and alternatives can be evaluated.

Under the No Action Alternative, SHH would not pursue revisions to its current leases and the housing units would not be constructed. SHH would continue to provide for the construction, maintenance, management, renovation, replacement, rehabilitation, and development of Army family housing and ancillary supporting facilities in accordance with the CDMP and its current lease provisions. The family housing stock at HAAF would remain at current levels. This alternative would not meet the purpose of and need for the proposed action.

SECTION 4.0

AFFECTED ENVIRONMENT AND CONSEQUENCES

This EA incorporates the Army's 2003 RCI EA (USACE, Mobile District 2003) by reference. This section of the EA updates information that has changed since 2003 and provides baseline data specific to the proposed project site. All environmental resources and conditions are evaluated for their potential environmental effects. The section concludes by addressing cumulative effects and potential mitigation actions.

4.1 LAND USE

4.1.1 Affected Environment

HAAF includes developed and undeveloped lands. The main categories of developed land uses are airfield or direct mission areas; industrial support areas; administrative services areas; and housing, recreation, and services areas. Undeveloped lands, commonly called open space in planning documents, may include natural or cultural resource preservation sites, safety buffers, or other similar land uses (Fort Stewart and USACE, Savannah District. 2009). Information on land use specific to the proposed project site is provided in the following paragraphs.

Parcel P is undeveloped, forested land that Soldiers use for land navigation training. To the north of Parcel P is developed land used for services. The services include an Army Air Force Exchange Service (AAFES) Shoppette, a School Age Youth Center, and a Child Development Center (which is under construction). These properties are bound to the north by South Perimeter Road. Beyond the road are Halstrom Lake and undeveloped, forested land. Bordering the project site to the east/southeast is the Installation boundary, off-Post residential land use, and a man-made public lake. Parcel P is bound to the south by the Installation boundary, and running parallel to that are East Dutchtown Road (off-Post) and another off-Post man-made public lake used for recreation. To the west of the proposed site is on-Post undeveloped, forested land. The proposed access road would extend northeast from Parcel P to South Perimeter Road. This land is undeveloped, forested land.

The airfield runway is about 0.85 mile north of Parcel P. The proposed project site does not fall within the airfield clear zones or accident potential zones (Figure 4-1).⁸

Parcel G Tracts 1 and 2 are in the HAAF northern cantonment area along Neal Boulevard (Figure 2-1). The land use on these tracts is training and administrative service, which includes Building 1279 (an administrative building that is empty), parking lots, and a Ranger physical training area (pre-parachute operation training). Parcel G is bounded to the north by on-Post residential land use; to the west by service and recreation land use and a cemetery; to the south by administrative support areas and barracks; and to the east by administrative support and service areas, and beyond that recreational land use (ball fields). Parcel G does not fall within the airfield clear zones or accident potential zones (Figure 4-1).

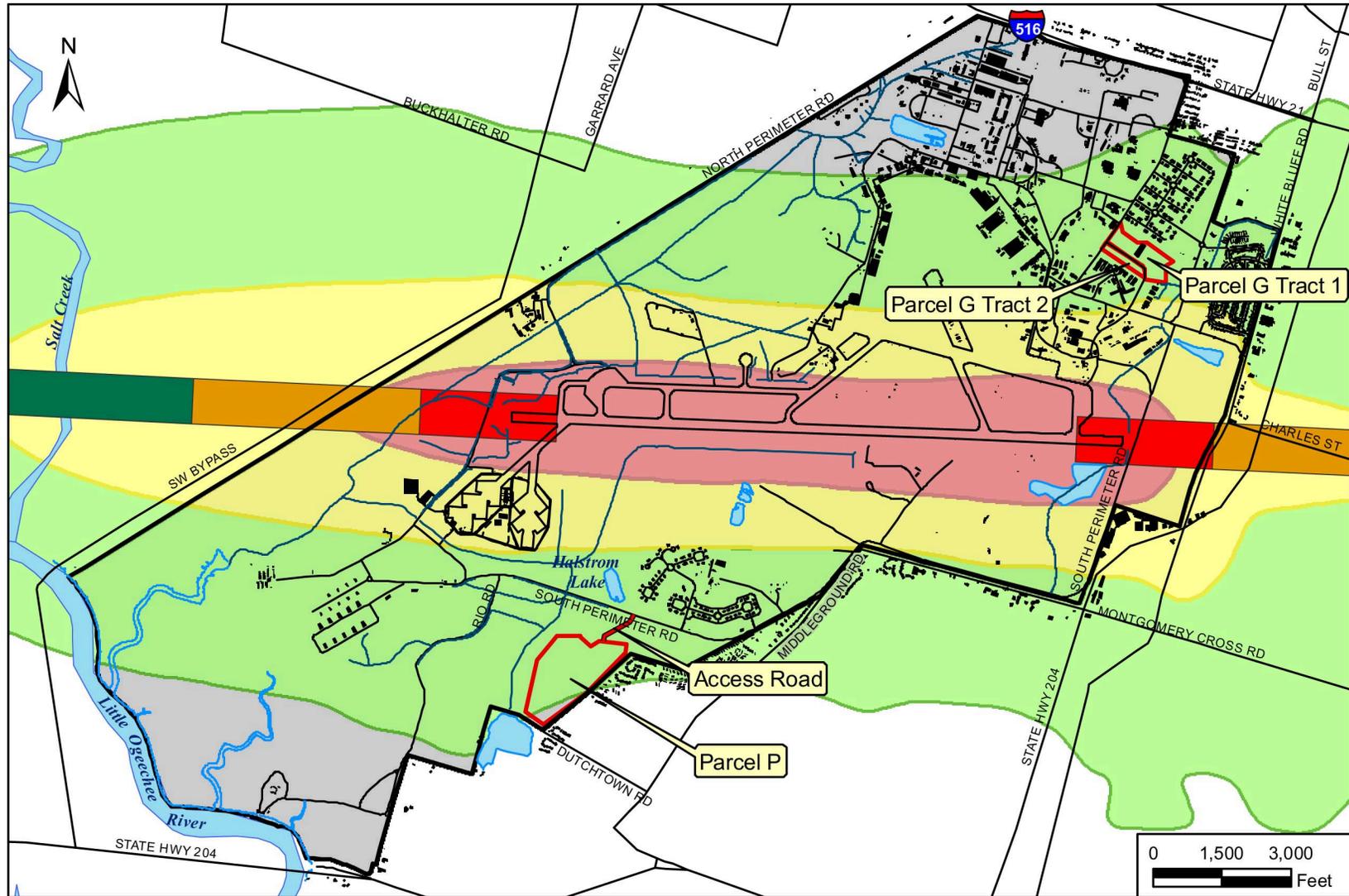
4.1.2 Consequences

4.1.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on land use is any land use change that would be incompatible with adjacent land uses.

No effects on land use would occur. Use of Parcel P and the land for the access road would change from undeveloped forested land to residential land use, which would be compatible with the surrounding service, residential, recreational, and undeveloped land uses.

⁸ A clear zone is the area immediately beyond the end of a runway that has a high potential for accidents. An accident potential zone is the area beyond the clear zone that has a significant potential for accidents.



LEGEND		Noise Zones	Accident Potential Zones
	Hunter Army Airfield		
	Parcel		
	Building		
	Road		

Noise Contours and Airfield Accident Potential Zones

Figure 4-1

Source: Fort Stewart/HAAF GIS 2009.

Land use on Parcel G would not change. The Army would continue to use the parcel to support Installation functions.

4.1.2.2 No Action Alternative

No adverse effects on land use would result from implementing the No Action Alternative. Under the No Action Alternative, no changes in land use would occur.

4.2 AESTHETICS AND VISUAL RESOURCES

4.2.1 Affected Environment

Aesthetics and visual resources are the natural and man-made features of a landscape. They include cultural and historic landmarks, landforms of particular beauty or significance, water surfaces, and vegetation. Together, these features form the overall impression that a person receives when looking at an area or its landscape.

The southern portion of HAAF, which contains Parcel P, is generally forested with wetland marshes that provide natural habitat, recreation, and appealing visual relief. Parcel P is completely forested and primarily undisturbed; however, the area surrounding Parcel P includes forested and developed areas.

Parcel G is in a developed area in the HAAF northern cantonment. Parking lots, administrative buildings, and barracks border the parcel to the south, and parking lots and administrative buildings lie to the east.

4.2.2 Consequences

4.2.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on aesthetics and visual resources is a disruption of existing views and scenic resources or a conflict with policies and regulations governing aesthetics.

Short- and long-term minor adverse effects on aesthetics and visual resources would result from implementing the proposed action on Parcel P. Construction activities and construction sites are usually considered unattractive, and they would have a short-term adverse effect on vistas from surrounding areas. Long-term effects on visual and aesthetic resources would also result from implementing the proposed action. The development of housing on Parcel P and the construction of the access road would require the clearing and grading of forested land, permanently altering the natural views. These potential effects could be reduced with a building plan that takes the environment into account and integrates the proposed construction with it. Appropriate landscaping would further enhance the surroundings.

No effects on aesthetics and visual resources would occur on Parcel G. The proposed action is to transfer a portion of Parcel G from SHH back to the Army; it does not include any changes to the existing viewshed.

4.2.2.2 No Action Alternative

No adverse effects on aesthetics and visual resources would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.3 AIR QUALITY

4.3.1 Affected Environment

4.3.1.1 Local and Regional Air Quality Conditions

U.S. Environmental Protection Agency (EPA) Region Four and the Georgia Environmental Protection Division (GA EPD) regulate air quality in Georgia. The Clean Air Act (42 U.S.C. 7401-7671q), as amended, gives EPA the responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) (40 CFR Part 50), which set acceptable concentration levels for seven criteria pollutants: fine particulate matter (PM₁₀), very fine particulate matter (PM_{2.5}), sulfur dioxide (SO₂), carbon monoxide (CO), nitrous oxides (NO_x), ozone (O₃), and lead (Table 4-1). EPA has established short-term standards (for 1-, 8-, and 24-hour periods) for pollutants that contribute to acute health effects, as well as long-term standards (annual averages) for pollutants that contribute to chronic health effects. On the basis of the severity of the pollution problem, nonattainment areas are categorized as marginal, moderate, serious, severe, or extreme. Each state has the authority to adopt standards stricter than those established under the federal program, but Georgia accepts the federal standards. Actions under this project are also subject to regulation under the Georgia Air Quality Act.

Federal regulations designate Air-Quality Control Regions (AQCRs) in violation of the NAAQS as *nonattainment* areas and AQCRs with levels below the NAAQS as *attainment* areas. HAAF, in Chatham County, Georgia, is completely within the Savannah (Georgia)–Beaufort (South Carolina) Interstate AQCR 58. Federal regulations designate Chatham County and AQCR 58 as in attainment for all criteria pollutants (USEPA 2007).

**Table 4-1
National Ambient Air Quality Standards**

Pollutant	Primary NAAQS	Secondary NAAQS
CO		
Eight-hour maximum ^a parts per million (ppm)	9	None
One-hour maximum ^a (ppm)	35	None
NO _x		
Annual arithmetic mean (ppm)	0.053	0.053
O ₃		
Eight-hour maximum ^b (ppm)	0.08	0.12
PM _{2.5}		
Annual arithmetic mean ^c (µg/m ³) ^f	15	15
24-hour maximum ^d (µg/m ³)	65	65
PM ₁₀		
Annual arithmetic mean ^e (µg/m ³)	50	50
24-hour maximum ^a (µg/m ³)	150	150
SO ₂		
Annual arithmetic mean (ppm)	0.03	None
24-hour maximum ^a (ppm)	0.14	None
Three-hour maximum ^a (ppm)		0.5

Source: 40 CFR 50.1–50.12.

Note: CO = carbon monoxide; NO_x = nitrous oxides; O₃ = ozone; PM_{2.5} = particulate matter less than two-and-a-half microns in diameter; PM₁₀ = particulate matter less than 10 microns in diameter; SO₂ = sulfur dioxide; µg/m³ = micrograms per cubic meter.

^a Not to be exceeded more than once per year.

^b The three-year average of the fourth-highest daily maximum eight-hour average O₃ concentrations over each year must not exceed 0.08 ppm.

^c The three-year average of the weighted annual mean PM_{2.5} concentrations from must not exceed 15.0 µg/m³.

^d The three-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor must not exceed 65 µg/m³.

^e The three-year average of the weighted annual mean PM₁₀ concentration at each monitor within an area must not exceed 50 µg/m³.

4.3.1.2 HAAF Air Emissions

HAAF is designated as a major stationary source of air pollutants and operates under a Clean Air Act Title V Air Quality Permit (Number 9711-051-0149-V-02-0). The permitted stationary sources on the Installation include, but are not limited to, heating units, aboveground and underground storage tanks, stationary internal combustion engines, paint booths, landfills, and woodworking facilities. Table 4-2 lists HAAF's total stationary source air emissions under the Title V operating permit during calendar year 2003 for criteria pollutants regulated by EPA or GA EPD. There are several mobile sources of air pollutant emissions at HAAF, including government-owned vehicles, private vehicles, aerospace ground equipment, field ground equipment, and aircraft.

**Table 4-2
Stationary Source Emissions Summary (tons/year)**

	VOCs	NO _x	CO	SO _x	PM ₁₀
All Sources	35.93	6.87	2.94	6.98	0.49

Source: HAAF 2005.

Note: VOCs = volatile organic compounds (manmade and naturally occurring compounds that vaporize and when combined with products of combustion such as NO_x form ground-level ozone (i.e., smog). Examples of VOCs are fuels, solvents, coatings, and refrigerants; NO_x = nitrous oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = particulate matter less than 10 microns in diameter.

4.3.2 Consequences

4.3.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on air quality is an increase in emissions from the proposed action that would violate the NAAQS or other federal, state, or local air regulations.

Short-term minor adverse effects on air quality would occur as a result of the construction activities on Parcel P and the construction of the access road. No regulations would be violated by the proposed action.

The project would involve clearing land, leveling the ground, installing utilities, pouring foundations, and constructing housing units, an access road, and community facilities. These operations would involve the use of construction vehicles and equipment that emit criteria pollutants. The construction-related emissions would be short-term and intermittent.

Particulate matter (dust) would also be present during construction activities. These dust emissions would be minimized by common construction practices such as periodically wetting construction areas, covering open equipment used to transport materials likely to create air pollution, and promptly removing spilled or tracked dirt from streets.

The Army assessed and analyzed the annual air emissions generated by the proposed 98 housing units as part of the original 2003 RCI action (USACE, Mobile District 2003) and determined that they were well below de minimis levels (i.e., they are not significant). Section 176(c) of the Clean Air Act requires federal agencies to ensure that their actions are consistent with the act and with state and local federally enforceable air quality management plans. EPA's General Conformity Rule requires that a conformity determination be prepared for federal actions occurring in nonattainment or maintenance areas. Because HAAF is in an attainment area for all criteria pollutants, preparation of a conformity determination is not necessary. A Record of Non-Applicability is included in Appendix B.

No effects on air quality would occur on Parcel G. The proposed action is to transfer a portion of Parcel G from SHH back to the Army; it does not include any emission-generating activities.

4.3.2.2 No Action Alternative

No effects on air quality would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.4 NOISE

4.4.1 Affected Environment

The Installation Environmental Noise Management Plan (IENMP) provides a strategy for managing noise at HAAF. It provides a way to analyze people's exposure to the noise associated with military operations and provides land use guidelines for achieving compatibility between HAAF's noise environment and noise-sensitive land uses on and off the Installation. Noise-sensitive land uses include residences, schools, medical facilities, and churches. The activities on HAAF that might generate noise complaints include aircraft operations, the small-arms firing range and shoot house, and the recreational skeet range. Aircraft operations at HAAF occur 24 hours a day.

The IENMP defines noise impact in terms of four noise zones (HAAF Garrison 2004):

- Zone III, the loudest, is incompatible with noise-sensitive land uses.
- Zone II is normally incompatible with noise-sensitive land uses.
- Zone I is compatible with most noise-sensitive land uses (e.g., residential, schools, churches).
- The Land Use Planning Zone, or LUPZ, represents an annual average that separates Zone II from Zone I, and it is also considered suitable for all types of land use activities.

Table 4-3 lists the noise zones and their noise limits.

Table 4-3
Noise Limits for Noise Zones

Noise zone	Noise limits	Recommended uses
LUPZ	55–65 dBA	Usually suitable for all types of land use activities.
Zone I	< 65 dBA	Usually suitable for all types of land use activities.
Zone II	65–75 dBA	Use should normally be limited to activities such as industry, manufacturing, transportation, and resource production.
Zone III	> 75 dBA	Noise-sensitive land uses are not considered.

Source: Fort Stewart/HAAF GIS 2009; HAAF Garrison 2004.

Note: dB = decibels; dBA = A-weighted decibels.

Parcel P is in the LUPZ noise contour (Figure 4-1). Although the LUPZ is usually suitable for all types of land use activities, at HAAF it encompasses areas where community annoyance levels could increase during periods of increased operations. Parcel P is about 0.85 miles south of the airfield runway. When noise levels reach 65–70 dBA (exceeding the limits for the LUPZ), it is recommended that measures to achieve an outdoor-to-indoor noise level reduction of at least 25 decibels (dB) be incorporated into the design and construction of structures (HAAF Garrison 2004). The housing built on Parcel P would likely require such measures to reduce the indoor noise level.

Parcel G is also in the LUPZ noise contour (Figure 4-1).

4.4.2 Consequences

4.4.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse noise effects is the placement of noise-sensitive land uses in incompatible noise zones.

Short-term minor adverse effects would occur. In the short term, implementing the proposed action would result in additional sources of noise during the construction period due to the operation of construction equipment and construction activities in general. The noise receptors closest to the housing and access road construction would be the users of the AAFES Shoppette, School Age Youth Center, and Child Development Center (under construction) bordering Parcel P to the north and off-Post residential communities bordering Parcel P to the east and southeast. Given the temporary nature of the proposed construction activities, this effect would be minor. The minor adverse effects associated with noise would be confined to daytime hours during the normal Monday–Friday workweek to reduce possible noise stress and annoyance to neighbors.

Parcel P would be in the LUPZ noise contour, which is usually considered suitable for residential housing. However, because the LUPZ represents an annual average that separates Zone II from Zone I and can have periods of increased noise at Zone II levels, and because of the proximity of Parcel P to the airfield (which is in a Zone II noise contour), it is recommended that noise level reduction measures of at least 25 dB be incorporated into the design and construction of the Parcel P housing units, in accordance with HAAF's Environmental Noise Management Plan.

No nuisance noise would occur from the small-arms firing range, shoot house, or recreational skeet range because those facilities are at least a mile from Parcel P.

No noise effects would occur on Parcel G. The proposed action includes transferring a portion of Parcel G from SHH back to the Army. The proposed action would not change the land use or the noise levels on Parcel G.

4.4.2.2 No Action Alternative

No adverse noise effects would result from implementing the No Action Alternative. Under the No Action Alternative, no site construction would occur.

4.5 GEOLOGY AND SOILS

4.5.1 Affected Environment

4.5.1.1 Geologic and topographic conditions

HAAF is located in the East Gulf Coastal Plain of the Atlantic Coastal Plain Physiographic Province, which is characterized by very gently sloping marine terraces that rise to the west. Marine terraces were formed by sea level fluctuations during the Pleistocene era. They are both depositional and erosional surfaces composed of marine sediments that range in age from the Pliocene era to the Holocene era. The subsurface geology of coastal Georgia is capped by recent alluvial deposits in the marine terraces and undifferentiated Pleistocene medium-grained fossiliferous sands that extend to a depth of 60 feet below the land surface (USACE, Mobile District 2003).

HAAF ranges from 14 to 42 feet above mean sea level. The highest elevations generally occur in the northern portion of the Installation, with a gradual decrease in elevation toward the east, west, and south. The tidal marshes in the southwestern portion of HAAF have the lowest elevations. Most of the Installation has slopes of less than five percent. The seasonal high water table is one to three feet for the upland soils and less than one foot for the lowland soils (Fort Stewart and USACE, Savannah District 2009).

4.5.1.2 Soils

The soils in Parcel P and the land for the proposed access road consist of Albany (somewhat poorly drained) fine sand, Chipley (moderately well drained) fine sand, Ellabelle (very poorly drained) loamy sand, Lynn Haven (poorly drained) sand, Leon (poorly drained) fine sand, and Pelham (poorly drained) loamy sand (USDA 2009a). All of these soils are listed as hydric (moist) in the Georgia hydric soils list (USDA 2009b).

Much of Parcel G has been developed. The exposed soils consist of the Chipley-Urban land complex, which is moderately well drained (USDA 2009c).

4.5.1.3 Prime Farmland Soils

Congress enacted the Farmland Protection Policy Act as a subtitle of the 1981 Farm Bill. The purpose of the law is to “minimize the extent to which federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses” (Public Law 97–98, Sec. 1539–1549; 7 U.S.C. 4201 *et seq.*). According to the U.S. Department of Agriculture’s Natural Resources Conservation Service, the soils on Parcel P and the land for the proposed access road are not considered prime farmland soils; therefore, they are not subject to the Farmland Protection Policy Act.

4.5.2 Consequences

4.5.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects would be erosion or other sedimentation problems that would normally result in enforcement action from local, state, or federal agencies.

Short-term minor adverse effects on Parcel P and the access road soils would occur from implementing the proposed action because of the removal of vegetation, site grading, and exposure of soil during construction. To prevent erosion or sedimentation of streams, lakes, and wetland areas, SHH would implement best management practices (BMPs). In addition, the proposed project would require a state-approved Erosion Sedimentation Pollution Control Plan (ESPCP) for land-disturbing activities, payment of a fee for the disturbed acreage, and a Notice of Intent to meet the requirements of the federal NPDES construction stormwater permit program and the Erosion and Sedimentation Control Act. The ESPCP prescribes activities to limit erosion and sedimentation from the site and includes a site description, a list of BMPs to be used, and BMP inspection and maintenance procedures. HAAF considers and complies with soil conservation measures in its planning and execution of all construction, operation, and maintenance activities that involve land disturbance.

No effects on Parcel P’s or the access road’s geology or topography would occur. Parcel P and the access road have no prime farmland soils, so no effects on such soils would occur.

No adverse effects on geology, soils, topography, or prime farmland soil would result from returning a portion of Parcel G to Army control. The Army would continue to use the parcel to support Installation functions.

4.5.2.2 No Action Alternative

No adverse effects on geology, topography, or soils (including prime farmland soils) would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.6 WATER RESOURCES

4.6.1 Affected Environment

4.6.1.1 Surface Water

HAAF is in the coastal plain area of Georgia, in the low-relief coastal landscape of low-gradient, meandering coastal streams and rivers. The Savannah River lies to the north, along the Georgia–South Carolina border, and the Ogeechee River lies to the south (Figure 1-1). The Little Ogeechee (Forest) River, part of the Ogeechee Coastal watershed, flows southeastward along the western boundary of HAAF. Most of the Installation drains to the Little Ogeechee River directly or through its various feeder streams, canals, and marshes. Tides exert a great influence on the river, and fresh to brackish tidal marshes have developed along much of its shore. The river is not a significant source of drinking water (ACCG 2009; USACE, Mobile District 2003).

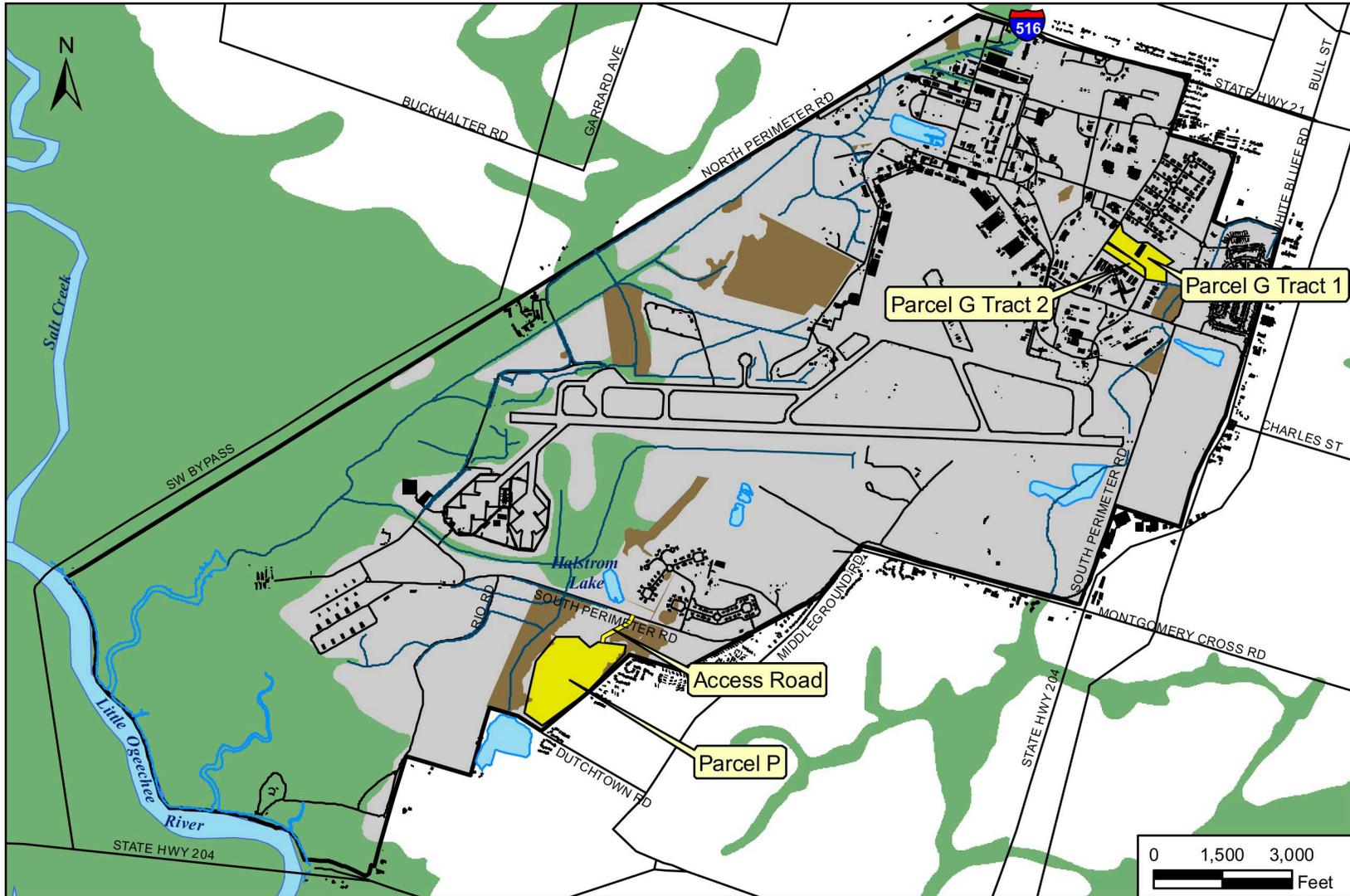
The surface water bodies on HAAF are shown in Figure 4-2. The Parcel P and Parcel G footprints and the land for the access road do not contain any surface water bodies. Halstrom Lake, the largest confined water body on the Installation (USACE, Mobile District 2003), is north of Parcel P across South Perimeter Road. There are public lakes just outside the Installation boundary to the south and southeast of Parcel P. The drainage canal to the northwest of Parcel P connects to the drainage canal west of Halstrom Lake, which is part of the drainage network that conveys surface water from the Parcel P area ultimately to the Little Ogeechee River. One six-mile segment of the Little Ogeechee River, west and southwest of HAAF, is listed on Georgia’s 2008 303(d) list of impaired waters as having violated standards for dissolved oxygen and fecal coliform bacteria; a Total Maximum Daily Load for the segment has been completed. This segment of the Little Ogeechee River is more than a mile from Parcel P (Fort Stewart and USACE, Savannah District 2009; GA EPD 2008).

In the vicinity of Parcel G, surface water features include the Harmon Canal and an impoundment, both of which are southeast of the parcel, south of Wilson Boulevard. Harmon Canal begins south of Wilson Boulevard and west of Perimeter Road and conveys surface drainage generally south, through the golf course, and ultimately to the Little Ogeechee River. The impoundment is east of Harmon Canal across Perimeter Road. Also in the vicinity of Parcel G, to the northeast, is Casey Canal. With its network of feeder ditches, Casey Canal conveys surface drainage northeast off the Installation and ultimately to the Little Ogeechee River (USACE, Mobile District 2003).

4.6.1.2 Groundwater and Hydrogeology

Three major aquifers underlie the vicinity of Chatham County and HAAF, and all are stratigraphically aligned with the subsurface geologic formations (Section 4.5). The Surficial Aquifer system is generally unconfined, and it is found in the unconsolidated sands just under the land surface and up to an average depth of 80 feet. Below that, the Miocene Aquifer lies in the Tampa Formation below the confining layers of the Duplin Marl. Below the Miocene Aquifer is the principal water supply source in coastal Georgia, the artesian Floridan Aquifer system. The Floridan is generally 300 to 500 feet below the surface, and it is composed of two distinct limestone layers—the upper sandy, phosphatic limestone and the lower Ocala limestone (Fort Stewart and USACE, Savannah District 2009; USACE, Mobile District 2003).

The surface aquifer is recharged directly from rainfall percolating through sediments. During dry months the base flow of streams and rivers of the coastal area is maintained by discharge from the surface aquifer. Groundwater in the area of HAAF flows generally toward the west. The seasonal high water table at HAAF is between one-and-a-half and three feet below land surface in winter and spring for the upland soils and approximately one foot in winter and spring for the lowland areas (Fort Stewart and USACE, Savannah District 2009; USACE, Mobile District 2003).



LEGEND

- Hunter Army Airfield
- Parcel
- Building
- Road
- Surface Water
- Canal
- Delineated Wetland
- 100-year Floodplain

Water Resources

Figure 4-2

Source: Fort Stewart/HAAF GIS 2009.

HAAF, including parcels G and P, is just west of a significant recharge area for the unconfined aquifer and is within an area of Chatham County considered to have higher relative susceptibility to groundwater pollution as rated by the Georgia Department of Natural Resources, or GA DNR (Trent 2009; USGS and GA DNR 2009). The principal aquifer recharge zone for the Floridan Aquifer is approximately 100 miles northwest of Savannah, where the upper boundary of the aquifer's confining layer outcrops at the surface (Fort Stewart and USACE, Savannah District 2009).

The HAAF water supply is drawn from the Floridan Aquifer system by means of deep wells located on HAAF, and the Installation has developed and implemented Wellhead Protection Plans. Water drawn from the aquifer is usually of high quality, and it receives treatment consisting of only chlorination and fluoridation (Fort Stewart/HAAF DPW 2008; USACE, Mobile District 2003). There are monitoring wells on the Installation, but no wells are known to occur within parcels G or P (Fort Stewart/HAAF DPW Environmental Division 2009).

The GA DNR has developed a plan to manage the water resources of the state's 24-county coastal region (GA DNR 2006). The plan aims to support the continued growth and development of coastal Georgia while implementing sustainable water resource management by stabilizing or halting saltwater intrusion into the Floridan Aquifer. HAAF groundwater withdrawals operate under Permit No. 025-0034, whose requirements are consistent with the aforementioned GA DNR coastal water management plan and with Chatham County's Comprehensive Water Supply Management Plan (CCSMPC 2006; Fort Stewart/HAAF DPW Environmental Division 2009; GA DNR 2006).

4.6.1.3 Floodplains

Parcel G, Parcel P, and the land for the Parcel P access road are outside any Federal Emergency Management Agency 100-year floodplain area. Floodplain has been designated in the western portion of HAAF, associated with the Little Ogeechee River and its tributary streams, ditches, and marshes. The closest designated floodplain area to Parcel P is north of the site, across South Perimeter Road (Figure 4-2). No designated floodplain occurs east of Rio Road or south of South Perimeter Road in the vicinity of Parcel P. No designated floodplain is within a mile of Parcel G (FEMA 2009; Fort Stewart/HAAF DPW 2009; USACE, Mobile District 2003).

4.6.1.4 Coastal Zone

Chatham County and HAAF are in the coastal zone of Georgia and are required to conform with the Georgia Coastal Management Program approved under the federal Coastal Zone Management Act. The Coastal Resources Division of the GA DNR and a network of state agencies administer the program. Key state authorities include the Coastal Marshlands Protection Act and Shore Protection Act. Other statutes, which focus on activities such as erosion and sedimentation control and groundwater and surface water, are implemented by networked agencies.

4.6.2 Consequences

4.6.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on water resources would be if the action were to result in long-term, irreversible reduction in the functions of or the direct or indirect beneficial use of local surface water features or waterways by people, plants, or animals.

Short- and long-term minor adverse effects on surface water and groundwater resources would result from leasing Parcel P to SHH and developing the access road. Parcel P and the land for the access road are undeveloped and forested, and the existing vegetative cover would be disturbed and cleared during site preparation and construction activities. In the short term, the ground disturbance associated with site preparation, grading, and construction, including the potential for

minor spills, could result in soil erosion and runoff of waterborne pollutants into surface waters. Such potential adverse effects would be minimized by using construction-specific BMPs to control stormwater runoff and by implementing a site-specific, state-approved ESPCP (see Section 4.5.2.1), spill prevention plan, and Stormwater Pollution Prevention Plan. The construction activities also would comply with the requirements of Georgia's NPDES General Permits for Construction activities, including the filing of a Notice of Intent (see Section 4.5.2.1). SHH would be required to follow NPDES construction stormwater permitting requirements. SHH would refer to the *Georgia Stormwater Management Manual – Coastal Stormwater Supplement* to ensure that it meets pre- and post-construction requirements for water quality by removing 80 percent of total suspended solids and ensuring runoff rates of flow equal to or better than preconstruction conditions. These measures would reduce the effects of land-disturbing activities on water resources.

In the long term, developing Parcel P and the land for the access road from the current forested state to RCI use would increase the amount of impervious (nonporous) land cover on the site in the form of rooftops, roads, sidewalks, driveways, and similar surfaces. Impervious surface area can result in increased runoff (in the forms of increased volume, velocity, and peak flows), increased erosion, increased pollutant loads (e.g., dissolved solids, petroleum hydrocarbons, or excess nutrients) and sediment loads to surface water and groundwater, and reduced absorption and infiltration of runoff that would otherwise recharge groundwater aquifers or seeps. Such effects would be minimized by adhering to HAAF's approved Stormwater Management Plan, developed under its Municipal Separate Storm Sewer Systems permitting requirements (Fort Stewart DPW Environmental Division 2009) and by using low-impact development features and practices in the design and maintenance of the Parcel P RCI area, as recommended in the *United Facilities Criteria Manual for Low Impact Development Design for DoD Facilities*. (Low-impact development emphasizes conserving water and using natural features, such as rain gardens and native plants, to prevent runoff and protect water quality.) Groundwater withdrawals to service Parcel P during and after development would comply with the requirements of the *Coastal Georgia Water and Wastewater Permitting Plan for Managing Saltwater Intrusion* (GA DNR 2006).

No effects on floodplain or coastal zone resources would occur. No activity associated with the proposed action would occur in or disturb any floodplain area. The proposed action would be consistent with Coastal Zone Management Act regulations. In Georgia, an action is considered consistent with the Act if it complies with all relevant federal laws, as well as state laws under the Georgia Coastal Management Program. The proposed action would comply with all relevant federal, state, and local regulations for the protection of coastal zone resources.

No adverse impacts on water resources would result from transferring portions of Parcel G back to the Army.

4.6.2.2 No Action Alternative

No adverse effects on water resources would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.7 BIOLOGICAL RESOURCES

4.7.1 Affected Environment

Biological resources include native or naturalized plants and animals and the habitats in which they occur. Wildlife and wildlife habitat are managed in accordance with the provisions of the *Fort Stewart/HAAF Integrated Natural Resources Management Plan*, or INRMP (Fort Stewart/HAAF DPW ED 2001). Vegetation and wildlife (including migratory birds) and threatened, endangered, and other special-status species are discussed in the following

subsections. (Note that the scientific names of all plants and animal species mentioned in this section are provided in Appendix C.)

4.7.1.1 Vegetation

Parcel P and the land for the access road are south of the HAAF airfield and within a forested area. This mainly undeveloped southern portion of the Installation includes mixed upland forests with a canopy dominated by loblolly pine, slash pine, water oak, pignut hickory, sweet-gum, southern magnolia, and black-gum. These forested areas are characterized by a sub-canopy, scrub-shrub, and herbaceous layer of sand laurel oak, water oak, sweet-gum, southern magnolia, cabbage palmetto, American holly, highbush blueberry, wax myrtle, muscadine, and bracken fern.

The vegetation on Parcel G consists of maintained lawn. There are some trees at the edge of the Ranger training area along Neal Boulevard and the eastern boundary of the site bordering the parking lot.

The forested areas at HAAF are not actively managed for timber production, although there is merchantable timber (in the form of loblolly pine stands) on Parcel P and the access road land that the Directorate of Public Works' Forestry Branch has the authority to remove. The Forestry Branch is not responsible for any after-harvest site cleanup, including removing stumps, logging slash, and non-merchantable timber; that is the construction contractor's responsibility. Any vegetation not harvested by the Forestry Branch must be disposed of; it may not be sold, given away, or traded, in accordance with 32 CFR Part 190 (*National Defense Natural Resource Management Program*). Forest management activities at HAAF consist primarily of clearing and thinning cuts conducted in support of Army projects or for controlling southern pine beetle infestations. Widespread tree removal has occurred in areas adjacent to the runway and associated clear zones. Trees from a large area south of the runway and north and northeast of Parcel P were recently removed for housing, a Child Development Center, and a School Age Youth Center. More projects in the general area are planned, and they will result in additional clearing.

4.7.1.2 Wildlife

Together, Fort Stewart and HAAF support at least 410 invertebrate, fish, and wildlife species (Fort Stewart/HAAF DPW ED 2001). The species on HAAF are not considered or listed separately from those on Fort Stewart; however, not all of the 410 species are represented at HAAF because of its more urban environment, geographic location, and habitat. Common wildlife expected to use Parcel P and the land for the access road include whitetail deer, wild boar, foxes, bobcat, rabbits, squirrels, and a variety of smaller mammals. In addition to a diverse assemblage of forest songbirds, wild turkey, bobwhite quail, and several other species are important game birds on the Installation (Fort Stewart/HAAF DPW ED 2001). Of these species, squirrels, rabbits, and perhaps the occasional whitetail deer would likely be found on Parcel G.

Approximately 170 species of birds protected under the Migratory Bird Treaty Act could occur on Fort Stewart and HAAF, either seasonally or year-round, and many of these species are expected to occur at least temporarily on Parcel P (Fort Stewart/HAAF DPW ED 2001). Only the most common, urban-adapted bird species would be expected to occur with any frequency on Parcel G. Fort Stewart and HAAF comply with the Migratory Bird Treaty Act by implementing the Army Policy Guidance of August 17, 2001, and Executive Order 13186 (*Responsibilities of Federal Agencies to Migratory Bird Treaty Act*, January 11, 2001). Fort Stewart and HAAF manage and conserve migratory bird species by implementing the INRMP (Fort Stewart/HAAF DPW ED 2001), and they consider effects on migratory birds in any proposed action through the NEPA process.

4.7.1.3 Wetlands

Lands that are subject to regulation as wetlands under Section 404 of the Clean Water Act (jurisdictional wetlands) are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The jurisdictional wetlands that occur on and near Parcel P, including the land for the access road, are palustrine forested wetlands (Figure 4-2) (USACE, Mobile District 2003). (Palustrine wetlands are inland wetlands that lack flowing water, are nontidal, and include inland marshes, swamps, bogs, and floodplains.) No wetlands occur on Parcel G.

4.7.1.4 Protected Species

Protected species include those that are listed or proposed for listing as threatened or endangered by the U.S. Fish and Wildlife Service and state-protected species listed as rare, threatened, or endangered by the GA DNR. A complete list of threatened, endangered, and other species of concern that occur on Fort Stewart and HAAF is provided in the INRMP (Fort Stewart/HAAF DPW ED 2001). The INRMP is available for review at the Fort Stewart Environmental Division office; because of its size, it is not included as a part of this EA. A comprehensive endangered species inventory of Fort Stewart and HAAF was conducted between 1992 and 1994 (Gawin et al. 1995). These surveys identified three federally listed endangered species (red-cockaded woodpecker, wood stork, and shortnose sturgeon), and three federally listed threatened species (eastern indigo snake, frosted flatwoods salamander, and bald eagle). The bald eagle was later delisted as a federally protected species under the Endangered Species Act, but it is still protected under the Bald and Golden Eagle Protection Act. None of these species or their critical habitat are known to occur on HAAF. The Gopher tortoise, a state of Georgia protected species, occurs on the Installation and is managed through the INRMP.

There is one inactive red-cockaded woodpecker cluster on HAAF; it has been inactive for more than 10 years. Reestablishing a population of the species at HAAF is not considered feasible, and the population goal for the species is zero (Fort Stewart ESMPT 2001). The gopher tortoise is the only state-listed threatened species known or likely to occur at HAAF, but it is not known to occur on Parcel P or the land for the access road. There have been no sightings of active gopher tortoise burrows for many years. Potential habitat for the species on HAAF is marginal and found along the boundaries of the Installation adjacent to an urbanized area on one side and a runway on the other.

The U.S. Fish and Wildlife Service and GA DNR will be consulted on this action. The coordination letters sent from Fort Stewart to the two agencies and their responses will be included in Appendix D of the Final EA.

4.7.2 Consequences

4.7.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on vegetation and wildlife is any act that would result in “taking” a federally threatened or endangered species, which includes harming the species directly or through significant habitat modification or degradation. The threshold for adverse effects on wetlands is a net loss of wetlands or an unmitigated loss of wetlands.

Long-term minor adverse effects on vegetation and wildlife would occur. SHH would remove vegetation to make room for the access road and new homes on Parcel P, displacing common wildlife species. As a housing development, the land would not provide the same quantity or quality of habitat that it currently provides. No effects on protected and sensitive species would

occur, however, because no such species are known to be present on Parcel P, the access road land, or Parcel G.

Long-term minor adverse effects on wetlands would result from implementing the proposed action. No wetlands would be affected from the construction of housing on Parcel P, but the construction of the access road would affect approximately one acre of wetlands. SHH would be required to obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers before affecting the wetlands. The U.S. Army Corps of Engineers would determine appropriate mitigation for the affected wetlands, which would be a condition of the Section 404 permit, and SHH would be obligated to perform the required mitigation. Additionally, wetlands could be affected indirectly from stormwater runoff from construction on Parcel P, but BMPs used during construction to prevent stormwater from draining into the wetlands and BMPs built into the site design to retain excess stormwater would prevent long-term adverse effects on the wetlands from stormwater runoff.

4.7.2.2 No Action Alternative

No adverse effects on biological resources, including wetlands, would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.8 CULTURAL RESOURCES

4.8.1 Affected Environment

4.8.1.1 Prehistoric and Historic Background

The *Integrated Cultural Resources Management Plan for Fort Stewart and Hunter Army Airfield, Georgia* (Grover and McKivergan 2001) can be consulted for a detailed description of HAAF's prehistoric and historic background. The ICRMP is available for review at the Fort Stewart Environmental Division office; because of its size, it is not included as a part of this EA.

4.8.1.2 Archaeological Resources

The Army conducted a phase I archaeological survey at HAAF in 1984 to determine at what times and in what ways earlier cultures used the area (Smith et al. 1984). About 2,500 acres of the Installation were surveyed for archaeological resources. Of the areas surveyed, 20.5 percent were investigated at a high-intensity level and do not require additional investigation; the remaining percentage was investigated at a lower-intensity testing level and might require additional testing (Grover and McKivergan 2001). The Army conducted low-intensity testing on Parcel P and found no archaeological resources on or adjacent to the site (Smith et al. 1984).

The inadvertent archaeological discovery that created the need to transfer property from SHH back to the Army occurred on Parcel G. The Army discovered a cemetery dating to around the 1800s during a Cultural Resource Management investigation using ground-penetrating radar. The Army treated the discovery in accordance with the Fort Stewart and HAAF ICRMP. The Army and the Georgia SHPO signed an MOA. The Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location. Final mitigation has not yet been completed.

4.8.1.3 Architectural Resources

The architectural resources at HAAF have been inventoried. A total of 239 buildings are considered eligible for inclusion on the National Register of Historic Places. Of these, 187 are Wherry housing units from the 1950s. Of the 52 remaining buildings, 50 are part of the Strategic Air Command Operations Historic District, a Cold War-era National Register-eligible historic district that includes Saber Hall and the north and east portions of the parking apron (Fort Stewart

and USACE, Savannah District 2009; USACE, Mobile District 2003). Parcel P is south of this historic district. The properties are separated by undeveloped land populated by mature trees. Parcel G is north of this historic district, and the properties are separated by developed land (e.g., direct mission areas, industrial support areas, administrative services areas). There are no architectural resources on parcels G or P or the proposed land for the access road.

4.8.1.4 Traditional Resources

To date, no one has identified specific American Indian traditional resources, sacred sites, or areas where such sites have the potential to occur on HAAF. However, Fort Stewart and HAAF are consulting with Native American tribes that have identified themselves as historically and culturally affiliated with the HAAF area.

4.8.2 Consequences

4.8.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on cultural resources is the treatment of any archaeological, architectural, or traditional resources in a manner that is incompatible with the Installation's ICRMP or any state or federal regulations, such as the National Historic Preservation Act, Archaeological Resources Protection Act, Native American Graves Protection and Repatriation Act, American Indian Religious Freedom Act, and Executive Order 11593 (Protection and Enhancement of the Cultural Environment).

No effects on cultural resources would be likely to occur because no architectural or archaeological resources have been identified on or adjacent to Parcel P. However, disturbing the soil during the proposed housing and access road construction could uncover archaeological resources. All excavation projects must be coordinated through Fort Stewart and HAAF's Cultural Resources Management Specialists. If cultural resources were found, SHH would be required to implement contingency plans in accordance with the Fort Stewart and HAAF ICRMP Standard Operating Procedure 11, *Accidental Discovery of Archaeological Deposits (Including Human Remains)*. Under this procedure, if SHH discovered archaeological resources during construction, the excavation and disturbance of the site would be suspended and SHH would immediately notify the Fort Stewart and HAAF Directorate of Public Works, Environmental Division (Grover and McKivergan 2001).

No effects on the Strategic Air Command Operations Historic District would occur. The historic district's viewshed would not be disturbed by the proposed action. There is a visual buffer of undeveloped forested land between Parcel P and the historic district.

No traditional resources are known to occur on Parcel P or the land for the proposed access road. However, if any American Indian remains or cultural objects were discovered during construction, SHH would comply with the Fort Stewart and HAAF ICRMP Standard Operating Procedures. Any work within a 100-foot radius of the site would cease. SHH would immediately notify the Cultural Resources Management Specialists, and the Specialists would consult with the potentially affected tribes (Grover and McKivergan 2001).

No effects on cultural resources would occur on Parcel G. The proposed action is to transfer portions of Parcel G from SHH back to the Army. The Army would continue to use the parcel to support Installation functions. The Army would complete mitigation at the archaeological site that was discovered on Parcel G in accordance with the MOA between the Army and the Georgia SHPO. No architectural or traditional resources are known to occur on Parcel G.

4.8.2.2 No Action Alternative

No adverse effects on cultural resources would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur. The land would continue to be maintained in accordance with the Installation's ICRMP.

4.9 SOCIOECONOMICS

4.9.1 Affected Environment

The socioeconomic indicators used for this study are employment, income, population, housing, services, environmental justice, and protection of children. These indicators characterize the project's region of influence (ROI). The ROI is a geographic area selected as a basis on which social and economic effects of the proposed action are analyzed. HAAF is in the city of Savannah in Chatham County, Georgia. For this study, the HAAF socioeconomic ROI is defined as Chatham County. The ROI covers an area of about 438 square miles.

4.9.1.1 Economic Environment

In 2008 the ROI had a labor force of 134,359 persons, with 126,830 employed and 7,529 unemployed. The ROI 2008 unemployment rate was therefore 5.6 percent, which was lower than the state unemployment rate of 6.2 percent and the national unemployment rate of 5.8 percent. At the end of calendar year 2008, however, the U.S. economy went into a recession. As of September 2009, the ROI unemployment rates had measurably increased over those of the previous year. The ROI was at 8.5 percent, Georgia at 10.2 percent, and the nation at 9.8 percent (BLS 2009).

ROI income levels were lower than state and national levels. The ROI median household income of \$45,081 was 89 percent of the state median household income of \$50,861 and 87 percent of the national median household income of \$52,029 (U.S. Census Bureau 2009a).

The ROI's 2008 population was 251,120, an increase of about eight percent from the 2000 population of 232,347. During the same period, Georgia's population increased by 18 percent and the nation's population increased by eight percent (U.S. Census Bureau 2009b).

4.9.1.2 Sociological Environment

Housing. Consistent with the 1996 MHPI, HAAF transferred responsibility for providing housing and ancillary supporting facilities to SHH in 2003. A CDMP was developed to implement the MHPI at HAAF. In accordance with the CDMP, the Army conveyed 488 existing family housing units in three housing areas to SHH. Implementation of the initial CDMP includes increasing the HAAF housing inventory by 187 units to provide an end-state inventory of 675 units. The initial CDMP is being implemented over an eight-year period, which began in 2004. Since then, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program as indicated in the Initial Development Phase of the CDMP.

Law enforcement, fire protection, and medical services. The Fort Stewart and HAAF Directorate of Emergency Services provides law enforcement, physical security, and fire and emergency response on HAAF, including in the housing areas. HAAF has two fire stations and plans to add a third fire station, to be built on Rio Road, just west of the proposed Parcel P housing site (Fort Stewart/HAAF DPW Master Planning Division 2009). The estimated construction date for the new station is the end of calendar year 2011 (Fornicola, personal communication, 2009). Medical care is available at HAAF's Tuttle Army Health Clinic and Fort Stewart's Winn Army Community Hospital. The Saint Joseph's Candler civilian hospital is less than a mile from HAAF.

Schools. There are no primary or secondary schools on HAAF. Children may attend Chatham County public school district schools or private schools within the ROI. HAAF and Chatham County plan to construct a new elementary school on HAAF just east of Parcel P along South Perimeter Road; the Army would maintain ownership of the land, and the school district would construct, operate, and maintain the building. The school would enroll military and civilian children, would have its own access gate, and would be designed to meet the needs of the existing population and anticipated population growth of HAAF and Chatham County (Fort Stewart and USACE, Savannah District 2009).

Family support, services, and recreation. HAAF also has shopping, service, and recreation facilities. The Installation has a commissary and Post Exchange (PX), beauty and barber shop, post office, credit union, gas station, thrift shop, dry cleaner and tailor, and laundromat. Parcel G is in the northern cantonment area near the PX and commissary. Adjacent to the northern boundary of Parcel P are a new AAFES Shoppette and School Age Youth Center, and a Child Development Center is being built. HAAF's recreational activities include golf, swimming, tennis, soccer, football, and basketball. Just outside the gate are many shopping, dining, and service establishments.

4.9.1.3 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*. The Executive Order is designed to focus the attention of federal agencies on the human health and environmental conditions in minority communities and low-income communities. Environmental justice analyses are performed to identify the disproportionate placement of high and adverse environmental or health effects from proposed federal actions on minority or low-income populations and to identify alternatives that could mitigate these effects.

Minority populations are identified as Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and other Pacific Islander, persons of two or more races, and persons of Hispanic origin. Minority populations should be identified where either the minority population of the affected area exceeds 50 percent or the minority population percentage of the affected area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis (CEQ 1997). As of 2008, 56 percent of the ROI population was white and 44 percent was of a minority population. The ROI had a higher percentage of minority populations compared to Georgia and the United States, which had 35 percent and 20 percent minority populations, respectively (U.S. Census Bureau 2009b).

Poverty thresholds established by the U.S. Census Bureau are used to identify low-income populations (CEQ 1997). Poverty status is reported as the number of persons or families with an income below a defined threshold level. Sixteen percent of ROI residents were classified as living in poverty as of 2007, higher than the state and national poverty rates of 14 percent and 13 percent, respectively (U.S. Census Bureau 2009b).

4.9.1.4 Protection of Children

Executive Order 13045, *Protection of Children from Environmental Health and Safety Risks*, requires federal agencies, to the extent permitted by law and mission, to identify and assess environmental health and safety risks that might disproportionately affect children.

Historically, children have been present at HAAF as residents and visitors; for example, they have lived in the family housing and used the recreational facilities. The Army has taken precautions for their safety by a number of means, such as installing fencing, limiting their access to certain areas, and providing adult supervision.

4.9.2 Consequences

4.9.2.1 Proposed Action (Preferred Alternative)

4.9.2.1.1 Economic Environment

The threshold for adverse economic effects is a change in an economic indicator (e.g., employment, income, business sales) falling outside the historic extremes of ROI economic variation (in other words, a change exceeding the largest historic decline in an economic indicator).

Short-term minor beneficial effects would occur. The proposed action would not have adverse economic effects. In the short term, the expenditures and employment associated with constructing the new housing units, community center, playground, and possibly a water park on Parcel P and the access road would increase ROI sales volume, employment, and income. A benefit of any type of development is the construction spending, especially if local labor and materials are used. The costs of construction of the proposed homes and facilities were assessed and analyzed as part of the 2003 CDMP and the RCI EA, and they were determined to cause minor beneficial economic effects on ROI sales volume, employment, and income (USACE, Mobile District 2003). The economic benefits would be short-term, lasting only for the duration of the construction period.

4.9.2.1.2 Sociological Environment

The threshold for adverse sociological effects is the ability of the ROI to accommodate growth or the degree of economic decline.

The ability to accommodate growth would depend on many factors, including the degree to which local infrastructure—including housing and public services such as law enforcement, fire protection, medical services, and public education—is able to meet the demand of new growth. The proposed action would not result in adverse effects that would create a shortage of housing, exceed public service capacity, or result in disproportionate adverse environmental or health effects on low-income or minority populations or children. The proposed action would not result in economic decline. The following paragraphs identify the expected effects for each of the key components of the sociological environment.

Housing. Long-term beneficial effects would occur. The availability of affordable, quality housing in family-oriented communities is a key issue for Army recruiting and retention. The family housing units proposed to be constructed on Parcel P are needed as part of the housing inventory to meet the Army's minimum housing requirement at HAAF. The new housing units would have modern amenities to better suit the lifestyle of today's Families (e.g., family rooms, eat-in kitchens, laundry/utility space, adequate storage space) in a location close to other military Families and Army-provided on-Post services (e.g., recreation, AAFES Shoppette, PX, commissary, day care, and youth centers). The rent for the new family housing units would not exceed a Soldier's Basic Allowance for Housing.

Law enforcement, fire protection, and medical services. No effects would occur. The land and buildings affected by the proposed action would remain in HAAF's legislative jurisdiction. HAAF's police, fire, and emergency medical services departments would respond to emergencies in the Parcel G and P areas. A new fire department on Rio Road, to be constructed around the same time as the housing, would be less than half a mile from Parcel P. The law enforcement and fire departments would be able to reach the proposed new housing area within the required emergency response times (Cruz, personal communication, 2009; Fornicola, personal communication, 2009).

Schools. No effects would occur. The children living in the proposed new housing units would continue to attend schools in the Chatham County School District (or private schools). The planned new Chatham County elementary school on HAAF is being designed to accommodate future HAAF and Chatham County growth.

Family support, services, and recreation. Long-term minor beneficial effects would result from the new facilities on Parcel P. The Parcel P housing area would include a community center, a playground, and possibly a water park. A new AAFES Shoppette, School Age Youth Center, and Child Development Center (under construction) would be adjacent to the new housing area.

Environmental justice. No effects on environmental justice would occur. Implementing the proposed action to construct family housing units on Parcel P and the transfer of portions of Parcel G back to the Army would not result in disproportionate adverse environmental or health effects on low-income or minority populations.

Protection of children. Short-term minor adverse effects would occur. The proposed housing on Parcel P is adjacent to a new AAFES Shoppette, a School Age Youth Center, and a Child Development Center where children would be present. Construction activity could pose an increased safety risk because construction sites can be enticing to children. During construction, the safety measures stated at 29 CFR Part 1926, *Safety and Health Regulations for Construction*, and Army Regulation (AR) 385-10, *Army Safety Program*, would be followed to protect the health and safety of nearby residents and construction workers. It is recommended that barriers and “No Trespassing” signs be placed around construction sites to deter children from playing in such areas and that construction vehicles and equipment be secured when not in use.

No effects on the protection of children would occur from the proposed action to transfer portions of Parcel G back to the Army. The Army would continue to use the parcel to support Installation functions.

4.9.2.2 No Action Alternative

Economic environment. No effects would occur.

Sociological environment. Long-term minor adverse effects would occur. The proposed action is needed to provide a sufficient number of affordable, quality family housing units for HAAF Soldiers and their Families. If the housing is not constructed, the lack of adequate on-Post housing could force Soldiers and their Families to live off-Post, where the cost and quality of housing vary considerably. Depending on rank and number of dependents, Soldiers might have to pay more than their housing allowance to afford off-Post housing that meets their Families’ needs.

No effects on law enforcement, fire protection, medical services, recreation, schools, environmental justice, or protection of children would result from implementing the No Action Alternative.

4.10 TRAFFIC AND TRANSPORTATION

4.10.1 Affected Environment

4.10.1.1 On-Post Roads

There are three access points to HAAF. The two primary gates—the Wilson Gate at White Bluff Road and Horace Emmet Wilson (Wilson) Road and the Montgomery Gate along Montgomery Street/Duncan Drive—are at the north end of the Installation. The Wilson Gate is open daily from 5 a.m. to 9 p.m., and the Montgomery Gate is open 24 hours a day. The third access point, Rio Gate, is in the southern portion of the Installation at Rio Road. The Wilson and Montgomery gates provide access to the cantonment area and are the main access points for military personnel,

family members, civilian employees, and visitors. Montgomery Gate is also the primary access point for commercial vehicle traffic. Only vehicles with military decals are allowed to enter the Installation through the Rio Gate. The Rio Gate is open Monday through Friday from 5:30 a.m. to 6:30 p.m. and Saturday and Sunday from 7 a.m. to 6 p.m. (USACE, Savannah District 2007; Weston, personal communication, 2009).

The primary roadways on HAAF are Wilson Boulevard, North Middleground Road, Lightning Road, and Perimeter Road. South Perimeter Road is the primary road serving Parcel P. It intersects South Lightning Road south of Wilson Road, then transitions to North Perimeter Road at Wilson Road. Lightning Road and North Perimeter Road provide access to all parts of the cantonment area. Neal Boulevard forms the southern boundary of Parcel G. Neal Boulevard begins at its connection to North Middleground Road at the west edge of Parcel G, and then it curves south to connect to Wilson Road west of North Perimeter Road.

4.10.1.2 Off-Post Roads

Regional access to HAAF is provided from two interstate highways, I-95 and I-16/516, and four major federal and state highways, US 80, US 17, GA 26, and GA 204.

4.10.1.3 Traffic

A traffic engineering study was completed for HAAF in September 2007 (USACE, Savannah District 2007). The study concluded that the overall transportation network on HAAF operates at an acceptable level of service, with the exception of some on-Post intersections and the gates during peak hours.

The intersection at Wilson Boulevard at North Perimeter Road experiences substantial congestion during peak traffic hours. South Perimeter Road at Rio Road and North Lightning Road at Wilson Boulevard both operate with an acceptable level of service. South Perimeter Road at North Perimeter Road (the intersection of Perimeter Road and Wilson Road) and South Perimeter Road west of Rio Road have sharp curves and T-intersections that contribute to poor operation. The increased development in the southern portion of the Installation is expected to make the traffic problems worse. Commercial traffic through Rio Gate is also expected to increase the need for intersection improvements at the gate.

The study found that Montgomery Gate and Wilson Gate have heavy traffic volumes entering the Installation during the morning and midday peak periods and a heavy outbound flow during the evening peak period. Motorists frequently experience delays and vehicle queuing caused by the volume of traffic entering and exiting, combined with the delay caused by the security check points and roadway geometry.

4.10.2 Consequences

4.10.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on traffic is an increase in traffic great enough to change the operating conditions of nearby roadways, intersections, or gates.

Short- and long-term minor adverse effects on traffic would occur. During construction, traffic congestion would increase, particularly from construction-related traffic at Montgomery Gate and along South Perimeter Road during peak traffic hours. Such effects would be minimized by locating construction staging areas to minimize traffic impacts. Utility infrastructure work would also create some short-term traffic delays, and construction traffic would increase wear and tear on some HAAF roads.

No effects on traffic would result from returning portions of Parcel G to the Army.

Residents of the new housing on Parcel P would access other parts of the Installation from the access road and South Perimeter Road and would most likely use the Rio Gate and the Wilson Gate to access off-Post areas. Depending on traffic conditions after the Parcel P housing construction is complete and the new housing units are occupied, a traffic engineering study could be warranted to determine the most appropriate type of traffic control at the intersection of the access road and South Perimeter Road.

The RCI build-out traffic volumes were projected for the future condition analysis in the 2007 traffic engineering study, and the study concluded that the AAFES Shoppette and RCI housing along South Perimeter Road would adversely affect the local road network. Local traffic within the Installation, at the Wilson Gate, and at intersections where there are now problems (such as at Wilson Boulevard and North Perimeter Road) would continue to be heavy during peak periods, although the primary and secondary roadways within the Installation could largely accommodate the additional traffic generated by planned development and increases in the number of personnel on the Installation.

4.10.2.2 No Action Alternative

No effects on transportation resources would occur if the No Action Alternative was implemented. No housing would be constructed on Parcel P, and traffic conditions on HAAF would remain much like those described in the 2007 traffic engineering study (USACE, Savannah District 2007).

4.11 UTILITIES

4.11.1 Affected Environment

Utilities and utility services on HAAF include electrical power; natural gas; potable water treatment and distribution; wastewater collection; stormwater collection; solid waste collection, disposal, and recycling; and communications.

4.11.1.1 Electrical Services

All electric service at HAAF has been privatized and is provided by Canoochee Electric Membership Cooperation through a main substation. A three-phase service runs aboveground along South Perimeter Road and services the nearby facilities. Electrical service is available on Parcel G.

4.11.1.2 Natural Gas

The installation has a natural gas system, which has been privatized. Though approximately 17 buildings at HAAF have natural gas heating, there is no natural gas service along South Perimeter Road or on Parcel G (Lee, personal communication, 2009).

4.11.1.3 Potable Water Supply

HAAF uses groundwater drawn from wells as its potable water supply. The water is treated with chlorine and fluoride before it is placed in storage tanks. The entire water supply system was replaced in 1996, and it is in good condition. In the past, HAAF has marginally exceeded the GA DNR-imposed annual average limit for water withdrawal. New developments and the increasing population on the Installation have created a need to increase the capacity of the potable water supply. Also, in June 2010 GA DNR will reduce the amount of groundwater that HAAF will be permitted to withdraw from the Upper Floridan Aquifer, and future needs will be met using the Lower Floridan Aquifer. Once the total future water capacity need for the Installation is estimated, GA DNR will modify the Installation's permit and make a final determination regarding how much additional water HAAF will be allowed to take from the Lower Floridan Aquifer (Shipman, personal communication, 2009). A new water tower and pump were installed

recently in the southern part of the Installation to provide potable water to the new developments in that area.

The potable water supply for Parcel G is the water tower on North Middleground Road, north of Building 1279.

HAAF has more than 300 fire hydrants. A new fire station is under construction west of Parcel P to serve the area's new and planned facilities.

4.11.1.4 Wastewater

HAAF owns and operates a system to collect and treat wastewater from the developed areas of the Installation. The system consists of 22 sewage pump stations and a central treatment facility. HAAF intends to tear down the on-Post wastewater treatment plant, however, because of its age and condition, and the Installation will be tied into the City of Savannah's sewage treatment system. That change is estimated to occur in late 2010 or early 2011. The capacity allowance for HAAF has not yet been determined, but capacity is not expected to be a problem after the change (Shipman, personal communication, 2009).

4.11.1.5 Stormwater

Stormwater at HAAF is routed to drainage ditches and ultimately to canals throughout the Installation (USACE, Mobile District 2003). Most stormwater runoff eventually flows into the Little Ogeechee River (Forest River) system.

4.11.1.6 Communications

Bell South is the local telephone provider for the Savannah metropolitan area. HAAF's system is government-owned but operated by a communications contractor. It serves the entire cantonment area and provides local area network services and Internet access. Comcast provides cable television service at HAAF.

4.11.1.7 Solid Waste

HAAF has one landfill for disposing of yard waste. Municipal and construction debris is hauled by contractors to off-Post landfills. The contractors must provide copies of the landfill scale tickets to their Contracting Officer's Representative (COR) within 10 days of disposing of the waste off the Installation. The COR ensures that the copies of the landfill scale tickets are provided to the Fort Stewart and HAAF Directorate of Public Works, Environmental Division, within 10 days of receipt. A burn/steam plant in Savannah is also used for municipal waste.

The recycling center on HAAF is located off North Perimeter Road on Westley Avenue. Contractors collect and transport recyclables from the cantonment areas and housing areas. Fort Stewart and HAAF have a Recycling Policy that governs the management of material recycling. Under the policy, all contracts issued for construction, demolition, or renovation work must participate in the recycling program. Waste concrete, for example, is crushed and reused in various projects. Typical materials recycled from projects are timber, steel and other metals, concrete, brick, and asphalt materials. All construction, demolition, and renovation activities must have a written Construction and Demolition Waste Management Plan that specifically outlines the activities the contractors will take to salvage or recycle as much of their materials as possible. To ensure adherence to the Installation's Command Recycling Policy, the plan must be approved by the Installation in advance of any construction or demolition actions.

Executive Order 13514, *Leadership in Environmental, Energy, and Economic Performance* (October 8, 2009), provides guidance for HAAF on how to increase energy efficiency; eliminate waste, recycle, and prevent pollution; acquire sustainable and environmentally preferable

materials, products, and services; and design, construct, maintain, and operate high-performance, sustainable buildings.

4.11.2 Consequences

4.11.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects on utility systems is the creation of a demand on any system that would result in sporadic, unreliable, or insufficient utility service to the facilities to be constructed or to existing facilities.

No adverse effects on utilities would occur under the proposed action. All system capacities would be able to handle the limited increase in utility demand created by the new housing on Parcel P. Improvements being made or planned for the water and wastewater systems are expected to adequately cover the Installation's foreseeable demands. The proposed construction would not affect utility availability or service. If natural gas services were required for the new homes, connections to this utility system must be part of the construction effort. Utility connections to homes constructed on Parcel P would be made using a utility corridor established along the access road.

The use of energy-efficient designs and infrastructure in the new housing would minimize the demand placed on the utility systems by the new housing. The Army and its housing contractors would incorporate low-impact development designs into the housing development to minimize potable water use, demand for electricity, and stormwater runoff.

No adverse effects on utilities would result from returning portions of Parcel G to Army control. The parcel is already connected to the Installation's utility infrastructure.

Contractors would dispose of the debris from constructing family housing units at area landfills. The area landfills have enough capacity to accommodate the amount of solid waste that would be generated by the housing construction. As noted earlier, the contractors would be required to provide copies of their landfill scale tickets to their CORs within 10 days of disposing of waste off the Installation. The CORs would ensure that the copies of the landfill scale tickets were provided to the Fort Stewart and HAAF Directorate of Public Works, Environmental Division, within 10 days of receipt.

The demands on utility systems from an increased number of housing units were assessed and analyzed as part of the 2003 CDMP and in the RCI EA (USACE, Mobile District 2003). The estimates were based on a total increase of 187 housing units on HAAF and an overall population increase of 710. The proposed action of this EA is to construct 98 new homes on Parcel P. Analysis of the utility demands of these units alone, however, would not convey the total additional demand created by the RCI effort at HAAF. Because the 98 units to be constructed on Parcel P are part of the overall RCI build-out, the original RCI utility demand estimates for the overall RCI build-out still apply. They are provided in Table 4-4 (USACE, Mobile District 2003).

Table 4-4
RCI Utility System Demand Calculations

Utility system	Projected on-Post population increase (A)	Average per capita use (B)	Demand increase (A x B)
Potable water	710	120 gal/day	85,200 gal/day
Wastewater		84 gal/day	59,640 gal/day
Electricity		9,000 Kwh/year	6,390,000 Kwh/year
Natural gas		40 mcf/year	28,400 mcf/year

Source: USACE, Mobile District 2003.

Note: To calculate the demand created by increased population on utility systems, the projected population increase is multiplied by the per capita use of the utility. This amount represents the total demand increase for the utility system.

Note: gal = gallons, Kwh = kilowatt-hour, mcf = thousand cubic feet.

4.11.2.2 No Action Alternative

No effects on utility systems or demands would result from implementing the No Action Alternative. No new housing that would place additional demands on the utility systems would be constructed.

4.12 HAZARDOUS AND TOXIC MATERIALS

4.12.1 Affected Environment

The primary industrial waste generated at HAAF is that associated with vehicle and aircraft maintenance. The waste stream includes used lubricating oil, hydraulic fluid, degreasing solvent, scrap metal, wire, and waste asbestos. Also generated on the Installation are waste acid, lead-based paint, waste paint, paint sludge, polychlorinated biphenyls in transformer oil, plastics, pesticides, herbicides, sanitary wastes, and construction debris. Any hazardous wastes generated by Army activities at HAAF are taken to the Directorate of Public Works' 90-day treatment, storage, and disposal facility for disposal (Fort Stewart and USACE, Savannah District 2009).

There are no environmental restoration sites in the vicinity of Parcel P (Fort Stewart/HAAF DPW Environmental Division 2009). The only known underground storage tanks in the area serve the recently completed AAFES Shoppette to the north of the proposed site. Parcel P and the land for the proposed access road have not been used for munitions-related activities; however, because the land is on a military installation, there is a potential for Munitions and Explosives of Concern (MEC) to be encountered. MEC are military munitions that might pose unique explosives safety risks, and they include unexploded ordnance, as defined in 10 U.S.C. section 101(e)(5); discarded military munitions, as defined in 10 U.S.C. section 2710(e)(2); and munitions constituents as defined in 10 U.S.C. section 2710(e)(3), present in high enough concentrations to pose an explosive hazard. Parcel P and the land for the access road were once in the blast radius of a former explosive ordnance disposal area (a former Area of Concern), which was to the west of the parcel. A visual assessment conducted in November 2009 did not identify any environmental management issues on Parcel P or the land for the access road.

Parcel G is in HAAF's northern cantonment area. The Installation's geographic information system (GIS) shows no polluted Areas of Concern in close proximity to the parcel. The parcel is used as a Ranger physical training area. Building 1279, once used as administrative office space, is also on the parcel; it is unoccupied.

4.12.2 Consequences

4.12.2.1 Proposed Action (Preferred Alternative)

The threshold for adverse effects is the use of petroleum products or hazardous substances in a manner that violates federal, state, or local laws or regulations, or represents a clear threat to human health or the environment.

No adverse effects would occur from implementing the proposed action. The housing and access road construction would involve using heavy equipment, which could cause minor spills from engines and equipment operation; however, spill prevention and cleanup measures would minimize any potential impact. An increase in the use of materials such as petroleum, oils, lubricants, solvents, and paints during housing construction and operation and maintenance activities would occur but would be properly managed. SHH would obtain all appropriate construction permits before construction and would manage all hazardous materials and construction waste in accordance with established Installation procedures and local, state, and federal regulations. SHH would operate and manage the proposed housing area in accordance with their environmental management plan and other applicable regulations.

Construction personnel would participate in an unexploded ordnance awareness class before initiating any ground-disturbing activities. They would also follow an Unexploded Ordnance Avoidance Plan prepared for the project. If a contractor were to encounter or suspect it had encountered MEC on the site, the contractor would not attempt to disturb, remove, or destroy the MEC but would stop conducting intrusive or ground-disturbing activities immediately and notify the HAAF Police or Fire Department.

No adverse effects would occur from returning portions of Parcel G to Army control. The Army would continue to use the parcel to support Installation functions.

4.12.2.2 No Action Alternative

No effects would result from implementing the No Action Alternative. Under the No Action Alternative, no site disturbance or construction would occur.

4.13 CUMULATIVE EFFECTS SUMMARY

The CEQ defines *cumulative effects* at 40 CFR 1508.7 as the “impacts on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or nonfederal) or person undertakes such other actions.”

The summary presented in this section recognizes the effects of the proposed action on the various resources and conditions discussed above. It also recognizes the effects of other past, present, and reasonably foreseeable actions, and it describes the additive, or cumulative, effects that might result. Although some cumulative effects, however minimal, could be identified for virtually any resource or condition, the effects described in this section are believed to be the most pertinent and the most representative of those associated with the proposed action. The ROI within which effects from past, present, and reasonably foreseeable future actions might occur is defined as the area within and directly adjacent to the boundary of HAAF.

In addition to the proposed action, a number of construction activities on the Installation are planned over the next several years, including a new school to the east of Parcel P on South Perimeter Road and a new fire station on Rio Road west of Parcel P. Adjacent to the northern boundary of Parcel P along South Perimeter Road are a new AAFES Shoppette and School Age Youth Center, and a Child Development Center is under construction. In the northern cantonment area, closer to Parcel G, a number of projects are proposed over the next five years, including a School Age Youth Center, a Child Development Center, a chapel, a Directorate of Public Works Maintenance Facility, and a National Guard Readiness Center. During this period of activity, there could be minor adverse cumulative effects on aesthetics and visual resources, air quality, and the noise environment if construction projects outside the proposed action activities were to occur at the same time as the land clearing and family housing construction on Parcel P.

Minor adverse cumulative effects on soils, vegetation, surface water, and groundwater resources would result from the proposed RCI action in combination with other existing and planned development activities in the vicinity of Parcel P, caused by increases in the amount of impervious land cover and the associated effects, as described in Section 4.6.2.

Beneficial cumulative socioeconomic effects would occur. In addition to the proposed action, a number of other economic development projects occurring on HAAF would have beneficial effects on the local economy by increasing employment, income, and business sales volume from construction and operation of the facilities. These projects, which include construction of Child Development Centers, School Age Youth Centers, an AAFES Shoppette, a fire station, a chapel, and an elementary school, also would be beneficial new public service facilities for the HAAF

population. Minor adverse effects on the protection of children could occur because construction sites can be enticing to children and could pose an increased safety risk.

Minor adverse effects on traffic would result if multiple construction projects were to occur concurrently. Construction-related traffic would increase traffic congestion, particularly during peak traffic hours.

4.14 MITIGATION SUMMARY

Mitigation actions are used to reduce, avoid, or compensate for significant adverse effects. The EA identifies neither significant adverse effects nor the need for any mitigation measures beyond what is required by permits, such as the NPDES construction stormwater permit and the Clean Water Act Section 404 permit.

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SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA has been prepared to evaluate the potential long- and short-term effects on the natural and human environment of the proposed land-swap action. The EA has evaluated the potential effects on land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), traffic and transportation, utilities, and hazardous and toxic substances.

5.1 FINDINGS

The evaluation of the proposed action indicates that the physical and socioeconomic environments at HAAF and in the ROI would not be significantly affected. The predicted effects from the proposed action (Preferred Alternative) and the No Action Alternative are briefly described below. The consequences of the two alternatives are summarized in Table 5-1.

5.1.1 Consequences of the Proposed Action (Preferred Alternative)

Implementing the proposed action would result in a combination of short- and long-term minor adverse effects, as well as short- and long-term minor beneficial effects (Table 5-1). Short-term minor beneficial effects on the local economy would occur from the expenditures and employment associated with the construction activities, and long-term beneficial effects would result from the newly constructed homes for Soldiers and their Families. There would be short- or long-term minor adverse effects on aesthetics and visual resources, air quality, noise, soils, surface water and groundwater, vegetation, wildlife, wetlands, protection of children, and traffic and transportation, mostly associated with construction activities.

5.1.2 Consequences of the No Action Alternative

Only resources that would be affected by the No Action Alternative are discussed in this section.

Long-term minor adverse effects on housing and quality of life would occur. The proposed action is needed to provide a sufficient number of affordable, quality family housing units to HAAF Soldiers and their Families. If the housing is not constructed, the lack of adequate on-Post housing could force Soldiers and their Families to live off-Post, where the cost and quality of housing vary considerably. Depending on rank and number of dependents, Soldiers might have to pay more than their Basic Allowance for Housing to obtain off-Post housing that meets their Families' needs.

5.1.3 Cumulative Effects

In addition to the proposed action, a number of other development projects are planned on the Installation over the next several years. An AAFES Shoppette and School Age Youth Center were recently constructed and a Child Development Center is under construction just north of Parcel P. A fire station is to be built on Rio Road west of Parcel P. An elementary school is to be built east of Parcel P along South Perimeter Road. Other future activities planned on HAAF in the northern cantonment area include a Directorate of Public Works maintenance facility, a National Guard Readiness Center, a chapel, another Child Development Center, and another School Age Youth Center.

During this period of activity, there could be minor adverse cumulative effects on aesthetics and visual resources, air quality, the noise environment, soils, vegetation, surface water, and groundwater if construction projects outside the proposed action were to occur concurrent with the land clearing and construction on Parcel P. Beneficial cumulative economic effects would result from the proposed development because the construction and operation of the facilities

would increase local employment, income, and business sales volume. Some of these projects (Child Development Centers, School Age Youth Centers, AAFES Shoppette, chapel, fire station, and elementary school) would be beneficial new public service facilities for the HAAF population. Minor adverse effects on the protection of children could occur because construction sites can be enticing to children and could pose an increased safety risk. Minor adverse effects on traffic would result if construction projects were to occur concurrently. Construction-related traffic would increase traffic congestion, particularly during peak traffic hours.

5.1.4 Mitigation Measures

Mitigation actions are used to reduce, avoid, or compensate for significant adverse effects. The EA identifies neither significant adverse effects nor the need for any mitigation measures beyond what is required by permits, such as the NPDES construction stormwater permit and the Clean Water Act Section 404 permit.

5.2 CONCLUSIONS

On the basis of these analyses, the proposed action would have no significant direct or indirect effects on the natural or human environment. An Environmental Impact Statement is not required. Issuing a FNSI would be appropriate.

**Table 5-1
Summary of potential environmental and socioeconomic consequences**

Resource	Environmental and socioeconomic effects		
	Proposed action (Preferred Alternative)	No Action Alternative	Cumulative
Land Use	No effect	No effect	No effect
Aesthetics and Visual Resources	Short- and long-term minor adverse	No effect	Minor adverse
Air Quality	Short-term minor adverse	No effect	Minor adverse
Noise	Short-term minor adverse	No effect	Minor adverse
Geology and Soils	Short-term minor adverse	No effect	Minor adverse
Water Resources			
• Surface Water	Short- and long-term minor adverse	No effect	Minor adverse
• Groundwater	Short- and long-term minor adverse	No effect	Minor adverse
• Floodplains	No effect	No effect	No effect
• Coastal Zone Management	No effect	No effect	No effect
Biological Resources			
• Vegetation	Long-term minor adverse	No effect	Minor adverse
• Wildlife	Long-term minor adverse	No effect	No effect
• T&E Species	No effect	No effect	No effect
• Wetlands	Long-term minor adverse	No effect	No effect
Cultural Resources	No effect	No effect	No effect

**Table 5-1
Summary of potential environmental and socioeconomic consequences**

Resource	Environmental and socioeconomic effects		
	Proposed action (Preferred Alternative)	No Action Alternative	Cumulative
Socioeconomics			
• Regional Economic Activity	Short-term minor beneficial	No effect	Minor beneficial
• Sociological Environment	Long-term beneficial	Long-term minor adverse	Minor beneficial
• Environmental Justice	No effect	No effect	No effect
• Protection of Children	Short-term minor adverse	No effect	Minor adverse
Traffic and Transportation	Short- and long-term minor adverse	No effect	Minor adverse
Utilities	No effect	No effect	No effect
Hazardous and Toxic Materials	No effect	No effect	No effect

Note: T&E = threatened and endangered.

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SECTION 7.0
PERSONS CONSULTED

Cruz, Juan. Major, HAAF Police Department Operations. November 2009

Fornicola, Tony. Assistant Fire Chief, Fort Stewart and Hunter Army Airfield Department of Emergency Services. November 2009.

Lee, Marshall. Engineering Technician, Engineering and Plans Division, Directorate of Public Works, Fort Stewart and Hunter Army Airfield. November 2009.

Shipman, Calvin V. Project Manager, Directorate of Public Works, Fort Stewart and Hunter Army Airfield. November 2009.

Weston, Arthur. Chief, Physical Security Branch, Fort Stewart and Hunter Army Airfield. December 2009.

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SECTION 8.0

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SECTION 9.0
DISTRIBUTION LIST

1LT George P. Hays Library
Building 411
316 Lindquist Road
Fort Stewart, GA 31314

Liberty County Public Library
236 Memorial Drive
Hinesville, GA 31313

Mall Branch Library
7 Mall Annex
Savannah, GA 31406

Southwest Chatham Branch Library
14097 Abercorn Street
Savannah, GA 31419

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APPENDIX A

Memorandum of Agreement between the Department of the Army
and the Georgia State Historic Preservation Office
Regarding Proposed Residential Communities Initiative Housing
Inadvertent Discovery – 9CH875

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
954 WILLIAM H. WILSON AVENUE
FORT STEWART, GEORGIA 31314



MEMORANDUM OF AGREEMENT
BETWEEN
THE DEPARTMENT OF THE ARMY
(INSTALLATION COMMANDER, FORT STEWART/HUNTER ARMY AIRFIELD)
AND
THE GEORGIA STATE HISTORIC PRESERVATION OFFICE
REGARDING PROPOSED RESIDENTIAL COMMUNITIES INITIATIVE HOUSING
INADVERTANT DISCOVERY- 9CH875,
HUNTER ARMY AIRFIELD, GEORGIA

Whereas The Department of the Army (Fort Stewart/HAAF) proposes to lease an area under the authority of the Residential Communities Initiative (RCI) for the construction of housing on Hunter Army Airfield (HAAF) and Ft. Stewart/HAAF has completed consultation under Section 106 of the National Historic Preservation Act and Section 106 implementing regulations (36 CFR § 800); and,

Whereas Ft. Stewart/HAAF subsequently identified a previously unknown historic 19th century cemetery (9CH875) within the construction project's Area of Potential Effect; and,

Whereas Ft. Stewart/HAAF has determined 9CH875 to be eligible for the National Register of Historic Places; and,

Whereas Fort Stewart/HAAF has determined that the proposed project will have an adverse effect upon the historic property (9CH875); and,

Whereas Fort Stewart/HAAF has considered alternatives to avoid and/or mitigate the effect of the proposed project upon the historic cemetery; and,

Whereas Fort Stewart/HAAF notified the Advisory Council on Historic Preservation (the Council) of the adverse effect, provided documentation to the Council, and has offered the Council an opportunity to participate in further consultation to resolve adverse effects; and,

Whereas Fort Stewart/HAAF afforded the public an opportunity to comment through a combined television, newspaper, and radio media event held during site testing, which was followed by advertisements in local print media and a public information meeting encouraging the public and possible descendants to come forward; and,

Whereas Fort Stewart/HAAF has consulted with Federally recognized Indian Tribes associated with Fort Stewart/HAAF on the proposed project; and,

Whereas Fort Stewart/HAAF has consulted with the Georgia State Historic Preservation Officer (SHPO) in accordance with Section 106 of the National Historic Preservation Act (NHPA) and Section 106 implementing regulations (36 CFR § 800) to resolve the adverse effect of the proposed project on historic properties, and has followed the Council's *Revised Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects*; and,

NOW, THEREFORE, Fort Stewart/HAAF and the SHPO agree that, upon submittal of the Memorandum of Agreement (MOA) to the Council, and upon Fort Stewart/HAAF's decision to proceed with the proposed project, Fort Stewart/HAAF shall ensure that the following stipulations are implemented in order to take into account the effects of the proposed project on the historic cemetery.

STIPULATIONS

I. Mitigation.

Implementation of Sections 3.e. through 3.i. (archaeological investigations, assessment, analysis, care and cleaning, and re-interment) of the Scope of Work entitled "Cemetery Relocation, Hunter Army Airfield, Chatham County, Georgia," for Cemetery Area 2 (Attachment # 1). See also attached Preliminary Case Report (Attachment # 2).

II. Future Inadvertent Discoveries of Human Remains.

Although every effort will be made to identify the extent of the historic cemetery, there is the potential to encounter additional human remains at the proposed Area of Potential Effect (APE). If additional human remains are encountered upon completion of the proposed cemetery relocation and subsequent lease to the Residential Communities Initiative Housing, routine utility upgrades, and/or other authorized ground disturbing activities that may occur within the described APE, the following procedures will be implemented:

- a. Ground disturbing activities will cease immediately within a minimum of 20 feet of the suspected human remains and DPW, Prevention and Compliance Branch will be contacted to arrange for on-site evaluation of the suspected human remains by the Installation's Cultural Resource Management Specialist (CRMS). The CRMS will make a field evaluation of the disturbed resource, determine probable age and significance, record the findings in writing, and document the material with photographs and drawings as required.
- b. If the human remains are determined to be non-Native American, the CRMS will notify the Prevention & Compliance Branch chief and within 48 hours the

SHPO via telephone concerning the discovery. If the remains are determined to be Native American, the Installation will follow the required procedures outlined within Standard Operating Procedures #17 (*Inadvertent Discovery of Native American Human Remains and Associated Funerary Objects, Sacred Objects, or Objects of Cultural Patrimony*) and #19 (*Treatment and Disposition of Native American Human Remains, Associated Funerary Objects, Sacred Objects, and Objects of Cultural Patrimony Discovered Inadvertently or During Planned Archaeological Excavations*) as stated within the Fort Stewart/HAAF Integrated Cultural Resource Management Plan (ICRMP), 2001. These Standard Operating Procedures are in accordance with the requirements set forth in Native American Graves Protection and Repatriation Act 25 USC 3002, Sec. 3(d), 43 CFR § 10.4).

- c. The CRMS will make a written field evaluation of the circumstances of the discovery, the condition and contents of the burial, including any artifacts, the primary context of the remains and any artifacts, and their antiquity and significance. The human remains and cultural objects will be evaluated *in situ*. The site will be protected according to standard installation practice for archeological discoveries. Stabilization or covering may be employed if necessary during the analysis process. The Installation will not intentionally disturb known burial sites prior to the full consideration of site avoidance.
- d. If the CRMS determines that the human remains are associated with the previously identified historic cemetery (i.e. the cemetery under consideration of this MOA), the Installation will proceed with exhumation of the remains and will be interred at the designated relocation cemetery known as Belmont Cemetery. The remains will be analyzed and reinterred in accordance with the existing Cemetery Relocation Plan detailed in Attachment 3 of the Preliminary Case Report.
- e. If the CRMS determines that the human remains are not associated with the previously identified historic cemetery (i.e. the cemetery under consideration of this MOA) the installation will enter into consultation with the SHPO and other necessary parties in accordance with 36 CFR § 800.

III. Execution.

Execution of the MOA, its submittal to the Council, and the implementation of its terms shall evidence that Fort Stewart has taken into account the effects of the projects on historic properties and that Fort Stewart has afforded the Council a reasonable opportunity to comment of said effects. The MOA is not valid until a signed copy of the MOA and related documentation has been filed with the Council pursuant to 36 CFR § Part 800.6(b)(iv). A copy of this MOA shall also be sent to Headquarters, Department of

the Army. Execution and compliance with this MOA fulfills the Army's Section 106 responsibilities regarding resolution of adverse effects to the historic property (9CH785).

IV. Anti-Deficiency Act.

The Stipulations of this MOA are subject to the provisions of the Anti-Deficiency Act, and nothing in this agreement shall be construed to require Fort Stewart to violate the terms of this Act. If compliance with the Anti-Deficiency Act alters or impairs Fort Stewart/HAAF's ability to implement the Stipulations of this MOA, Fort Stewart/HAAF will consult in accordance with the amendment provisions as set forth in Stipulation VI below.

V. Dispute Resolution.

Should the SHPO or Council object within 30 days to documentation provided by Fort Stewart/HAAF pursuant to this agreement, Fort Stewart/HAAF shall consult with the objecting party to resolve the objection. If Fort Stewart/HAAF determines that the dispute cannot be resolved, Fort Stewart/HAAF will forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all pertinent documentation, the Council will provide advisory comments to Fort Stewart/HAAF for documented consideration before the Installations proceeds with the projects. The comments will pertain only to the subject of the dispute and Fort Stewart/HAAF's responsibility to carry out all other actions under this agreement not the subjects of the dispute will remain unchanged.

VI. Amendment.

Fort Stewart/HAAF or the SHPO may request this MOA be revised, whereby the parties will first consult to consider whether such a revision is necessary. If it is determined that revisions to this MOA are necessary, then Fort Stewart/HAAF or the SHPO shall consult pursuant to 36 CFR § 800.6(c)(7), as appropriate, to make such revisions. Reviewing parties must comment on, or signify their acceptance of, the proposed changes to the MOA within 30 days of their receipt.

VII. Termination.

This MOA will stay in effect until the completion of the above stipulations, but in no event, not longer than five years, unless mutually extended by the parties in writing. If the Army cannot implement the terms of this MOA or if the SHPO believes this MOA has not been properly implemented, either party may propose termination. The party proposing termination shall notify the other party in writing, stating the basis for termination and afford the other party thirty days to consult and seek alternative resolution in lieu of termination. Should the MOA be terminated Fort Stewart shall consult in accordance with 36 CFR, Part 800.6(c) to develop another MOA.

DEPARTMENT OF THE ARMY
INSTALLATION COMMANDER, FORT STEWART/HAAF, GEORGIA

FOR THE COMMANDER:

By: 

Date: 1-11-08

TODD A. BUCHS
Colonel, US Army
Commanding

GEORGIA STATE HISTORIC PRESERVATION OFFICER

By: 

Date:

2/14/08
W. Ray Luce
Deputy State Historic Preservation Officer

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APPENDIX B
Record of Non-Applicability

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**RECORD OF NON-APPLICABILITY CONCERNING THE
GENERAL CONFORMITY RULE
(Code of Federal Regulations, Title 40 Part 51)**

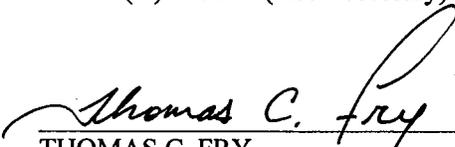
In 1996 Congress enacted the Military Housing Privatization Initiative (MHPI)¹ to enable the military services to address family housing that did not meet current standards. The legislation enables the Army to obtain private-sector funding to satisfy family housing requirements. By leveraging scarce public funding, the Army can obtain funds for construction, maintenance, management, renovation, replacement, rehabilitation, and development of Army family housing and ancillary supporting facilities.² The Army's implementation of the MHPI is known as the Army Residential Communities Initiative (RCI).

Consistent with the MHPI and RCI program procedures, in 2003 the Army entered into a Community Development and Management Plan (CDMP) with Stewart Hunter Housing, LLC (SHH), a joint venture consisting of a private development partner (originally GMH Military Housing; now, Balfour Beatty Communities) and the Army at Fort Stewart and Hunter Army Airfield (HAAF), Georgia. Under that arrangement, the Army conveyed HAAF's 488 existing housing units in three housing areas to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program. Since then, SHH has built new family housing, renovated existing family housing, and operated the Post's housing program as outlined in the Initial Development Phase of the CDMP.

In 2003 the Army published its final Environmental Assessment (EA) for the RCI at Fort Stewart and HAAF and issued a Finding of No Significant Impact (FNSI) with respect to implementing its proposed RCI undertaking. Because cultural resources have unexpectedly been found on Parcel G, the Army now proposes to revise the existing RCI footprint by removing a parcel of land and adding a parcel of undeveloped land to the footprint (i.e., making a "land swap"). The Army proposes to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning them to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of about 98 new family housing units.

General Conformity under the Clean Air Act, section 176, has been evaluated according to the requirements of Title 40 of the *Code of Federal Regulations* Part 93, Subpart B. The requirements of this rule are not applicable to the proposed action or the alternatives because all activities associated with the proposed action and alternatives are in an area designated by the U.S. Environmental Protection Agency as in attainment for all criteria pollutants. Supported documentation and emission estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)


THOMAS C. FRY
Chief, Environmental Division
Directorate of Public Works

03/24/10
Date

¹ Military Housing Privatization Initiative, Title XXVIII, Pub. L. 104-106, 110 Stat. 544, Feb. 10, 1996; codified at Title 10 of the *United States Code* (U.S.C.), sections 2871-2884, as amended.

² The term *ancillary supporting facilities* means facilities related to military housing units, including facilities to support elementary or secondary education, child care centers, day care centers, tot lots, community centers, housing offices, dining facilities, unit offices, and other similar facilities for the support of military housing. 10 U.S.C. section 2871.

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APPENDIX C
Species List

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Common and scientific names of animals and plants mentioned in the EA:

Common name	Scientific name
Plants	
American holly	<i>Rex opaca</i>
black-gum	<i>Nyssa sylvatica</i>
bracken fern	<i>Pteridium aquilinum</i>
cabbage palmetto	<i>Sabal palmetto</i>
highbush blueberry	<i>Vaccinium corymbosum</i>
loblolly pine	<i>Pinus taeda</i>
muscadine	<i>Vitis rotundifolia</i>
pignut hickory	<i>Carya glabra</i>
sand laurel oak	<i>Quercus hemisphaerica</i>
slash pine	<i>Pinus elliotii</i>
southern magnolia	<i>Magnolia grandiflora</i>
sweet-gum	<i>Liquidambar styracflua</i>
water oak	<i>Quercus nigra</i>
wax myrtle	<i>Myrica cerfera</i>
Animals	
bald eagle	<i>Haliaeetus leucocephalus</i>
bobcat	<i>Lynx rufus</i>
bobwhite quail	<i>Colinus virginianus</i>
eastern indigo snake	<i>Drymarchon corais</i>
frosted flatwoods salamander	<i>Ambystoma cingulatum</i>
foxes	<i>Felis</i> spp.
Gopher tortoise	<i>Gopherus polyphemus</i>
rabbits	<i>Sylvilagus</i> spp.
red-cockaded woodpecker	<i>Picoides borealis</i>
shortnose sturgeon	<i>Acipenser brevirostrum</i>
squirrels	<i>Sciurus</i> spp.
whitetail deer	<i>Odocoileus virginianus</i>
wild boar	<i>Sus scrofa</i>
wild turkey	<i>Meleagris gallopavo</i>
wood stork	<i>Mycteria Americana</i>

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APPENDIX D
Agency Consultation Letters

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia State Clearinghouse
Ms. Barbara Jackson
Office of Planning and Budget
270 Washington Street, S. W. 8th Floor
Atlanta, Georgia 30334-8500

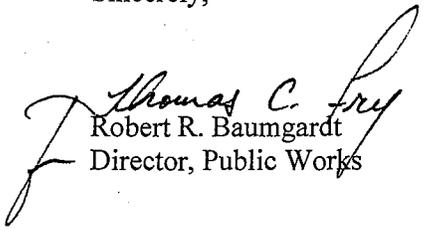
Dear Ms. Jackson:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

U.S. Forest Service
Chattahoochee-Oconee National Forest
Attn: Mr. George Bain
1755 Cleveland Highway
Gainesville, GA 30501

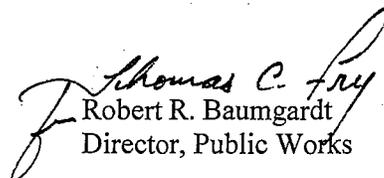
Dear Mr. Bain:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

U.S. Fish and Wildlife Service
Georgia Ecological Services Field Office
Attention: Mr. Strant T. Colwell
4980 Wildlife Drive NE
Townsend, GA 31331

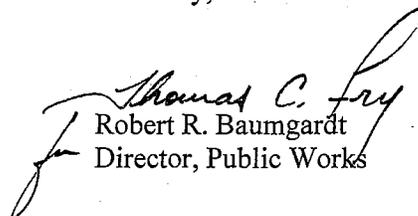
Dear Mr. Colwell:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Environmental Protection Division
Attention: Dr. Carol Couch
2 Martin Luther King Jr. Drive, Southeast
Atlanta, Georgia 30334-9000

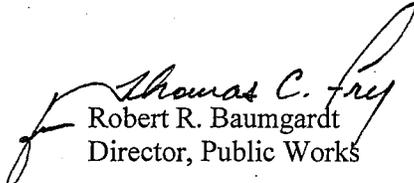
Dear Dr. Couch:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Dr. David Crass
State Historic Preservation Office
254 Washington Street, SW
Atlanta, Georgia 30334

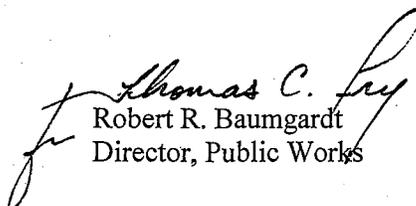
Dear Dr. Crass:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

National Marine Fisheries Service
Southeast Regional Office
Attention: Mr. David Keys
263 13th Avenue, S.,
St. Petersburg, Florida 33701

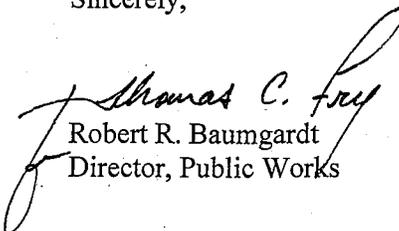
Dear Mr. Keys:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Coastal Resources Division
Attention: Ms. Kelie Moore
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

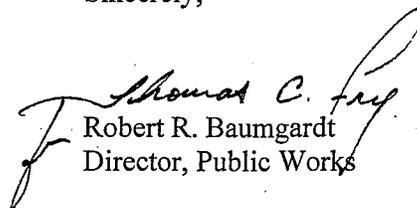
Dear Ms. Moore:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Non Game Wildlife & Natural Heritage Section
Ms. Trina Morris
GA Natural Heritage Program
2065 US Highway 278 SE
Social Circle, Georgia 30025

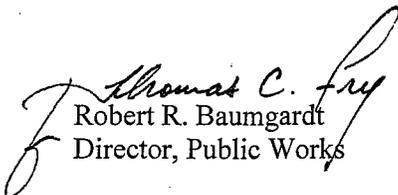
Dear Ms. Morris:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

U.S. Environmental Protection Agency
Federal Activity Branch
Mr. Heinz J. Mueller
Environmental Policy Section
61 Forsyth Street, SW
Atlanta, Georgia 30303-3104

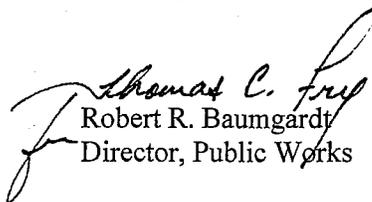
Dear Mr. Mueller:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

City of Glennville
Attention: Ms. Amy W. Murray
134 South Downing Musgrove Highway
Glennville, GA 30457

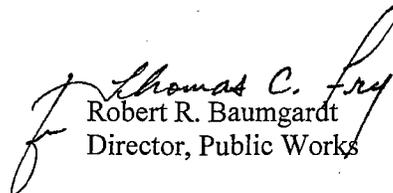
Dear Ms. Murray:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Savannah District Corps of Engineers
Wetland Regulatory Division
Attention: Mark Padgett
100 W. Oglethorpe Ave.
Savannah, Georgia 31401

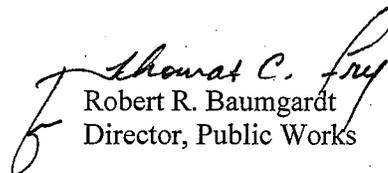
Dear Mr. Padgett:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia.*

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Coastal Resources Division
Attention: Ms. Susan Shipman
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

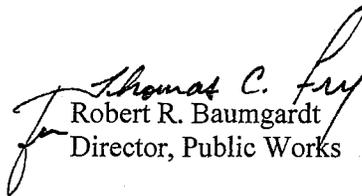
Dear Ms. Shipman:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Georgia Department of Natural Resources
Ms. Betsy Shirk,
254 Washington Street, SW
Atlanta, Georgia 30334

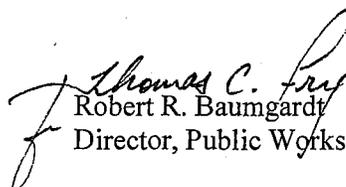
Dear Ms. Shirk:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardt
Director, Public Works

Enclosure



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
DIRECTORATE OF PUBLIC WORKS
1587 FRANK COCHRAN DRIVE
FORT STEWART, GEORGIA 31314

Office of the Directorate

Liberty Consolidated Planning Commission
Attention: Mr. H. E. "Sonny" Timmerman
205 East Court Street
Hinesville, Georgia 31313

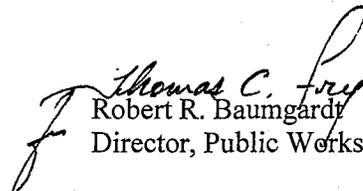
Dear Mr. Timmerman:

Enclosed is a copy of the *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Georgia*.

In 2003, the Army implemented the Residential Communities Initiative (RCI) program at Hunter Army Airfield (HAAF) with Stewart Hunter Housing (SHH). Under that arrangement, the Army conveyed HAAF's existing housing units to SHH and provided a 50-year lease of approximately 110 acres for SHH's implementation of the RCI program, which includes SHH building new family housing, renovating existing family housing, and operating HAAF's housing program. After HAAF entered the RCI program, an abandoned cemetery dating from around the late 1800s was discovered on about 16 acres of the land (Parcel G) leased to SHH by the Army. Although the Army took the required legal actions needed to remove the human remains from the cemetery and bury them at another location, SHH was concerned about using the parcel for family housing and asked the Army to consider leasing a different parcel. The Army's proposed action is to revise the existing RCI footprint by (1) removing Parcel G from the RCI ground lease and returning it to Army inventory and (2) leasing another parcel, Parcel P, to SHH for the construction of approximately 98 family housing units on the parcel, as well as a community center, playground, and possibly a water park. SHH also would construct an access road to connect Parcel P to HAAF's South Perimeter Road.

I have enclosed a copy of the Notice of Availability that will appear in the *Coastal Courier*, the *Savannah Morning News*, and *Frontline* on/around February 12, 2010. Please submit comments during the public comment period, February 12, 2010 through March 13, 2010, to Ms. Amber E. Franks, Fort Stewart Directorate of Public Works, Environmental Division, at (912) 767-1434, Amber.Franks@us.army.mil. If emailing a comment, please reference the *HAAF Land Swap EA* in the subject line.

Sincerely,


Robert R. Baumgardy
Director, Public Works

Enclosure

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: Amber Franks
DPW-Environmental Div.
Dept. of the Army
1550 Frank Cochran Drive, Bldg 1137
Fort Stewart, GA 31314-4927

FROM: Barbara Jackson

DATE: 2/15/2010

APPLICANT: Dept. of the Army - Fort Stewart, GA

PROJECT: EA/Draft FONSI: Land Swap to Support Military Housing Privatization
Actions at Hunter Army Airfield, GA

CFDA #:

STATE ID: GA100215001

FEDERAL ID:

Correspondence related to the above project was received by the Georgia State Clearinghouse on 2/15/2010. The review has been initiated and every effort is being made to ensure prompt action. The proposal will be reviewed for its consistency with goals, policies, plans, objectives, programs, environmental impact, criteria for Developments of Regional Impact (DRI) or inconsistencies with federal executive orders, acts and/or rules and regulations, and if applicable, with budgetary restraints.

The initial review process should be completed by 3/16/2010 (*approximately*). If the Clearinghouse has not contacted you by that date, please call (404) 656-3855, and we will check into the delay. We appreciate your cooperation on this matter.

In future correspondence regarding this project, please include the State Application Identifier number shown above. If you have any questions regarding this project, please contact us at the above number.



COASTAL RESOURCES DIVISION

CHRIS CLARK
COMMISSIONER
February 18, 2010

A.G. "SPUD" WOODWARD
DIRECTOR

Ms. Amber E. Franks
Fort Stewart Directorate of Public Works
Environmental Division
1587 Frank Cochran Drive
Fort Stewart, Georgia 31314

RE: Consistency Determination for EA/DFONSI for Land Swap to Support Military Housing Privatization Actions at Hunter Army Airfield, Chatham County, Georgia

Dear Ms. Franks:

Staff of the Coastal Management Program has reviewed your undated letter received February 15, 2010 along with the attached Environmental Assessment and Draft Findings of No Significant Impact on the above referenced subject. The proposed action includes swapping Parcel G for Parcel P for the construction of approximately 98 family housing units and construction of an access road to connect Parcel P with HAAF's South Perimeter Road. No impacts to jurisdictional saltmarsh or tidal waterbottoms is proposed.

The Program concurs with your consistency determination. This determination ensures that the proposed project has been designed to comply to the maximum extent practicable with the applicable enforceable policies of the Georgia Coastal Management Program.

Please feel free to contact Kelie Moore or me if we can be of further assistance.

Sincerely,

A.G. "Spud" Woodward
Director

SW/km



HISTORIC PRESERVATION DIVISION

CHRIS CLARK
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 17, 2010

Robert R. Baumgardt
Director, Public Works
Department of the Army
Headquarters, US Army Garrison, Fort Stewart/Hunter Army Airfield
Directorate of Public Works
1587 Frank Cochran Drive
Fort Stewart, Georgia 31314
Attn: brian.greer@us.army.mil

RE: Fort Stewart/Hunter Army Airfield: Residential Communities Initiative, Proposed Land Swap
Liberty and Chatham Counties, Georgia
HP-030207-004

Dear Mr. Baumgardt:

The Historic Preservation Division (HPD) has reviewed the additional information concerning the Residential Communities Initiative (RCI) at the above referenced location in Liberty and Chatham Counties, Georgia. Our comments are offered to assist the Department of the Army in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended.

Based on the information provided in the document entitled *Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for Land Swap to Support Military Housing Privatization Actions on Hunter Army Airfield, Georgia*, HPD concurs with the findings of the report. Specifically, we concur that the revision of the existing RCI footprint by removing Parcel G from the RCI ground lease and returning it to Army inventory and leasing Parcel P to Stewart Hunter Housing (SHH) for construction of housing units and related development will have No Adverse Effect to historic properties listed on or eligible for listing on the National Register of Historic Places.

If you have any questions or if we may be of further assistance, please contact Betsy Shirk, Environmental Review Coordinator, at 404-651-6624.

Sincerely,

Karen Anderson-Cordova, Program Manager
Environmental Review & Preservation Planning

KAC/ECS

cc: Amber.Frank@us.army.mil



OFFICE OF PLANNING AND BUDGET

Sonny Perdue
Governor

Trey Childress
Director

GEORGIA STATE CLEARINGHOUSE MEMORANDUM EXECUTIVE ORDER 12372 REVIEW PROCESS

TO: Amber Franks
DPW-Environmental Div.
Dept. of the Army

FROM: Barbara Jackson *BJ*
Georgia State Clearinghouse

DATE: 3/17/2010

PROJECT: EA/Draft FONSI: Land Swap to Support Military Housing Privatization Actions at
Hunter Army Airfield, GA

STATE ID: GA100215001

The applicant/sponsor is advised that DNR's Environmental Protection Division and DNR's Wildlife Resources Division were included in this review but did not comment within the review period. Should they submit comments within the next two weeks, we will forward to you.

A Memorandum of Agreement (MOA) between this applicant/sponsor and DNR's Historic Preservation Division was included with this project.

Provided that there are no impending issues, the State level review of the above-referenced proposal has been completed, and the proposal found to be consistent with those state or regional goals, policies, plans, fiscal resources, criteria for Developments of Regional Impact (DRI), environmental impacts, federal executive orders, acts and/or rules and regulations with which the state is concerned.

/bj
Enc.: DCA, Feb. 25, 2010

Form NCC
Oct. 2008

Remote ID: R page of 10.75 FAX 1070100000
FEB 1 COMM AFFAIRS
2002/002

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: Barbara Jackson
Georgia State Clearinghouse
270 Washington Street, SW, Eighth Floor
Atlanta, Georgia 30334

FROM: MS. ROBIN CHATMON
GA DEPT. OF COMMUNITY AFFAIRS

APPLICANT: Dept. of the Army - Fort Stewart, GA

PROJECT: EA/Draft FONSI: Land Swap to Support Military Housing Privatization Actions
at Hunter Army Airfield, GA

STATE ID: GA100215001

FEDERAL ID:

DATE: 2-25-10

This notice is considered to be consistent with those state or regional goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations with which this organization is concerned.

This notice is not consistent with:

- The goals, plans, policies, or fiscal resources with which this organization is concerned. (Line through inappropriate word or words and prepare a statement that explains the rationale for the inconsistency. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- The criteria for developments of regional impact, federal executive orders, acts and/or rules and regulations administered by your agency. Negative environmental impacts or provision for protection of the environment should be pointed out. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).

This notice does not impact upon the activities of the organization.

**NOTE: Should you decide to FAX
this form (and any attached pages),
it is not necessary to mail the
originals to us. [770-344-3568]**

RECEIVED

FEB 25 2010

**GEORGIA
STATE CLEARINGHOUSE**

Form SC-3
Sep. 2009

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APPENDIX E

Acronyms and Abbreviations

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AAFES	Army Air Force Exchange Service
AQCR	Air-Quality Control Region
BMPs	best management practices
CDMP	Community Development and Management Plan
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
CO	carbon monoxide
COR	Contracting Officer's Representative
EA	environmental assessment
EPA	U.S. Environmental Protection Agency
ESPCP	Erosion Sedimentation Pollution Control Plan
FNSI	finding of no significant impact
GA DNR	Georgia Department of Natural Resources
GA EPD	Georgia Environmental Protection Division
HAAF	Hunter Army Airfield
ICRMP	Integrated Cultural Resources Management Plan
IENMP	Installation Environmental Noise Management Plan
INRMP	Integrated Natural Resources Management Plan
LEED	Leadership in Energy and Environmental Design
LUPZ	Land Use Planning Zone
MEC	Munitions and Explosives of Concern
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
MHPI	Military Housing Privatization Initiative
MOA	Memorandum of Agreement
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NO_x	nitrous oxides
NPDES	National Pollutant Discharge Elimination System
O_3	ozone
PM	particulate matter
ppm	parts per million
RCI	Residential Communities Initiative
SHH	Stewart Hunter Housing, LLC
SHPO	State Historic Preservation Office
SO_2	sulfur dioxide
SPiRiT	Sustainable Project Rating Tool
U.S.C.	United States Code
VOC	volatile organic compound

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