

ENVIRONMENTAL ASSESSMENT

FOR

CONSTRUCTION AND OPERATION OF THE GAINESVILLE READINESS CENTER

Alachua County, Florida

Florida Army National Guard

Construction Facility Management Office
Environmental Branch
2305 State Route 207
St. Augustine, Florida 32086

MILCON Project No: 120178



November 2023



ENVIRONMENTAL ASSESSMENT ORGANIZATION

This Environmental Assessment (EA) evaluates the potential environmental, socioeconomic, and cultural effects of the proposed construction and operation of a new Readiness Center (RC) to support the mission of all units and organizations assigned to or supported in the vicinity of Alachua County/City of Gainesville, Florida, including the 3/54th Security Forces Assistance Brigade. As required by the National Environmental Policy Act of 1969 (NEPA; 42 United States Code 4321 *et seq.*), the Council on Environmental Quality Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and 32 CFR §651 (Environmental Analysis of Army Actions, Final Rule), the potential effects of the Preferred Action Alternative and Alternatives are analyzed. This EA would facilitate the decision process regarding the Preferred Action Alternative and its alternatives, and is organized as follows:

EXECUTIVE SUMMARY: Describes the Preferred Action Alternative; summarizes environmental, cultural, and socioeconomic consequences; and compares potential effects associated with the three considered alternatives.

SECTION 1 PURPOSE AND NEED FOR THE PREFERRED ACTION ALTERNATIVE: Summarizes the purpose of and need for the Proposed Action, provides relevant background information, and describes the scope of the EA.

SECTION 2 DESCRIPTION OF THE PREFERRED ACTION ALTERNATIVE AND ALTERNATIVES: Describes the Preferred Action Alternative and presents alternatives for implementing the Preferred Action Alternative.

SECTION 3 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES: Describes the existing environmental, cultural, and socioeconomic setting of the Proposed Site. Environmental consequences are also discussed in this section.

SECTION 4 COMPARISON OF ALTERNATIVES AND CONCLUSIONS: Compares the environmental effects of the considered alternatives and summarizes the significance of individual effects of these alternatives.

SECTION 5 REFERENCES: Provides bibliographical information for cited sources.

SECTION 6 LIST OF PREPARERS: Identifies document preparers and their areas of expertise.

SECTION 7 AGENCIES AND INDIVIDUALS CONSULTED: Lists agencies and individuals consulted during EA preparation.

APPENDICES:

APPENDIX A. Agency Coordination and Native American Consultation

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- ✓ **Funding Source:** MILCON Project Number 120178
 - ✓ **Proponent:** Florida Army National Guard
 - ✓ **Fiscal Year:** To Be Determined

ENVIRONMENTAL ASSESSMENT

SIGNATURE PAGE

LEAD AGENCY: National Guard Bureau

COOPERATING AGENCIES: See Section 7

TITLE OF PREFERRED ACTION ALTERNATIVE: Proposed Construction and Operation of the Gainesville Readiness Center

AFFECTED JURISDICTION : Alachua County, Florida

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ABSTRACT: The FLARNG proposes the construction and operation of a new Readiness Center (RC) to support the mission of all units and organizations assigned to or supported in the vicinity of Alachua County/City of Gainesville, Florida, including the 3/54th Security Forces Assistance Brigade. The purpose of the Proposed Action is to provide a functional RC to support the mission and needs of the FLARNG units assigned to the City of Gainesville/Alachua County area, specifically the 3/54th Security Forces Assistance Brigade. The Preferred Action Alternative is **needed** (1) to ensure the effective training and mission readiness of units, (2) to ensure the safety of unit personnel and equipment, (3) to improve degraded maintenance support and unit accessibility to requisite equipment, (4) to allow units to stand ready to assist with regional, state and local crisis management and emergency/ disaster response, and (5) to allow the FLARNG to own its facilities rather than continue on with a costly privately-owned leased facility.

This EA evaluates the individual effects of the Preferred Action Alternative (the construction and operation of a new RC) and the No Action Alternative with respect to the following criteria: land use and cover; air quality; noise; topography, geology, and soils; water resources, biological resources, cultural resources, socioeconomics; environmental justice; infrastructure; and hazardous and toxic materials/wastes.

The evaluation performed in this EA concludes there would be no significant adverse effect to the local environment or quality of life associated with implementing the Preferred Action Alternative, provided routine Best Management Practices specified in this EA are implemented. As such, the EA supports implementation of the Preferred Action Alternative.

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EXECUTIVE SUMMARY

This Environmental Assessment (EA) evaluates the proposal by the Florida Army National Guard (FLARNG) to construct the Gainesville Readiness Center (RC) and establish operations in Alachua County, Florida. Implementation of the Preferred Action Alternative would provide the requisite training facilities at the proposed location for training exercises and qualification standards for FLARNG units.

This EA has been prepared under the provisions of, and in accordance with the National Environmental Policy Act of 1969 (NEPA). This EA would facilitate the decision-making process regarding the Preferred Action Alternative and its alternatives considered by the FLARNG.

PREFERRED ACTION ALTERNATIVE

The Preferred Action Alternative includes two primary elements: 1) the construction of a RC adequate to support FLARNG units in the vicinity of Alachua County/Gainesville, Florida; 2) the operation of the constructed RC. The completed RC would support administrative functions, equipment storage, and training operations. The RC would support up to 31 permanent staff and four assigned units with three units consisting of approximately 48 individuals and one unit consisting of approximately 31 individuals. Assigned units may drill collectively once per month or separately over the course of the month. The facility would be authorized to support up to 48 wheeled vehicles and up to 34 trailers.

PURPOSE AND NEED

The current RC facility is located on a leased facility which is undersized, insufficient for assigned unit's missions and needs, and is not cost efficient for the FLARNG to operate. The **purpose** of the Proposed Action is to provide a functional RC to support the mission and needs of the FLARNG units assigned to the City of Gainesville/Alachua County area, specifically the 3/54th Security Forces Assistance Brigade. The Preferred Action Alternative is **needed** to support the FLARNG's mission to provide trained and ready units and individuals to mobilize and deploy in support of the Federal and State military strategies. More specifically, the Preferred Action Alternative is needed in order to:

1. Ensure the effective training and mission readiness of units;
2. Ensure the safety of unit personnel and equipment;
3. Improve degraded maintenance support and unit accessibility to requisite equipment;
4. Allow units to stand ready to assist with regional, state and local crisis management and emergency/ disaster response: and
5. Allow the FLARNG to own its facilities rather than continue on with a costly privately-owned leased facility.

ALTERNATIVES

NEPA, the President's Council on Environmental Quality (CEQ) regulations, and 32 CFR §651 require all reasonable alternatives to be explored and evaluated objectively. The FLARNG developed and applied the following criteria to screen and evaluate practicable alternatives that would meet the purpose of and need for the Proposed Action. The FLARNG identified that a suitable site for the proposed RC must:

1. Be located on property that is readily available at no or minimal cost to FLARNG in order to avoid/minimize land acquisition costs;
2. Provide a minimum of 15 acres of buildable land in order to provide enough property to support the normal training, administrative, and logistical operations and requirements for the FLARNG, but also to support the agency's Defense Support to Civil Authorities mission, which provides FLARNG support and assets for emergency response operations in times of domestic and natural disasters;
3. Be located within Alachua County in the vicinity of Gainesville, Florida, in order to provide operational coverage to this populated North-Central Florida Region;
4. Provide a site that is generally free of major constructability constraints;
5. Avoid major environmental constraints (i.e., wetlands and other waters, endangered or threatened species habitat, contamination, or cultural resources), to the extent practicable.

This EA considers two alternatives in-depth: Preferred Action Alternative and the No Action Alternative. Through application of the five (5) screening criteria, it became apparent to the FLARNG that 3221 NE 39th Avenue (Preferred Site) was the only location capable of satisfying the requirements of the Proposed Action. The No Action Alternative, located at 505 Northwest (NW) 53rd Avenue, Gainesville, Florida (Existing Site), was dismissed due to insufficient size and cost constraints.

AFFECTED ENVIRONMENT

Under the Preferred Action Alternative, the FLARNG would construct and operate the proposed RC on the property located at the Preferred Site. The property consists of 57.3 acres comprised of Alachua County Parcel Numbers 08191-001-000 & 08197-000-000.

ENVIRONMENTAL CONSEQUENCES

The Preferred Action Alternative was evaluated to determine its potential direct and indirect effect(s) on the physical, environmental, cultural, and socioeconomic aspects of the property and the surrounding area. Technical areas evaluated include: land use and cover; air quality; noise; topography, geology, and soils; water resources; biological resources; cultural resources; socioeconomics; environmental justice; infrastructure and hazardous and toxic materials and waste (HTMW). The Preferred Action Alternative and No Action Alternative would not result in significant adverse effects (**Section 3** and summarized in **Table ES-1**).

MITIGATION MEASURES

All resource categories evaluated in this EA resulted in a finding of “minor”, “negligible”, or “no impact”; therefore, additional mitigation measures are not necessary. Several resource categories included descriptions of measures which would avoid or minimize potential impact to existing resources such as Best Management Practices (BMPs). Such measures would include avoidance, limitation of action, restoration, protection and maintenance, replacement, or compensation for affected resources.

AGENCY AND PUBLIC INVOLVEMENT

Agencies, local entities, and Federally recognized Native American tribes were consulted for this EA. Agency information and comments have been incorporated into this EA, as appropriate. Copies of relevant correspondence can be found in **Appendix A**.

The FLARNG, as the proponent of the Preferred Action Alternative, published and distributed the EA and draft Finding of No Significant Effect (FONSI) for a 30-day public review and comment period, as announced by a Notice of Availability published in the Gainesville Sun on November 5, 2023. Review copies were made available for public review at the Alachua County Library District-Headquarters Library (401 E University Ave, Gainesville, FL) and online at dma.myflorida.com. Comments were accepted through December 5, 2023. Persons interested in receiving copies of the EA or the FONSI may contact Jacqueline Kelly at Jacqueline.d.kelly6.nfg@army.mil or (904)-823-0343.

CONCLUSION

The evaluation performed within this EA concludes there would be no *significant adverse* effect to the local environment or quality of life as a result of implementing the Preferred Action Alternative, provided the standard BMPs specified in this EA are implemented. Therefore, this EA's analysis determines that an Environmental Impact Statement is unnecessary to support the implementation of the Preferred Action Alternative, and that a FONSI is appropriate. The No Action Alternative would not fulfill the purpose of and need for the Proposed Action. As such, this EA supports implementation of the Preferred Action Alternative.

Table ES-1: Alternative Comparison Matrix

Technical Resource Area	No Action Alternative	Preferred Action Alternative
Land Use and Cover	No effect attributable to the FLARNG action	Long-term, direct, negligible adverse effects to land cover is anticipated along with no effect on land use.
Noise	No effect attributable to the FLARNG action	Short-term and long-term, direct negligible adverse effects.
Topography, Geology, and Soils	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
Water Resources	No effect attributable to the FLARNG action.	Minor, short-term, adverse impacts to surface waters. No impact to floodplains, wetlands, or groundwater..
Biological Resources	No effect attributable to the FLARNG action.	Direct short-term and long-term, minor adverse effects.
Cultural Resources	No effect attributable to the FLARNG action.	No effects to cultural resources.
Socioeconomics	No effect attributable to the FLARNG action.	Indirect short-term, beneficial effects to the socioeconomic environment. No effects to permanent housing, schools, safety of children or the general public.
Environmental Justice	No effect attributable to the FLARNG action.	No effects to environmental justice.
Infrastructure	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
HTMW	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
Air Quality	No effect attributable to the FLARNG action	Short-term and long-term direct, negligible adverse effects.

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APPENDICES

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ACRONYMS AND ABBREVIATIONS

°C	degrees Celsius	IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
°F	degrees Fahrenheit	NAAQS	National Ambient Air Quality Standards
ARNG	Army National Guard	NEPA	National Environmental Policy Act of 1969
BMP	Best Management Practice	NE	Northeast
CEQ	Council on Environmental Quality	NGB	National Guard Bureau
CFR	Code of Federal Regulations	NW	Northwest
CO ₂ e	Carbon Dioxide Equivalent	RC	Readiness Center
CWA	Clean Water Act	ROI	Region of Influence
DG	Design Guide	SJRWMD	St. Johns River Water Management District
DoD	Department of Defense	UFC	Unified Facilities Criteria
E&S	Erosion and Sediment	U.S.	United States
EA	Environmental Assessment	USACE	United States Army Corps of Engineers
EO	Executive Order	USCB	U.S. Census Bureau
FDOT	Florida Department of Transportation	USEPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency	USFWS	U.S. Fish and Wildlife Service
FIRM	Flood Insurance Rate Map	WMD	Water Management District
FLARNG	Florida Army National Guard		
FONSI	Finding of No Significant Impact		
ft ²	square-foot/feet		
FWC	Florida Fish and Wildlife Conservation Commission		
GHG	Greenhouse Gas		
HTMW	Hazardous and Toxic Materials and Wastes		

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SECTION 1: PURPOSE OF AND NEED FOR THE PREFERRED ACTION ALTERNATIVE

1.1 Introduction

In accordance with federal law and Army Regulations (AR), the Florida Army National Guard (FLARNG) prepared this Environmental Assessment (EA) to evaluate the proposed construction and operation of a new Readiness Center (RC) to support the mission of all units and organizations assigned to or supported in the vicinity of Alachua County/City of Gainesville, Florida, including the 3/54th Security Forces Assistance Brigade.

The FLARNG currently utilizes a private leased facility located at 505 Northwest (NW) 53rd Avenue, Gainesville, Florida (Existing Site; **Figure 1**). The current facility is undersized, insufficient for assigned unit's missions and needs, and is not cost efficient for the FLARNG to operate. Per Army National Guard (ARNG) *Design Guide 415-1 Readiness Centers Design Guide (DG)* and *National Guard Pamphlet 415-12 Army National Guard Facilities Allowances*, the current leased building does not meet ARNG specs for a modern RC. The Proposed Action would provide a new RC with the facilities needed to accommodate the assigned units and support the FLARNG mission on State of Florida-owned property. The Proposed Action would require a minimum of 15 acres of property and would include improvements such as a RC main building, training bay, waste handling facilities, flammable materials storage building, maintenance shop (future), parking areas, and physical fitness (PT) facilities. Of the 57.3 acres at the Preferred Action Alternative property, only 41.85 acres are considered developable, as 15.45 acres of the property are considered wetlands. Therefore, in accordance with *National Guard Pamphlet 415-5*, the Preferred Action Alternative property would provide a minimum of 15 acres of land while allowing room for future expansion without additional property acquisition costs (National Guard Bureau [NGB] 2003). In support of the Proposed Action, the FLARNG developed five key selection criteria and evaluated two potential properties for locating the proposed RC (**Figure 1**). The properties considered are located at 700 Northeast (NE) 55th Boulevard (Dismissed Site) and 3221 NE 39th Avenue, Gainesville, Florida (Preferred Site).

This document describes the purpose and need for the Proposed Action and presents the Preferred Action and alternative actions under consideration. This EA has been prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) [42 United States Code §4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 Code of Federal Regulations (CFR) §1500–1508; 32 CFR §651, Environmental Analysis of Army Actions, and the *ARNG NEPA Handbook*.

1.2 Purpose and Need

The current RC facility is located on a leased facility which is undersized, insufficient for assigned unit's missions and needs, and is not cost efficient for the FLARNG to operate. The **purpose** of the Proposed Action is to provide a functional RC to support the mission and needs of the FLARNG units assigned to the City of Gainesville/Alachua County area, specifically the 3/54th Security Forces Assistance Brigade. The FLARNG's mission consists of a Federal and a State function. The Federal mission is to maintain properly trained and equipped units, available for prompt mobilization for war, national emergency, or as otherwise needed. The ARNG partners with the Active Army and the Army Reserves in fulfilling the country's military needs. The FLARNG's stated mission is to provide trained and disciplined forces for domestic emergencies,

or as otherwise provided by state law, to ensure the protection of life and property and the preservation of public safety. The RC would be designed in accordance with ARNG *DG 415-1, Readiness Centers*; ARNG *DG 415-5, General Facilities Information DG*; *National Guard Pamphlet 415-5*; *National Guard Pamphlet 415-12, ARNG Facilities Allowances*; and *National Guard Regulation 415-5, ARNG Military Construction Program Development and Execution*.

The Proposed Action is **needed** to support the FLARNG's mission to provide trained and ready units and individuals to mobilize and deploy in support of the Federal and State military strategies. More specifically, the Preferred Action Alternative is needed (1) to ensure the effective training and mission readiness of units, (2) to ensure the safety of unit personnel and equipment, (3) to improve degraded maintenance support and unit accessibility to requisite equipment, (4) to allow units to stand ready to assist with regional, state and local crisis management and emergency/ disaster response, and (5) to allow the FLARNG to own its facilities rather than continue on with a costly privately-owned leased facility.

1.3 Scope of the EA

This EA evaluates direct, indirect, and cumulative effects to these resource categories within the Region of Influence (ROI) of the Proposed Action. The ROI varies according to the resource category under consideration and generally, includes the boundaries of the sites considered, the City of Gainesville, and Alachua County, Florida. As specified under NEPA and CEQ regulations, a monetary cost-benefit analysis is not required as part of the EA. The Proposed Action and Preferred Action Alternative have been developed based on military training needs and mission requirements. As such, no quantitative financial assessment has been performed as part of this EA. However, economic factors that result in socioeconomic effects to the ROI are addressed in this document, as required under NEPA.

This EA evaluates the potential direct and indirect physical, environmental, cultural, and socioeconomic effects of implementing the Preferred Action Alternative and reasonable alternatives to that scenario. A detailed description of the Proposed Action is provided in **Section 2.2**. The FLARNG developed five (5) screening criteria (described in **Section 2.3.1**) to identify potential alternatives that would meet the purpose of and need for the Proposed Action. Alternatives were eliminated from further consideration if they did not meet one or more of the screening criteria (see **Section 2.3.3**). After an examination of current facilities and available sites sufficient for supporting the Proposed Action, the FLARNG determined that one alternative met all of the selection criteria. Therefore, in accordance with NEPA and CEQ Regulations, this EA considers two alternatives for implementing the Proposed Action:

Preferred Action Alternative: Construction and operation of the RC on the property located at the Preferred Site (Alachua County Parcel Nos.: 08191-001-000 & 08197-000-000).

No Action Alternative: Continue with operations as currently conducted and do not implement the Preferred Action Alternative.

1.4 Decision-Making

Pursuant to *Department of Defense (DoD) Directive 5105.77*, NGB, dated 30 Oct 2015, the NGB serves as the principal advisor to US Army on matters involving the ARNG, and is responsible for implementing DoD

guidance on the structure and strength authorizations of the ARNG. The NGB is responsible for ensuring that ARNG activities are performed in accordance with applicable policies and regulations. As such, the NGB is the lead federal agency responsible for preparation of NEPA-compliant documentation on projects for which the FLARNG is the proponent. In that capacity, the NGB is ultimately responsible for environmental analyses and documentation; however, the local responsibility for NEPA document preparation falls upon the FLARNG. Both environmental staff and military personnel within the FLARNG were consulted and provided guidance on the development of this EA.

This EA analyzes the potential for significant environmental impacts associated with the Proposed Action and the No Action Alternative. If the analyses presented in this EA indicate that the Proposed Action would not result in significant environmental or socioeconomic impacts, then a Finding of No Significant Impact (FONSI) will be prepared. A FONSI briefly presents the reasons why a Proposed Action would not have a significant impact on the human environment and why an Environmental Impact Statement would not be necessary. If the analyses presented in this EA indicate that significant environmental impacts would result from the Proposed Action that cannot be mitigated to insignificance, a Notice of Intent to prepare an Environmental Impact Statement would be required or no action would be taken.

1.5 Public and Agency Involvement

The FLARNG invites public participation in decision-making on new proposals through the NEPA process. Public participation with respect to decision-making on the Proposed Action is guided by 32 CFR §651, which is the Army's policy for implementing NEPA. Consideration of the views of and information provided by all interested persons and stakeholders promotes open communication and enables better decision-making. Agencies, organizations, and members of the public with a potential interest in the Preferred Action Alternative, including minority, low-income, disadvantaged, and Native American tribes, are encouraged to participate. A record of public involvement, agency coordination, and Native American consultation associated with this EA is provided in **Appendix A**.

1.5.1 Public Review

The FLARNG, as the proponent of the Preferred Action Alternative, published and distributed the EA and draft Finding of No Significant Effect (FONSI) for a 30-day public review and comment period, as announced by a Notice of Availability published in the Gainesville Sun on November 5, 2023. Review copies were made available for public review at the Alachua County Library District-Headquarters Library (401 E University Ave, Gainesville, FL) and online at dma.myflorida.com. Comments were accepted through December 5, 2023. Persons interested in receiving copies of the EA or the FONSI may contact Jacqueline Kelly at Jacqueline.d.kelly6.nfg@army.mil or (904)-823-0343.

The Florida National Guard Public Affairs Officer would be responsible for reviewing notices for distribution within the local newspaper and would be the primary contact for local news media inquiries. The FLARNG's Environmental Office would be responsible for receiving comments submitted during the 30-day public comment period. If it is determined that implementation of the Preferred Action Alternative would result in significant effects, then the FLARNG would either not implement this action as proposed or would publish in the Federal Register 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 EA through the Florida National Guard Public Affairs Office at (904) 823-0166.

1.5.2 Agency Coordination

Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) is a Federally mandated process for informing and coordinating with other governmental agencies regarding Federal Preferred Action Alternatives. CEQ regulations require intergovernmental notifications prior to making any detailed statement of environmental effects. Through the IICEP process, the FLARNG notifies relevant Federal, state, and local agencies and allows them sufficient time to make known their environmental concerns specific to a Preferred Action Alternative. Comments and concerns submitted by these agencies during the IICEP process are subsequently incorporated into the analysis of potential environmental effects conducted as part of the EA. This coordination fulfills requirements under Executive Order (EO) 12372 (Intergovernmental Review of Federal Programs; superseded by EO 12416, and subsequently supplemented by EO 13132), which requires Federal agencies to cooperate with and consider state and local views in implementing a Federal proposal. It also constitutes the IICEP process for this EA.

To prepare this EA the FLARNG consulted with the following agencies and local entities: the United States (U.S.) Army Corps of Engineers (USACE) Jacksonville District, U.S. Fish and Wildlife Service (USFWS), U.S. Environmental Protection Agency (USEPA), U.S. Department of Agriculture Natural Resources Conservation Service, Florida Department of Transportation (FDOT), Florida Fish and Wildlife Conservation Commission (FWC), Florida Department of Environmental Protection, Florida Division of Historical Resources and/or State Historic Preservation Officer, Florida Department of Agriculture and Consumer Services, St. Johns River Water Management District (SJRWMD), Gainesville Regional Airport, and the Alachua County Planning and Zoning Division. Agency information and comments have been incorporated into this EA, as appropriate. Copies of relevant IICEP correspondence can be found in **Appendix A**. A response was not received from the State Historic Preservation Officer and additional IICEP letters were sent September 23, 2022 and November 4, 2022 with no responses received.

1.5.3 Native American Consultation/Coordination

The FLARNG is consulting and coordinating with Federally recognized Native American tribes as required under *DoD Instruction 4710.02, DoD Interactions with Federally Recognized Tribes*, which implements the Annotated DoD American Indian and Alaska Native Policy (dated 27 October 1999); *Army Regulation 200-1, Environmental Protection and Enhancement*; NEPA; the National Historic Preservation Act; and the Native American Graves and Protection and Repatriation Act. Tribes were invited to participate in the EA and National Historic Preservation Act Section 106 processes as Sovereign Nations per *EO 13175, Consultation and Coordination with Indian Tribal Governments*.

Appendix A contains a list of the federally recognized tribes with ancestral ties to the area that were invited to consult on this EA. Based on the FLARNG's Integrated Cultural Resources Management Plan (FLARNG 2018), consultation, personal correspondence, and research by the FLARNG Cultural Resources Manager, six (6) tribes were identified: the Alabama-Quassarte Tribal Town, Miccosukee Tribe of Indians of Florida, Muscogee Creek Nation, Porch Band of Creek Indians, Seminole Nation of Oklahoma, and Seminole Tribe

of Florida. Correspondence was initiated via certified mail on January 10, 2022; September 23, 2022; and November 4, 2022 with no responses received (**Appendix A**).

1.6 Resources Eliminated from Further Analysis

After consideration of the potential impacts associated with the alternative considered, it has been determined that the following resources should be dismissed from further analysis:

Aviation and Airspace: The Preferred Action Alternative would not result in an obstruction of airspace or introduce any such related hazard.

Topography, Geology, and Soils: The Preferred Action Alternative would not result in effects to prime farmland and no impacts associated with seismic hazards were identified. Measures in the Erosion and Sediment (E&S) Control Plan would be implemented to minimize soil E&S. Direct short-term and long-term, negligible adverse effects would occur to local soils due to construction.

Cultural Resources: The FLARNG conducted a Phase I Cultural Resource Assessment Survey for this undertaking in May 2020 (*Environmental Services Inc. 2020*). No archaeological sites were identified at the Preferred Alternative location. One historic structure, (Site ID 8AL07329) was identified but was considered ineligible for listing on the National Register of Historic Places. It was determined that the development of this project area would have no effect on archaeological or historic resources. There would be no effect to historic properties listed, or eligible for listing, on the National Register of Historic Places as a result of the Preferred Action Alternative. In correspondence dated July 31, 2020, the Florida State Historic Preservation Officer concurred with the findings of the survey report and determined that the project would likely have no effect on historic properties listed, or eligible for listing, on the National Register of Historic Places, or otherwise of historical, architectural, or archaeological value. IICEP letters were sent to the Florida State Historic Preservation Officer as well as on January 10, 2022; September 23, 2022; and November 4, 2022 with no responses received (**Appendix A**).

Infrastructure: The Proposed Action Area would be located at the intersection of Northeast 39th Avenue and Florida State Road 24, both of which are main thoroughfares. Florida State Road 24 serves as the main route between Gainesville and Waldo, Florida. Northeast 39th Avenue serves as a secondary route connecting Florida State Road 24 with Northeast 55th Boulevard to the east. The proposed project site is accessed via Northeast 39th Avenue, which is primarily utilized by adjacent commercial, industrial, and institutional facilities, and serves as a connection between northwest Gainesville and eastern Alachua County. Daily traffic volumes along Northeast 39th Avenue remain relatively low throughout the year. The Florida Department of Transportation (FDOT) collects traffic volume data for its main thoroughfares throughout the state and reports annual average daily traffic (AADT), which is the total volume of vehicle traffic for a year divided by 365 days. AADT gives reference to what traffic volume a road segment could experience on any given day. According to 2021 FDOT data, State Road 24, at the segment west of the Proposed Action area, could expect to experience a daily volume of 20,900 vehicles. Northeast 39th Avenue at the segment closest of the Proposed Action area, could expect to experience a daily volume of 12,300 vehicles (FDOT 2021). Considering the number of permanent and temporary staff that could visit proposed RC, approximately 206 vehicles could travel to the RC on any one day (the represents all assigned staff and units present on the same day). Compared to the 12,300 vehicles currently utilizing North East 39th Avenue each day, traffic volumes in the Proposed Action Area would increase approximately 1.7% which represents a negligible increase in traffic. The proposed RC could support up to 48 wheeled vehicles (assume heavy trucks) and up to 34 trailers which may be used to support to support the FLARNG mission. Due to the infrequent nature of use, the heavy trucks and trailers would not be anticipated to have a negligible effect to wear or maintenance issues on local roadways.

With the development of new facilities to support the FLARNG mission, new utility hookups and solid waste disposal would be necessary on-site; however, relative to the utility capacity and use of the City of

Gainesville and Alachua County and the developments adjacent to the site location, this would have a negligible adverse effect to existing utilities, infrastructure, and solid waste.

Protection of Children: Housing would not be available at the Preferred Action Alternative. Residential development is most prominent west of the property along NE State Road 24 and auxiliary streets. The immediate project area is largely undeveloped and does not border residential properties. Children are not anticipated to be present at the project location.

1.7 Related NEPA, Environmental, and Other Documents and Processes

The following FLARNG planning and environmental documents are related to the Preferred Action Alternative and were reviewed during preparation of this EA:

- Memorandum of NGB-Army Installations Division RE: Review of Phase I Environmental Site Assessment for the Acquisition of 30 acres by Florida ARNG (FLARNG) for Construction of the Alachua County Readiness Center in Gainesville, Florida (NGB- Army Installations Division 2007)
- An Intensive Cultural Resource Assessment Survey of the Proposed FLARNG Readiness Center, Alachua County, Florida (FLARNG 2008)
- An Intensive Cultural Resource Assessment Survey of the 16.6-Acre Alachua County Readiness Center Expansion Property, Alachua County, Florida (FLARNG 2013)
- Integrated Pest Management Program (FLARNG 2017)
- Integrated Cultural Resources Management Plan (FLARNG 2018b)
- Cultural Resources Reconnaissance Survey, Newnans Lake State Forest and Department of Corrections Lakeshore Parcels, Alachua County, Florida (FLARNG 2018a)
- Phase I Environmental Site Assessment - 700 NE 55th Boulevard, Gainesville, Alachua County, Florida 32609 Tax Parcel ID: 10878-000-000 (27.1 acres) and 10885-000-000 (15.98 acres; FLARNG 2019c)
- Phase I Environmental Site Assessment - 2715 NE 39th Avenue, Gainesville, Alachua County, Florida 32609 Tax Parcel ID: 08197-000-000 and 08191-000-000 (FLARNG 2019d)
- Phase I Environmental Site Assessment - 3221 NE 39th Avenue Gainesville, Florida 32609 Tax Parcel ID: 08191-001-000 (FLARNG 2019e)
- 2019 Environmental Resources Report - FLARNG/NE 39th Avenue Tract, Alachua County, Florida (FLARNG 2019a)
- 2019 Real Estate Action Plan for Florida ARNG New Site- 3221 NE 39th Avenue, Gainesville, Alachua County, Florida 32609 (FLARNG 2019f)
- Hazardous Materials Management Plan (FLARNG 2019b)
- Cultural Resource Assessment Survey of the Florida ARNG Gainesville Property, Alachua County, Florida. (FLARNG 2020)

1.8 Regulatory Framework

This EA has been prepared under the provisions of, and in accordance with NEPA, CEQ Regulations, and 32 CFR §651. In addition, the document has been prepared as prescribed in the *ARNG NEPA Handbook*. If implemented, the Proposed Action would comply with applicable local, state, and federal regulations, including Clean Water Act (CWA) Section 404 permitting; an Environmental Resource Permit from the

SJRWMD; protected species requirements; and National Pollutant Discharge Elimination System permitting requirements.

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SECTION 2: DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 Introduction

The following sections provide a detailed description of the Proposed Action and the alternatives considered to meet the purpose of and need for the Proposed Action. Development and evaluation of alternatives and the screening criteria used for alternative selection are presented in **Section 2.3**.

2.2 Proposed Action

The Proposed Action includes two primary elements:

1. The construction of a RC adequate to support FLARNG units in the vicinity of Alachua County/Gainesville; Florida;
2. The operation of the constructed RC.

The following sections provide a detailed overview of these elements. Best Management Practices (BMPs) and mitigation measures required to offset adverse effects associated with the Proposed Action, if necessary, are summarized in **Section 3**.

2.2.1 Construction

The Proposed Action would include the construction of an RC. The FLARNG has identified the following components to be included:

- RC Main Building (59,149 square-foot [ft²] initially) with potential future additions (19,200 ft² and 17,665 ft²) for a total of 96,014 ft²,
- General Purpose Training Bay (~5,298 ft²),
- Waste Handling Building (~330 ft²),
- Flammable Materials Storage Building (~110 ft²),
- Field Maintenance Shop [(~30,000 ft² (potential future addition))],
- Privately-Owned Vehicle Parking Area (~62,271 ft²),
- Military-Owned Vehicle Parking Area (~40,950 ft²),
- Physical Running Track (~2-mile),
- Physical Fitness Field (~1,700 ft²).

As mentioned above, a Field Maintenance Shop is a potential future addition to the property. In accordance with *ARNG DG 415-2, Logistics Facilities*, a Field Maintenance Shop performs field-level maintenance on automotive, engineering, artillery, communications, electronics, small arms, and other federal equipment. Personnel at the Field Maintenance Shop schedule and perform preventive maintenance, repair equipment requisition, and account for repair parts; inspect military equipment; and keep pertinent records of supported units to ensure that unit maintenance responsibilities are fulfilled. They also conduct maintenance training for various unit personnel on a regular basis. The four FLARNG units would be able to complete simple vehicle maintenance on unit-issued vehicles and equipment, such as top off oils, lubricants, and fluids as well as inflate tires, in the proposed General Purpose Training Bay. More detailed maintenance would occur in a Field Maintenance Shop. Field maintenance shops are logistically situated at regional hubs/locations

across the state to ensure efficient, effective, and timely maintenance and repair of military vehicles and equipment in the "region" to ensure military readiness. A Field Maintenance Shop may be programmed for the Gainesville area in the future as logistics and maintenance needs change over time, and the Preferred Action Alternative location would be a suitable location with enough property to accommodate a Field Maintenance Shop with no additional property acquisition costs.

Facility design(s) would comply with the applicable Unified Facilities Criteria (UFC). Supporting facilities include paving, aprons, fencing, utility connections, and other improvements necessary to accommodate the facilities. Accessibility for the disabled would be provided. Anti-Terrorism Force Protection and physical security measures would be incorporated into the design and would include maximum standoff distances from roads, parking areas and vehicle unloading areas. These measures would include the minimum site-specific requirements that comply with the DoD Antiterrorism Program (*DoD Instruction Number 2000.12*) *Army Regulation 525-13 Antiterrorism*, and *UFC DoD Minimum Antiterrorism Standards for Buildings* (UFC 4-010-01). Facilities would also be designed and built to comply with *UFC High Performance and Sustainable Building Requirements* (UFC 1-200-02). These include but are not limited to providing a minimum life cycle of 40 years, energy efficiencies, sustainability, building envelope and integrated building systems performance. Specific standards for an ARNG RC are described in **Section 1.2**.

Other activities that may occur on-site during construction include land clearing and tree removal, minor grading and drainage improvements, installation and maintenance of stormwater BMPs for E&S control, construction of a stormwater management system, and the demolition and disposal and/or removal and relocation of buildings, structures and utilities. Depending on the site selected, existing buildings may remain and be renovated to meet the design standards described above. Construction crews using heavy equipment may utilize staging areas and temporary access roads. Modification and enhancement of existing infrastructure, such as transportation, utilities and communications are expected.

2.2.2 Operation

The completed RC would support administrative functions, equipment storage, and training operations. The RC would support up to 31 permanent staff and four assigned units with three units consisting of approximately 48 individuals and one unit consisting of approximately 31 individuals. Assigned units may drill collectively once per month or separately over the course of the month. The facility would be authorized to support up to 48 wheeled vehicles and up to 34 trailers. No ammunition would be stored at the facility. All ammunition would be stored off-site, at Camp Blanding Joint Training Center approximately 32 miles northeast of Gainesville, and transported to the facility, as appropriate.

2.3 Alternatives Considered

This section summarizes the alternatives development process and screening criteria; alternatives evaluated; alternatives eliminated from further analysis; and provides an alternatives effect comparison matrix. NEPA, its implementing regulations, and the Army's policies for implementing NEPA (32 CFR §651) require that all reasonable alternatives be rigorously explored and objectively evaluated. In addition, alternatives that are eliminated from detailed study must be identified along with a brief discussion of the reasons for eliminating them. For purposes of analysis, an alternative was considered "reasonable" only if it would meet the specified screening requirements. "Reasonable" alternatives include those which are: 1)

practicable or feasible from a technical and economic standpoint; and 2) support the purpose of and need for the Proposed Action. “Unreasonable” alternatives would not support the purpose of and need for the Proposed Action or would not satisfy the identified screening criteria.

2.3.1 Alternatives Development (Screening Criteria)

The FLARNG developed and applied the following criteria to screen and evaluate practicable alternatives that would meet the purpose of and need for the Proposed Action. The FLARNG identified that a suitable site for the proposed RC must:

1. Be located on property that is owned by, or readily available at no or minimal cost to, FLARNG in order to avoid/minimize land acquisition costs. As a State of Florida agency, the FLARNG is able to utilize State of Florida-owned properties at no cost;
2. Provide a minimum of 15 acres of buildable land (per *National Guard Pamphlet 415-5*, Chapter 8, Section 8-1) in order to provide enough property to support the normal training, administrative, and logistical operations and requirements for the FLARNG, but also to support the agency's Defense Support to Civil Authorities mission, which provides FLARNG support and assets for emergency response operations in times of domestic and natural disasters;
3. Be located within Alachua County in the vicinity of Gainesville, Florida, in order to provide operational coverage to this populated North-Central Florida Region;
4. Provide a site that is generally free of major constructability constraints;
5. Avoid major apparent environmental constraints (i.e., wetlands and other waters, endangered or threatened species habitat, contamination, or cultural resources), to the extent practicable.

FLARNG developed alternatives and evaluated them using these screening criteria to determine if they are reasonable and feasible. Alternatives that meet the screening criteria are carried forward for further evaluation. Alternatives that do not meet the screening criteria are dismissed from further evaluation.

Three alternatives were developed and analyzed against the screening criteria. These alternatives include:

1. Construction of a new RC (Preferred Action Alternative) at the Preferred Site;
2. Construction of a new RC (Dismissed) at the Dismissed Site;
3. Continuing to utilize the leased facility (No Action Alternative) located at the Existing Site.

Evaluation of these alternatives against the screening criteria is included in **Table 2-1**.

2.3.2 Evaluated Alternatives

2.3.2.1 The Preferred Site (Preferred Action Alternative)

Under the Preferred Action Alternative, the FLARNG would construct and operate the proposed RC on the property located at 3221 NE 39th Avenue (**Figure 2**). FLARNG has evaluated this alternative site location and determined that it meets each of the identified screening criteria. The property consists of 57.3 acres comprised of Alachua County Parcel Numbers 08191-001-000 & 08197-000-000.

Table 2-1: Summary of Alternatives Considered

Screening Criteria		Preferred Site (Preferred Action Alternative)	Dismissed Site	No Action Alternative
1	Located on property that is readily available at no or minimal cost to FLARNG in order to avoid/minimize land acquisition costs,	✓	✓	✗
2	Provide a minimum of 15 acres of buildable land,	✓	✓	✗
3	Located within Alachua County in the vicinity of Gainesville, FL	✓	✓	✓
4	Provide a site that is generally free of major constructability constraints	✓	✗	✓
5	Avoid major environmental constraints (i.e., wetlands and other waters, endangered or threatened species habitat, contamination, or cultural resources), to the extent practicable	✓	✗	✓

Parcel 08191-001-000 is comprised of 10 acres of land which contains an existing state of Florida-owned facility, which includes eight existing buildings, along with an approximately 10,800 ft² paved parking area, a paved entrance road, and fencing. The buildings include an approximately 9,500 ft² main building constructed in 1965, an 1,800 ft² multi-use building, a 1,250 ft² multi-use building, and five smaller storage-type buildings (72 ft², 96 ft², 112 ft², 160 ft², and 800 ft²) for a total existing square footage of approximately 13,790 ft². This existing state-owned facility was opened in 1965 as the Sequin Unit to serve as the State's Mentally Retarded Defendant Program Center and was managed and operated by the State of Florida's Agency for Persons with Disabilities until it ceased operations here in 2018 (Environmental Services Inc. 2020). The facility was assessed for historic significance and determined ineligible for listing on the National Register of Historic Places (see **Section 1.6**). This is state-owned property and has been acquired by FLARNG at no cost. The structures on this parcel were damaged by a hurricane. In their current condition, these buildings and additions are not suitable for FLARNG use and are proposed to be demolished following an assessment for lead and asbestos. Per *National Guard Pamphlet 415-5*, demolition that occurs during and because of a military construction project and is funded with the military construction appropriation, is considered part of the military construction project. Therefore, the Proposed Action includes the demolition of existing facilities and any hazardous materials assessments (e.g. asbestos) associated with the demolition.

Parcel 08197-000-000 comprises approximately 47.3 acres of undeveloped land. Both state-owned parcels have been consolidated into one real estate instrument to be managed by the FLARNG for an initial term of 50 years.

2.3.2.2 No Action Alternative

Under a No Action Alternative the units assigned to the Gainesville/Alachua County area would continue to utilize the temporary private lease facility located at 505 NW 53rd Avenue (**Figure 1**). This facility contains one large building, paved parking areas, maintained areas of landscaping, areas of natural vegetation, and a stormwater management pond. The property is undersized, insufficient for assigned unit's mission and need, and is not cost efficient for the FLARNG to operate. This alternative does not fulfill the purpose and needs of the Proposed Action and is impractical and infeasible from a technical and economic standpoint. Inclusion of a No Action Alternative is prescribed by the CEQ regulations and serves as a benchmark against which proposed Federal actions are evaluated. Per *DG 415-1 Readiness Centers Design Guide* and *NG Pamphlet 415-12 Army National Guard Facilities Allowances*, the current leased building does not meet ARNG specs for a modern RC.

2.3.3 Alternatives Eliminated from Further Consideration

Alternatives that are eliminated from detailed study must be identified along with a brief discussion of the reasons for eliminating them. For the purposes of analysis, an alternative was considered "unreasonable" if it would not enable the FLARNG to meet the purpose of and need for the Proposed Action and satisfy the screening criteria. Additional information on eliminated alternatives is summarized in the following section.

2.3.3.1 Dismissed Site

This property is located at 700 NE 55th Boulevard and consists of 43.09 acres and is comprised of Alachua County Parcel Numbers 10878-000-000 and 10885-000-000. During initial site investigations, FLARNG determined that the property contains sensitive archaeological resources as well as sloping topography that would limit constructability and increase the cost of construction. The FLARNG determined that this property did not satisfy the identified screening criteria and would not be suitable for implementation of the Preferred Action Alternative. Therefore, this alternative was eliminated from further consideration.

2.3.3.2 Utilize Existing Structures at the Preferred Site

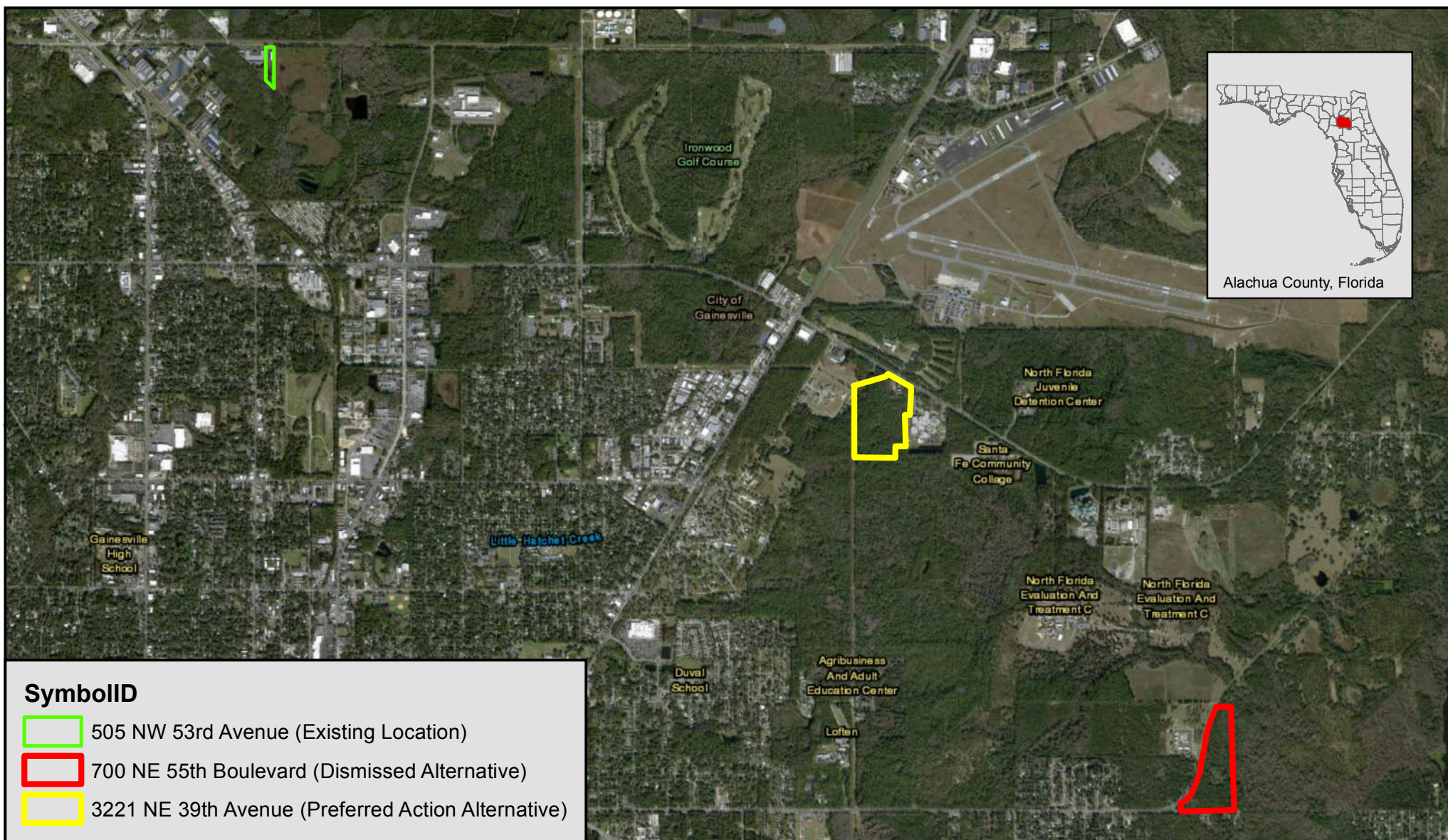
FLARNG considered utilizing the existing buildings at this site as part of the RC facility. Following investigation of the existing structures, the FLARNG determined that they would not be suitable, in their current condition, for supporting the RC mission. The degree and nature of design, repair, and reconstruction that would be necessary to render the buildings useful to the RC mission was determined to be impracticable. Therefore, this alternative was eliminated from further consideration.

2.3.4 Effects Comparison Matrix for Proposed Alternatives

Table 2-2 provides a brief summary and comparison of potential effects under each evaluated alternative.

Table 2-2: Alternatives Comparison Matrix

Technical Resource Area	No Action Alternative	Preferred Action Alternative
Land Use and Cover	No effect attributable to the FLARNG action	Long-term, direct, negligible adverse effects to land cover is anticipated along with no effect on land use.
Noise	No effect attributable to the FLARNG action	Short-term and long-term, direct negligible adverse effects.
Topography, Geology, and Soils	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
Water Resources	No effect attributable to the FLARNG action.	Minor, short-term, adverse impacts to surface waters. No impact to floodplains, wetlands, or groundwater.
Biological Resources	No effect attributable to the FLARNG action.	Direct short-term and long-term, minor adverse effects.
Cultural Resources	No effect attributable to the FLARNG action.	No effects to cultural resources.
Socioeconomics	No effect attributable to the FLARNG action.	Indirect short-term, beneficial effects to the socioeconomic environment. No effects to permanent housing, schools, safety of children or the general public.
Environmental Justice	No effect attributable to the FLARNG action.	No effects to environmental justice.
Infrastructure	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
HTMW	No effect attributable to the FLARNG action.	Direct short-term and long-term, negligible adverse effects.
Air Quality	No effect attributable to the FLARNG action	Short-term and long-term direct, negligible adverse effects.

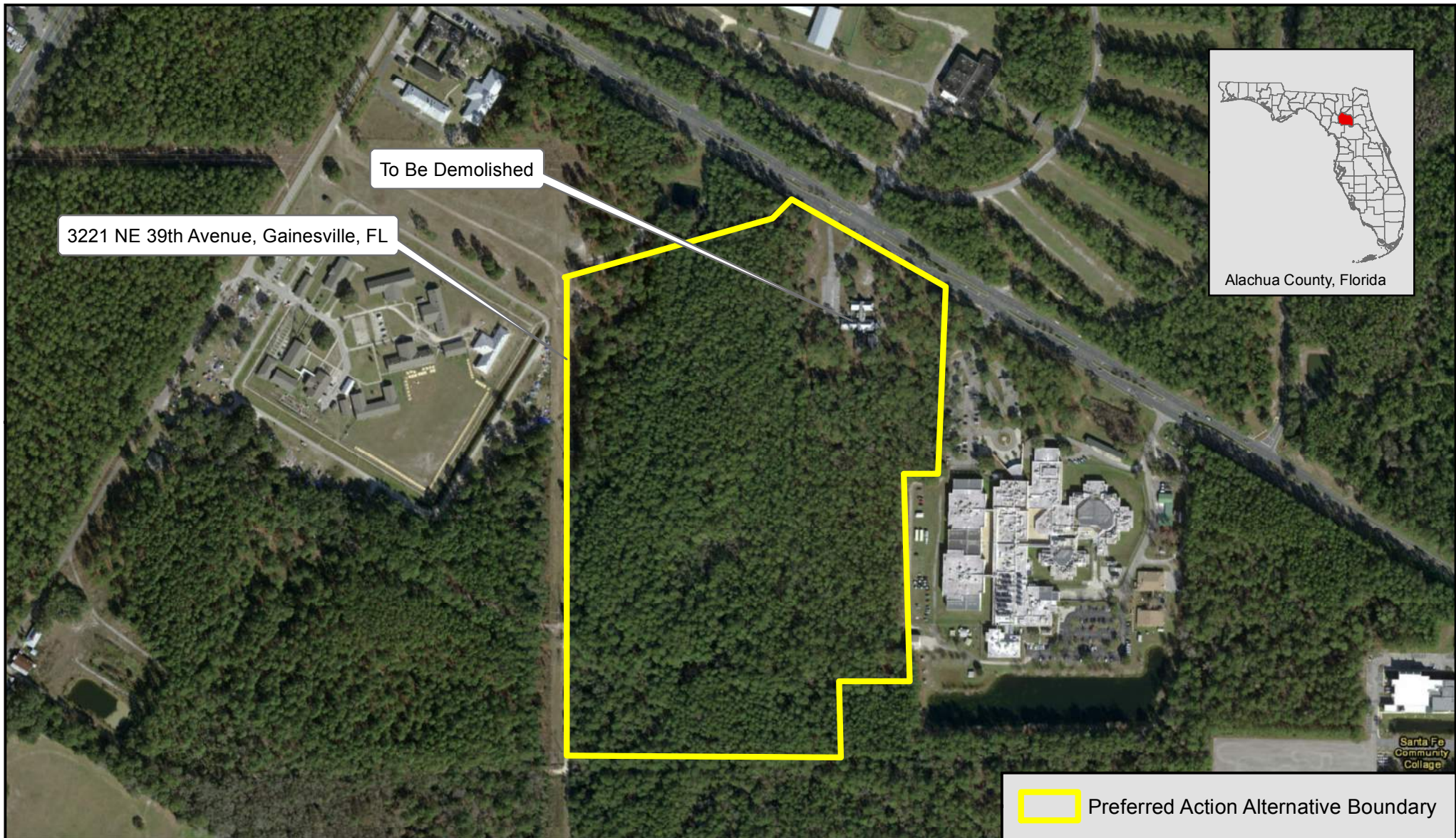


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 1
Alternatives Map

Gainesville Readiness Center
Alachua County, Florida
June 2022

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Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 2
Preferred Action Alternative Map

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SECTION 3: AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

Per 40 CFR §1501.7 (a)(3), the CEQ recommends agencies identify and eliminate from detailed study any issues that are not significant or that have been covered in another environmental review, narrowing the discussion to a brief presentation of why they would not have a significant effect on the human environment, or providing a reference to their coverage elsewhere. Therefore, this section specifically describes current baseline conditions (e.g., land use, socioeconomics, environmental justice) within and in the vicinity of the sites under consideration, with emphasis on those resources that would be potentially affected by the implementation of the Preferred Action Alternative or alternatives. No mitigation measures would be necessary to reduce any adverse environmental effects to below significant levels. Environmental Consequences for each analyzed resource category are presented in this section.

3.1 Resource Areas to be Analyzed

This EA analysis reduces discussion of minor issues to help focus analyses on pertinent resource categories (32 CFR 651.14). Utilizing a focused analysis would minimize unnecessary analysis and discussion in the NEPA process and document.

After consideration of the potential impacts associated with the Proposed Action, it has been determined that the following resources should be discussed to understand the baseline conditions and potential impacts:

- Land Use
- Noise
- Water Resources
- Biological Resources
- Socioeconomics
- Environmental Justice
- Hazardous and Toxic Materials/Waste (HTMW)
- Air Quality

[Section 1.6](#) discusses resources dismissed from further consideration, including: aviation and airspace; topography, geology, and soils; cultural resources; infrastructure, and protection of children.

3.2 Location Description

The City of Gainesville is located within the subtropical division of the humid temperate domain and is characterized by high humidity, especially in the summer, and an absence of extremely cold winters (Bailey et al. 2016). The nearest National Climatic Data Center weather station with current climatic data is located at the Gainesville Regional Airport, bordering the site. Temperatures range from an average high of 91.1 degrees Fahrenheit (°F) in July to an average low of 42.6°F in January. Average annual precipitation is approximately 48 inches. Approximately 50 percent of the annual rainfall occurs in the summer (June –

September) as a result of afternoon and evening thunderstorms, which can produce 2 to 3 inches of rainfall within a couple hours (Southeastern Regional Climate Center 2012).

The Preferred Action Alternative site is as described in **Section 2.3.2.1**.

The No Action Alternative site is as described in **Section 2.3.2.1**.

3.3 Land Use and Cover

Land cover can generally be separated into two primary categories: natural and human modified. Natural land cover includes woodlands, rangeland, grasslands, and other open or undeveloped areas. Human-modified land use includes residential, commercial, industrial, communications and utilities, agricultural, institutional, recreational, and generally other areas developed from a natural land cover condition. Land use is regulated by management plans, policies, regulations, and ordinances (i.e., zoning) that determine the type and extent of uses allowable in specific areas and protect specially designated or environmentally sensitive areas.

Military training lands can be defined using the following land use categories: improved, semi-improved, and unimproved grounds. Improved grounds are developed areas that have either an impervious surface (e.g., sidewalks, buildings) or landscape plantings that require intensive maintenance and upkeep. Semi-improved grounds are where periodic grading or maintenance is performed for operational reasons (e.g., landing zones, wildlife food plots). Unimproved grounds receive little to no grounds maintenance (e.g., streams, wetlands, forests).

3.3.1 Affected Environment

Preferred Action Alternative Site: The Preferred Action Alternative site is as described in Section 2.3.2.1. The parcels are zoned for “Public and Institutional Facilities”.

No Action Alternative Site: The No Action Alternative site is as described in Section 2.3.2.2. The parcel is zoned for “Limited Industrial”.

3.3.2 Environmental Consequences

Preferred Action Alternative: Implementation of the Preferred Action Alternative would result in long-term, direct, negligible adverse effects to land cover associated with clearing, construction, and operation of the RC on a portion of the site. This would include demolition of the existing facilities, clearing of vegetation, and grading as necessary to construct the facility. The proposed facility would occupy the eastern portion of the site and the western portion would not undergo major changes in land cover. Implementation of the Preferred Action Alternative would have no effect on land use as the parcels are already zone for “Public and Institutional Facilities” and have been previously used for that purpose.

No Action Alternative: Under the No Action Alternative, there would be no effect to land cover or land use at the Existing Site. Existing land use and cover would not change, and operations would continue to use the existing undersized, insufficient facilities.

3.4 Noise

Noise is generally defined as unwanted sound. It can be any sound that is undesirable because it interferes with communications or other human activities, is intense enough to affect hearing, or is otherwise annoying. Noise may be intermittent or continuous, steady, or impulsive. Human response to noise varies, depending on the type of the noise, distance from the noise source, sensitivity, and time of day.

Land use guidelines identified by the Federal Interagency Committee on Urban Noise (1980) are used to determine compatible levels of noise exposure for land use planning and control. Chapter 14 of *Army Regulation 200-1, Environmental Protection and Enhancement* implements Federal regulations associated with environmental noise from Army activities. Per the *ARNG NEPA Handbook*, and in accordance with *Army Regulation 200-1, Environmental Protection and Enhancement*, ARNG typically considers three Noise Zones (I, II, and III; **Table 3-1**).

Table 3-1: Noise Levels for Designated Noise Zones

Noise Zone	Population Highly Annoyed	Transportation Noise	Impulsive Noise	Small Arms Noise (unweighted)
I	<15%	<35 dBA	<62 dBC	<87 dBP
II	15%-39%	65-75 dBA	62-70 dBC	87-104 dBP
III	>39%	>75 dBA	>70 dBC	>104 dBP
Abbreviations		dBA = decibels, A-weighted dBC = decibels, C-weighted dBP = decibels, Peak (unweighted)		

Source: ARNG NEPA Guidebook

3.4.1 Affected Environment

Preferred Action Alternative Site: No current activities or operations within this site generate, or significantly affect, noise. Noise in this area is generally associated with aircraft overflights associated with the Gainesville Regional Airport directly north of the project boundary. The nearest sensitive receptors are residential properties, the GRACE Marketplace, and the Alachua County Jail. The nearest residential properties are located approximately 0.75 mile southwest of the proposed RC. The Grace Marketplace is located approximately 850 feet west of the proposed RC and the Alachua County Jail is located approximately 730 feet east of the proposed RC. The future operations would be evaluated and managed in accordance with FLARNG's Statewide Operational Noise Management Plan in order to control operational noise.

No Action Alternative Site: Current activities or operations at the Existing Site are not known to generate significant noise. The noise environment at this location is predominantly influenced by FLARNG activities, adjacent development, and traffic from the adjacent roadway.

3.4.2 Environmental Consequences

Preferred Action Alternative: Under the Preferred Action Alternative, direct short-term and long-term, negligible adverse effects to the local noise environment would be anticipated due to construction and operation of the RC. Direct effects would include short-term increased noise levels because of construction activities and long-term increased noise levels as a result of proposed training exercises and maintenance activities. Noise generation during construction activities in the proposed area would be associated primarily with the operation of standard construction equipment. Noise during construction is anticipated to be limited to the areas immediately adjacent to the area. No residential properties are located in the vicinity of property.

The following BMPs would be used by the FLARNG as appropriate to limit noise effects during land clearing and construction activities:

- Locate stationary equipment as far away from sensitive receptors as practicable.
- Select material transportation routes as far away from sensitive receptors as practicable.
- Shut down noise-generating heavy equipment when it is not needed.
- Maintain noisy equipment per manufacturers' recommendations.
- Encourage personnel to operate equipment in the quietest manner practicable (i.e., speed restrictions, retarder brake restrictions, engine speed restrictions, etc.).

These noise-reducing measures would be briefed to the contractor or Soldiers responsible for implementing these activities. The FLARNG's on-site manager would be responsible to submit noise issues, if they arise, to the FLARNG for resolution. This information would be incorporated into construction contracts. Noise issues are not anticipated during operation. The FLARNG would work with the Alachua County zoning and planning departments to address potential noise issues. Additionally, there would be no live-fire training or exercises on-site.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to noise at the Existing Site.

3.5 Water Resources

Water resources evaluated in this analysis include surface water, wetlands, floodplains, and groundwater. The quality and availability of surface water and groundwater, and potential for flooding, are addressed in this section. Surface water resources consist of lakes, rivers, and streams and are important for a variety of reasons including ecological, economic, recreational, aesthetic, and human health reasons. Groundwater comprises the subsurface hydrologic resources of the physical environment and is an essential resource in many areas; groundwater is commonly used for potable water consumption, agricultural irrigation, and industrial applications. Groundwater properties are often described in terms of depth to aquifer, aquifer or well capacity, water quality, and surrounding geologic composition.

The Florida Department of Environmental Protection manages the quality and quantity of water resources in Florida through its association with the five Water Management Districts (WMDs). The WMDs administer flood protection programs and develop water management plans. Regulatory programs for consumptive

use of water, aquifer recharge, well construction, and surface water management have been delegated to the WMDs. As part of the surface water program, the WMDs administer the Florida Department of Environmental Protection's storm water management program as well. Alachua County is located in the St. John's River WMD.

3.5.1 Surface Waters

The City of Gainesville is located within the Ocklawaha River Basin (Hydrologic Unit Code 03080102) SJRWMD 1997). Threats to the basin include nutrient pollution, which it receives from treated wastewater (e.g., sewage), stormwater from urban and suburban areas, and agricultural runoff.

3.5.1.1 Affected Environment

Preferred Action Alternative Site: Waters and wetlands in the vicinity of the subject property are displayed in **Figure 3**. No streams were identified in a desktop analysis of the site area or during field delineations in 2019 (FLARNG 2019). Approximately 15.5 acres of forested wetlands are present in the Preferred Action Area, in addition to a canal which runs through the property.

No Action Alternative Site: The Existing Site contains a small stormwater pond.

3.5.1.2 Environmental Consequences

Preferred Action Alternative: Minor, short-term, adverse impacts to surface waters are expected as a result of the Preferred Action Alternative. Ground surface disturbance during the construction phase introduces the risk of sedimentation and deposition in surface waters; however, this potential impact would be minimized through E&S BMPs. Demolition, renovation, and new construction of facilities is not expected to result in any adverse impacts to surface waters beyond the construction phase. Building materials would be contained within construction areas and construction site stormwater would be managed with BMPs. Runoff characteristics are not expected to change significantly from the existing condition due to permanent stormwater management practices. The Preferred Action Alternative would comply with Section 438 (42 USC 17094) of the Energy Independence and Security Act (EISA), which requires DoD to maintain the hydrologic functions of a site and mitigate the adverse effects of storm water runoff from DoD construction projects. Section 438 requires that federal facility projects greater than 5,000 square feet must "maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow. The Preferred Action Alternative would include two retention ponds that would serve as on-site stormwater management for runoff. The appropriate size and configuration of the retention ponds would be determined during design. In compliance with Section 3.2.10 of the Florida Administrative Code (FAC), the Preferred Action Alternative would not result in a net change in stormwater flow volume, direction, or attenuation.

Project activities that result in soil disturbance (e.g., clearing, grading, or excavating) of 1-acre or more require a National Pollutant Discharge Elimination System permit from the Florida Department of Environmental Protection and an Environmental Resource Permit from the SJRWMD. The FLARNG would obtain these permits, as appropriate, prior to conducting land disturbing activities. The FLARNG would comply with the terms of the permits and implement standard BMPs during proposed activities. In addition, a site-specific E&S Control Plan would be developed for land disturbing activities. The plan must include

all phases of the land disturbing activities and identify the location and size of E&S controls. Periodic visual inspections by the FLARNG would also be required to verify that the E&S Control Plan is being followed and is working. Successful implementation of BMPs would ensure that the Preferred Action Alternative is in compliance with state and Federal standards and would limit both the short-term and long-term potential for water resource effects, including E&S.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to surface waters at the Existing Site.

3.5.2 Floodplains

Floodplains are generally low areas adjacent to streams, rivers, or lakes prone to flooding. The Federal Emergency Management Agency (FEMA) identifies flood-prone areas on Flood Insurance Rate Maps (FIRM). An area within the Zone A flood zone or 100-year floodplain has a 1% chance of flooding each year, or a 26% chance of flooding over a 30-year period. EO 11988 *Floodplain Management* requires Federal agencies to assess the effects that their actions may have on floodplains and to consider alternatives to avoid adverse effects and incompatible development on floodplains.

3.5.2.1 Affected Environment

Preferred Action Alternative Site: According to FEMA FIRM Panel Nos. 12001C0316D and 12001C0317D, effective 16 June 2006, the Preferred Action Alternative site contains Zone A floodplains in the southeast corner of the Preferred Action Alternative area, away from proposed training areas and infrastructure (**Figure 3**).

No Action Alternative Site: According to FEMA FIRM Panel Number 12001C0305E, effective 11 November 2011, the site contains Zone A floodplains in the north and south portions of the parcel.

3.5.2.2 Environmental Consequences

Preferred Action Alternative: No impact to floodplains is expected as a result of the Preferred Action Alternative. No structures would be developed within the floodplain that would increase land elevation, reduce the capacity to store water from a 100-year storm event, or alter the hydrologic flow pattern of the floodplain. Stormwater would be managed through compliance with Section 438 (42 USC 17094) of the EISA and Section 3.2.10 of the FAC (**Section 3.5.1.2**).

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to floodplains at the Existing Site.

3.5.3 Wetlands

USACE defines wetlands as “those areas that are inundated or saturated with ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas” (33 CFR §328). Wetlands are protected as a subset of the “waters of the U.S.” under Section 404 of the CWA. The term “waters of the U.S.” has broad meaning under

the CWA and incorporates deep water aquatic habitats and special aquatic habitats (including wetlands). Section 401 of the CWA gives the State of Florida the authority to regulate, through the state water quality certification program, proposed federally permitted activities that may result in a discharge to water bodies, including wetlands. Section 373.414 of the Florida Statutes sets forth provisions that give the State jurisdiction over delineated wetlands, including all isolated wetlands (i.e., non-jurisdictional wetlands).

3.5.3.1 Affected Environment

Preferred Action Alternative Site: A wetland site assessment of the property was conducted in June 2019 (FLARNG 2019). Of the area surveyed, approximately 15.5 acres were categorized as wetland forested mixed (**Figure 3**). This wetland community is characterized by wetlands in which neither hardwoods nor conifers achieve 66 percent dominance within the canopy (FLARNG 2019).

No Action Alternative Site: No wetlands are known to occur on the Existing Site.

3.5.3.2 Environment Consequences

Preferred Action Alternative: No impact to wetlands is expected as a result of the Preferred Action Alternative. Based on the previous wetlands delineation and the current conceptual plans, site developments would occur outside of known wetland boundaries. Stormwater would be managed through compliance with Section 438 (42 USC 17094) of the EISA and Section 3.2.10 of the FAC (**Section 3.5.1.2**).

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to wetlands at the Existing Site.

3.5.4 Groundwater

The City of Gainesville is situated within the Floridan aquifer system. The Floridan aquifer system consists of limestone and dolomite and is the most productive of the aquifers within Florida. The Floridan Aquifer is the primary source of potable water in the area (Miller 1990).

3.5.4.1 Affected Environment

Preferred Action Alternative Site: Current activities and operations associated occurring with the site alternatives are not known to significantly effect on-site or off-site groundwater.

No Action Alternative Site: Current activities and operations occurring at the Existing Site are not known to significantly effect on-site or off-site groundwater.

3.5.4.2 Environmental Consequences

Preferred Action Alternative: No impact to groundwater is expected as a result of the Preferred Action Alternative. Groundwater recharge impacts are not anticipated due to stormwater management practices. The potential for inadvertent releases of contaminants, such as fuel and other petroleum products, or other fluids from vehicles used during land conversion activities, site maintenance, and training operations would be managed through BMPs (**Section 3.9**).

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to groundwater at the Existing Site.

3.6 Biological Resources

Biological resources include native or naturalized plants and wildlife and the habitats in which they occur. Sensitive biological resources are defined as plant and wildlife species listed as Federal or state threatened or endangered, or proposed as such, by the USFWS, FWC, or Florida Department of Agriculture & Consumer Services. Migratory birds, as listed in 50 CFR §10.13, are ecologically and economically important to recreational activities, including bird watching, studying, feeding, and hunting, that are practiced by many Americans. In 2001, *EO 13186 Responsibilities of Federal Agencies to Protect Migratory Birds* was issued to focus attention of Federal agencies on the environmental effects to migratory bird species and, where feasible, implement policies and programs that support the conservation and protection of migratory birds.

3.6.1 Vegetation

3.6.1.1 Affected Environment

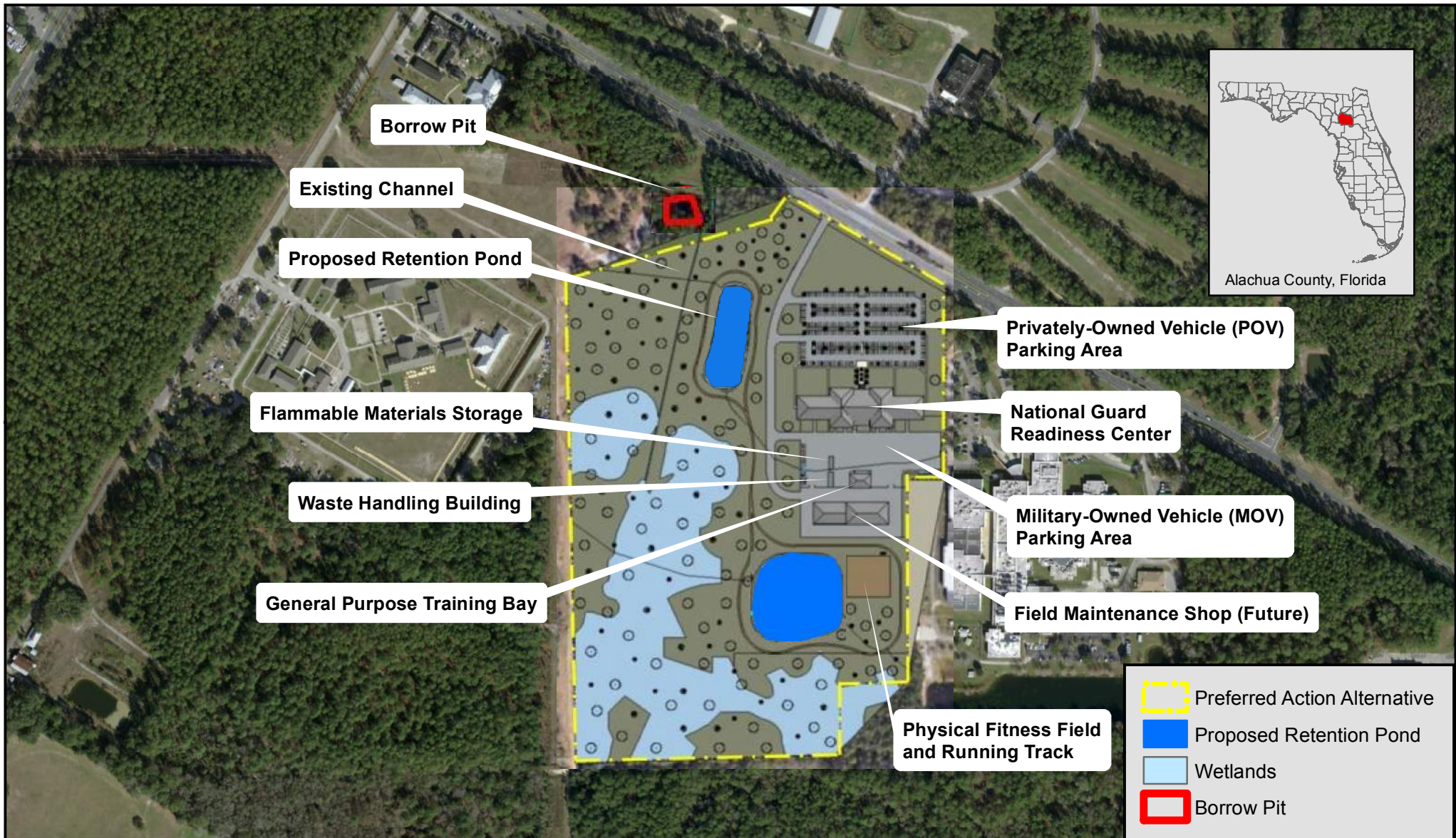
Preferred Action Alternative Site: This site consists of a total of five generalized community types or land uses with varying vegetation: Institutional (5.86 acres), Pine-Mesic Oak (31.66 acres), Oak-Pine-Hickory (4.10 acres), Wetland Forested Mixed (15.45 acres), and Borrow Areas (0.23 acre; FLARNG 2019).

No Action Alternative Site: The Existing Site is mostly developed with a large building and pavement. Minor portion of the site are vegetated with landscaped areas and natural forest.

3.6.1.2 Environmental Consequences

Preferred Action Alternative: Implementation of the Preferred Action Alternative would result in direct, short- and long-term, minor adverse effects to vegetation. Based on the concept layout, the Preferred Action would convert approximately 10 to 20 acres of natural or semi-natural habitat to developed area (**Figure 3**; note that the total area of disturbance is subject to change through the design process). This estimate is based on concept-level analysis and would be refined prior to construction. Equipment would be thoroughly cleaned prior to entering and exiting the construction site to prevent spread or introduction of invasive species. Native species would be used when revegetating the proposed RC. During operation, the Preferred Action Alternative area would continue to be managed by the FLARNG for natural resources. This may include comprehensive inventory of significant invasive species populations and removal or treatment as deemed necessary by FLARNG.

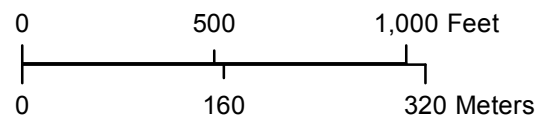
No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to vegetation at the Existing Site.



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 3
Proposed Improvements & Waters Map

Gainesville Readiness Center
Alachua County, Florida
June 2022



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3.6.2 Fish and Wildlife

3.6.2.1 Affected Environment

Preferred Action Alternative Site: The undeveloped portions of the property provide potential habitat for wildlife species typical of coastal plain ecosystems. Common wildlife species which may be present include deer, raccoons, owls, rodents, songbirds, reptiles, and amphibians. No eagles or eagle nests were observed; however, the FWC (2021) has documented bald eagle nests near Newnan's Lake approximately 2.2 miles southeast of the Proposed Action area.

No Action Alternative Site: While the area of natural habitat is small, it is presumed that the types of species potentially present would be similar to those described for the Preferred Action Alternative site.

3.6.2.2 Environmental Consequences

Preferred Action Alternative: Under the Preferred Action Alternative, direct short-term and long-term, minor adverse effects to wildlife would be anticipated due to land clearing activities associated with construction and operation of the RC. Wildlife would be expected to vacate the immediate areas during these activities, if they are able. Some individuals of the less mobile species (i.e., small mammals, reptiles, amphibians) could potentially suffer loss of life during land disturbing activities. Local populations may experience a slight reduction of available habitat due to conversion to developed land cover. The size of the proposed development (i.e., 10 – 20 acres) would not be large enough to significantly affect population size or dynamics in adjacent habitats. While species may be disturbed by increased human presence and activities, the relatively small areas of disturbance within the proposed property boundary and large areas of adjacent undeveloped land where wildlife may relocate make expected effects to wildlife negligible.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to fish or wildlife at the Existing Site.

3.6.3 Special Status Species

The USFWS administers the Federal Endangered Species Act of 1973, as amended. This Act protects listed species against killing, harming, harassing, or any action that may damage their habitat. An endangered species is "in danger of extinction throughout all or a significant portion of its range," and a threatened species "is likely to become an endangered species within the foreseeable future."

The Florida Endangered and Threatened Species Act (Chapter 379.2291, F.S.) further conserves and protects Federal- and state-listed fish and wildlife. FWC (2022) maintains the state list of animals designated as federally endangered or threatened, state-threatened, or state species of special concern in accordance with rules 68A-27.003 and 68A-27.005, FAC, respectively. The Florida Department of Agriculture & Consumer Services Division of Plant Industry administers and maintains a list of endangered, threatened, and commercially exploited plants in accordance with chapter 5B-40, FAC. (State of Florida 2022).

The FLARNG is responsible under the Migratory Bird Treaty Act [16 United States Code §703-712], 50 CFR §21, and *EO 13186 Responsibilities of Federal Agencies to Protect Migratory Birds* to promote,

support, and contribute to the conservation of migratory birds. Per 50 CFR §21.15, *Authorization of Take Incidental to Military Readiness Activities*, the DoD is authorized to incidentally take migratory birds in the course of military readiness activities, but with limitations. The FLARNG confers and cooperates with the USFWS to develop and implement appropriate conservation measures for actions that, determined through the NEPA process, may result in a significant adverse effect on a population of migratory bird species. EO 13186 requires each Federal agency to develop a Memorandum of Understanding with the USFWS that promotes the conservation of migratory birds. Effective in May 1999, the Memorandum of Understanding between DoD and USFWS outlines a collaborative approach to promote the conservation of migratory bird populations. This Memorandum of Understanding specifically pertains to actions that are not classified as military readiness activities and places emphasis on migratory bird species of concern, which are species that may experience greater degrees of effects from direct or indirect disturbances. The NEPA process is used to assess the direct and indirect effects of a Preferred Action Alternative on migratory birds, and their habitat.

3.6.3.1 Affected Environment

Preferred Action Alternative Site: Consultation with USFWS and FWC was initiated on January 10, 2022 to solicit comments regarding specific issues or geographic area concerns, available technical information, and permitting or mitigation requirements for project implementation. FWC provided a response on March 25, 2022 and provided a list of protected resources with the potential to occur within the Preferred Action Area (**Appendix A**). FWC also provided information regarding prescribed burning as a land management practice. USFWS provided a response on November 2, 2022 (**Appendix A**). The response from USFWS included a list of threatened, endangered, or candidate species that are known to occur in the vicinity of the Proposed Action Area. No federally designated critical habitat occurs on the property (USFWS 2022c). A protected species survey was completed in April 2023 and identified suitable habitat for two federally protected species and 11 state protected species (Pond 2023). No protected species were observed on-site. Refer to **Table 3-2** for a summary of findings. FLARNG requested USFWS and FWC review and concurrence of the protected species survey summary report. USFWS responded on October 27, 2023 (see **Appendix A**) and concurred with all recommended biological determinations provided that the Standard Measures for the Eastern Indigo Snake are implemented. FLARNG acknowledges and accepts this condition. USFWS also stated that the Florida Pine Snake as well as several bat species are currently under review for listing and recommended allowing snakes to depart the area during construction as well as preserving as many mature trees as possible. No response was received from either agency after multiple requests.

The bald eagle (*Haliaeetus leucocephalus*) was delisted from the Federal Endangered Species Act on 8 August 2007 but remains protected by the Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and the state eagle rule (68A-16.002, FAC). According to the FWC Eagle Nest Locator, no bald eagle nests are located at on the property (FWC 2021). The nearest known nest to the site alternatives is located approximately 2.2 miles southeast, near the Lake Pithlachocco Trailhead - Newnans Lake State Forest.

No Action Alternative Site: Given the relatively developed nature of the property it is unlikely that significant suitable habitat exists. Protected species that could occur are the same as those identified in **Table 3-2**.

Table 3-2: Federally and State Protected Species Which Could Occur at the Preferred Project Area in Alachua County, Florida

Common Name	Scientific Name	Federal/State Status	Habitat Requirements	Suitable Habitat Present?	Species Observed?	Recommended Biological Determination
Fauna						
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	ST	Typically found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry pine flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, and	Yes.	No.	NA.
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	ST	High, sparsely vegetated, sandy ground. Natural habitats include dry prairie and sandhill.	No.	No.	NA.
Eastern Black Rail	<i>Laterallus jamaicensis</i>	FT	Inhabits dense vegetated marsh areas that allow for movement under the canopy.	No.	No.	NE.
Wood Stork	<i>Mycteria americana</i>	FT	The nests are colonially in a variety of inundated forested wetlands, including cypress strands and domes, mixed hardwood swamps, sloughs, and mangroves. Increasingly nesting in artificial habitats.	Yes.	No.	NE.
Red-Cockaded Woodpecker	<i>Picoides borealis</i>	FE	Inhabits open, mature pine woodlands that have a diversity of grass, forb, and shrub species.	No.	No.	NE.
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	Wide variety of terrestrial habitats including woodlands, wetlands, and fields. Often associated with gopher tortoise burrows.	Yes.	No.	MANLAA; provided that the Standard Protection Measures are implemented.
Florida Pine Snake	<i>Pituophis melanoleucus</i>	ST	The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy.	Yes.	No.	NA.

Common Name	Scientific Name	Federal/ State Status	Habitat Requirements	Suitable Habitat Present?	Species Observed?	Recommended Biological Determination
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Typically found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry pine flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, and road shoulders.	Yes.	No.	NA.
Monarch Butterfly	<i>Danaus plexippus</i>	C	Milkweed and flowering plants are needed for monarch habitat.	No.	No.	NA.
Flora						
Incised groove-bur	<i>Agrimonia incisa</i>	ST	Fire-maintained sandhill, upland pine, and upland mixed woodland.	No.	No.	NA.
Variable-leafed Indian Plantain	<i>Arnoglossum diversifolium</i>	ST	Found in hydric hammock and floodplain forest clearings and on streambanks.	No.	No.	NA.
Flyr's Brickell-Bush	<i>Brickellia cordifolia</i>	SE	Dry, upland pine-oak woods, often with southern red oak and loblolly pine.	Yes.	No.	NA.
Many-Flowered Grass-Pink	<i>Calopogon multiflorus</i>	ST	Dry to moist flatwoods with longleaf pine, wiregrass, saw palmetto.	Yes.	No.	NA.
Florida Toothache Grass	<i>Ctenium floridanum</i>	SE	Sandhills and other dry pinelands.	Yes.	No.	NA.
Hartwrightia	<i>Hartwrightia floridana</i>	ST	The plant occurs in seepage slopes, depressions, marsh edges and wet pine flatwoods and prairies.	Yes.	No.	NA.
Pond spice	<i>Litsea aestivalis</i>	SE	Near the edges of forested wetlands and some seasonal ponds with open centers.	Yes.	No.	NA.
Florida spiny-pod	<i>Matelea floridana</i>	SE	Occurs naturally in sandhills, woodlands and other open habitats.	Yes.	No.	NA.
Non-crested Eulophia	<i>Orthochilus ecristatus</i>	ST	Sand pine scrub, sandhills, pine rock lands.	No.	No.	NA.

Common Name	Scientific Name	Federal/ State Status	Habitat Requirements	Suitable Habitat Present?	Species Observed?	Recommended Biological Determination
Florida Mountain Mint	<i>Pycnanthemum floridanum</i>	ST	Found in roadside ditches and in sandhill communities in moist area.	Yes.	No.	NA.
Silver Buckthorn	<i>Sideroxylon alachuensis</i>	SE	Sandy hammocks, maritime forests on calcareous bluffs, and shell middens on barrier islands.	No.	No.	NA.
Variable-leaf crownbeard	<i>Verbesina heterophylla</i>	SE	Moist to dry pine flatwoods in the Coastal Plain.	Yes.	No.	NA.

C = Candidate, FE = Federally Endangered, FT = Federally Threatened, NA = Not Applicable, NE = No Effect, MANLAA = May Affect Not Likely to Adversely Affect, SE= State Endangered, SSC = State Species of Concern, ST = State Threatened

3.6.3.2 Environmental Consequences

Preferred Action Alternative: The protected species survey identified suitable habitat for two federally protected species and 11 state protected species (Pond 2023). No protected species were observed on-site. Based on the findings of the protected species survey and current concept development plans, the Preferred Action Alternative would have the following recommended biological determinations for federally-protected species: May Affect Not Likely to Adversely Affect the Eastern Indigo Snake; No Effect to the Eastern Black Rail, Wood Stork, and Red-cockaded Woodpecker (**Table 3-2**). Note that while suitable habitat was identified on-site for the Wood Stork, no impact to the area of suitable habitat is proposed. For state protected species, the Preferred Action Alternative would impact suitable habitat for Florida Sandhill Crane, Florida pine snake, gopher tortoise, Flyr's brickle-bush, Many-flowered grass-pink, Florida toothache grass, Florida spiny-pod, Florida mountain mint, and variable-leaf crownbeard; however, none of these species were observed on-site.

A 100% burrow survey of suitable gopher tortoise habitat would be required and would occur no more than 90 days prior to and no fewer than 72 hours before construction activities commence. This 100% burrow survey involves an FWC Authorized Gopher Tortoise Agent walking the entire property in transects concentrating in areas with suitable gopher tortoise soils and habitat. Should gopher tortoises or potentially occupied burrows be found in, or within 25 feet of, the construction disturbance area, then FWC permitting and relocation regulations would apply. A military installation categorical exclusion is available should gopher tortoises be relocated on site within the same contiguous military facility. All potentially occupied burrows and gopher tortoises would be monitored and relocated, as necessary, to an undisturbed portion of the site by an FWC Authorized Gopher Tortoise Agent and excluded from construction areas. Implementation of the Preferred Action Alternative would comply with state and federal regulations for the protection of special status species. This analysis assumes that implementation of the Preferred Action Alternative may convert unoccupied suitable habitat for the aforementioned federally protected species but would not result in a "take" and that a biological determination of "No Effect" or "May Affect, Not Likely to Adversely Affect" is appropriate. Observance of any protected species during construction would require notification to the appropriate regulating agency. Therefore, this analysis anticipates direct and indirect minor adverse effect to special status species.

The FLARNG is responsible under the Migratory Bird Treaty Act, 50 CFR 21, and *EO 13186 Responsibilities of Federal Agencies to Protect Migratory Birds* to promote and protect the health and integrity of migratory birds. A list of migratory birds known to occur at the property is provided in **Section 3.6.3**. Land disturbing activities can have direct effects on migratory birds and other ground nesting birds during the breeding season due to potential stressors, such as the use of heavy machinery, vegetation removal, and increased noise. Indirect effects on birds could also result from the permanent or temporary loss of habitat. However, given the limited amount of vegetation removal compared to the vicinity, and the geographical range of the migratory bird species subject to potential effects from the Preferred Action Alternative, direct adverse effects would be anticipated to be negligible. Individual birds would be anticipated to leave the Preferred Action Alternative area during land clearance activities. To minimize potential effects associated with vegetation removal specifically in the Preferred Action Alternative area, land clearing activities would be scheduled to occur, to the extent practicable, outside of the breeding season or late in the breeding season. To minimize potential effects to migratory birds and special status species, operational activities would be conducted in accordance with the Memorandum of Understanding between the DoD and USFWS.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to protected species at the Existing Site.

3.7 Socioeconomics

Local and regional data regarding demographics, economic indicators, housing, and recreational activities provide an understanding of the existing socioeconomic factors surrounding the site. Data used in preparation of this section include the 2019 American Community Survey (U.S. Census Bureau [USCB] 2019) and information from the Florida Office of Economic and Demographic Research (2022).

Population Demographics

The population of Alachua County was 284,607 in 2021 and is projected to be 297,600 in 2025, an increase of 4.6% (see **Table 3-3**). The population of the State of Florida is projected to increase 5.8% by 2025. Population projections indicate that the State would experience a 27.3% growth rate between 2021 and 2050. Alachua County is expected to have a population increase of 20.1% over the same time period (Florida Office of Economic and Demographic Research 2022).

Regional Economy

Median household income statistics from the 2019 American Community Survey indicate that Alachua County had a lower median income (\$49,534) than the State of Florida (\$59,227) but higher than Gainesville (\$39,201; see **Table 3-4**). Per capita incomes were slightly higher for the State of Florida (\$32,887) as compared to Alachua County (\$29,573), while Gainesville had lower per capita incomes (\$23,700). In 2019, Gainesville had a lower unemployment rate (3.6%) as compared to the State of Florida (4.5 percent) and Alachua County (4.4%; USCB 2019).

Table 3-3: Alachua County and State Population Projections

Year	State of Florida	Alachua County
2021	21,898,945	284,607
2025	23,164,000	297,600
2030	24,471,100	310,600
2035	25,520,800	320,900
2040	26,405,500	328,800
2045	27,176,700	335,600
2050	27,877,700	341,800
Projected Change, 2021-2050 (%)	27.3%	20.1%
Source: Florida Office of Economic and Demographic Research 2022		

Table 3-4: Regional Income

Area	Number of Households	Median Household Income	Per Capita Income	Percent Below Poverty Level (%)	Unemployment Rate* (%)
State of Florida	7,905,832	\$59,227	\$32,887	12.7%	4.5%
Alachua County	103,024	\$49,534	\$29,573	18.6%	4.4%
Gainesville	51,990	\$39,201	\$23,700	26.1%	3.6%
Source: USCB 2019					
*Unemployment rates are not seasonally adjusted					

Housing Characteristics

Median home values and median contract rent values were higher in the State of Florida and Alachua County as compared to Gainesville (see **Table 3-5**). The ratio of owner-occupied housing units was higher in the State of Florida as compared to Alachua County and Gainesville (USCB 2019).

Schools

The nearest school/childcare centers to the Preferred Action Alternative site are Marjorie K. Rawlings Elementary and Dayspring Waldorf School, which are located approximately two miles from the Preferred Action Alternative. Other schools within the vicinity of the site alternatives include Creekside Christian School, Boulware Springs Charter School, and the University of Florida. **Table 3-6** provides regional education attainment for those 25 years and older within the vicinity of the Preferred Action Alternative.

Table 3-5: Housing Characteristics

Area	Housing Units Available	Occupied (%)	Owner-Occupied (%)	Median Value	Renter-Occupied (%)	Median Contract Rent
State of Florida	9,865,3540	81.7%	66.2%	\$245,100	33.8%	\$1,238
Alachua County	123,359	85.7%	54.0%	\$219,400	46.0%	\$1,006
Gainesville	63,612	82.4%	36.3%	\$187,200	63.7%	\$965
Source: USCB 2019						

Table 3-6: Regional Educational Attainment of Persons 25 Years and Older

Area	No Diploma (%)	High School Graduates (%)	Post-Secondary Graduates (%)
State of Florida	11.6%	88.4%	30.7%
Alachua County	6.2%	93.8%	45.9%
Gainesville	7.1%	92.9%	46.1%
Source: USCB 2019			

Shops and Services

Shops and services are readily accessible throughout the Gainesville area.

Recreational Facilities

Outdoor recreational options in the surrounding community are widely available. Camping, hiking, fishing, hunting, and boating are just a few of the easily accessible options for recreation. Morningside Nature Center, Newnans Lake, and Newnans Lake State Forest are located near the installation and features parks, campgrounds, and public access to lake activities.

Hatchet Creek Wildlife Management Area is located north of Newnans Lake. The Wildlife Management Area contains 2,760 acres accessible by the public for hunting activities. Wildlife viewing and hiking are also permitted year-round to the public within the Wildlife Management Area.

Public and Occupational Health and Safety

Law enforcement on FLARNG property is provided by FLARNG through Military Police and Range Control, which cooperates with local law enforcement for matters within their jurisdiction. Gainesville Police Department and Alachua County Sheriff's Department are within the direct vicinity of the site. Gainesville Fire Rescue Station #6 is located less than one mile from the northeastern corner of the installation boundary. The North Florida Regional Medical Center and the Shands Hospital are located west and southwest of the installation, respectively and have emergency capabilities as well as extended care

facilities. Malcolm Randal Veterans Affairs Hospital is located in Gainesville, Florida, and provides care directed to military personnel and their families.

3.7.1 Affected Environment

Preferred Action Alternative Site: The Preferred Action Alternative site does not currently contribute to the local economy as no economic activity occurs on the site. The site does not contain relevant socioeconomic resources such as businesses, housing, schools, shop or services, recreational activities, or items/activities relevant to public health or safety.

No Action Alternative Site: The Existing Site provides a low-level contribution to the local economy due to the full-time employees that work onsite as well as the training weekends which draw approximately 100 persons to the local area. The site does not contain other relevant socioeconomic resources such as businesses, housing, schools, shop or services, recreational activities, or items/activities relevant to public health or safety. The site, and current operations on the site, do not significantly contribute to any socioeconomic resource considered in this analysis.

3.7.2 Environmental Consequences

Preferred Action Alternative: Under the Preferred Action Alternative, indirect short-term, beneficial effects to local employment would occur in association with the construction of the Preferred Action Alternative. The need for contractors to clear and prepare the proposed area for military training activities would result in increased employment at a local level temporarily. Operation of the Preferred Action Alternative would have no effect on local socioeconomic resources as it represents a shift of current operations from approximately 4.0 miles away. FLARNG has established strict safety procedures. Areas actively being utilized for training exercises are posted and secured to prevent civilians and nonessential personnel from entering areas that may be hazardous. Therefore, no effects to public health and safety, children, housing, or minorities/impooverished communities are anticipated as a result of the Preferred Action Alternative.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to socioeconomics.

3.8 Environmental Justice

On 11 February 1994, President Clinton issued EO 12898, *Federal Action to Address Environmental Justice in Minority and Low-Income Populations*. The purpose of the EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health effects from Federal Preferred Action Alternatives and policies on minority and low-income populations. The first step in analyzing this issue is to identify minority and low-income populations that might be affected by implementation of the Proposed Action or its considered alternatives. Demographics information on ethnicity, race, and economic status is provided in this section as the baseline against which potential Environmental Justice effects can be identified and analyzed.

A minority population includes persons who identify as African American, Asian or Pacific Islander, Native American or Alaskan Native, or Hispanic. Minorities consist of all non-white persons, in addition to Hispanic

white persons. A minority population exists when minorities exceed 50% of the total population or that has a meaningfully greater minority population than the adjacent geographic areas. **Table 3-7** summarizes the local and regional demographics surrounding the proposed boundary. Gainesville (45.0%) has a comparable overall percent minority population compared to the State of Florida and Alachua County. Census Tract 14 has a disproportionately high percentage of minority population (65.5%) compared to Gainesville, Alachua County, and the State of Florida.

Table 3-7: Regional Population by Race

Category	White Non-Hispanic or Latino (%)	American Indian and Alaskan Native Alone (%)	Hispanic or Latino (%)	African American Alone (%)	Asian Alone (%)	Native Hawaiian and Other Pacific Islander Alone (%)	Two or More Races (%)	Persons Living in Poverty (%)
State of Florida	53.9%	0.2%	25.6%	15.3%	2.7%	0.0%	1.9%	14.0%
Alachua County	61.0%	0.3%	9.9%	19.8%	6.1%	0.1%	2.5%	21.4%
Gainesville	56.0%	0.4%	11.9%	21.5%	7.2%	0.1%	2.7%	30.6%
Census Tract 14	34.5%	0.5%	2.2%	58.0%	0.0%	0.0%	4.8%	28.7%
Source: USCB 2019								

According to the USCB, a “poverty area” is a census tract where 20% or more of the residents have incomes below the poverty threshold, and an “extreme poverty area” is one with 40% or more below the poverty level. The poverty rates Alachua County and Census Tract 14 were found to be above 20%, which meets the definition of a “poverty area” (**Table 3-7**).

3.8.1 Affected Environment

Preferred Action Alternative Site: The Preferred Action Alternative site is located within an area considered to contain a minority population and an impoverished population (Census Tract 14; **Table 3-7**).

No Action Alternative Site: The Existing Site is located within an area considered to contain a minority population and an impoverished population (Census Tract 14; **Table 3-7**).

3.8.2 Environmental Consequences

Preferred Action Alternative: Under the Preferred Action Alternative, no effects to environmental justice would be anticipated due to construction or operation of the RC. While the census tract containing the property is in an area with a disproportionately high minority population, no homes are adjacent to the Proposed Action Area which would be adversely impacted.

As described in **Section 3.8**, no disproportionate concentrations of minority or low-income populations are located in the City of Gainesville when compared to Alachua County and the State of Florida. Minority and low-income populations appear to be present in the City of Gainesville; however, the immediate project vicinity has a very low population density and is surrounded by nonresidential uses. Consequently, no adverse effects to such disadvantaged segments of the population would be anticipated as a result of implementation of the Preferred Action Alternative.

Implementation of the Preferred Action Alternative would be anticipated to result in a potential short-term beneficial socioeconomic effect if a local contractor was used to conduct land clearing and construction activities. If new short-term jobs were created in the local construction industry, subsequently providing potential opportunities for unemployed, low-income, or minority groups, a short-term, indirect beneficial effect on minority or low-income populations may occur. However, the extent of this benefit would be dependent upon the degree to which minority or low-income persons are employed in these activities.

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to environmental justice.

3.9 Hazardous and Toxic Materials/Wastes

Hazardous and toxic materials or substances are generally defined as materials or substances that pose a risk (through either physical or chemical reactions) to human health or the environment. Regulated hazardous substances are identified through a number of Federal laws and regulations. The most comprehensive list is contained in 40 CFR §302, and identifies quantities of these substances that, when released to the environment, require notification to a Federal government agency. Hazardous wastes, defined in 40 CFR §261.3, are considered hazardous substances. Generally, hazardous wastes are discarded materials (solids or liquids) not otherwise excluded by 40 CFR §261.4 that exhibit a hazardous characteristic (i.e., ignitable, corrosive, reactive, or toxic), or are specifically identified within 40 CFR §261. Petroleum products are specifically exempted from 40 CFR §302, but some are also generally considered hazardous substances due to their physical characteristics (especially fuel products), and their ability to impair natural resources.

3.9.1 Affected Environment

Preferred Action Alternative Site: A Phase 1 Environmental Site Assessment was conducted for the site alternative (FLARNG 2019). This Phase I Environmental Site Assessment did not identify any potential onsite or offsite Recognized Environmental Conditions in association with the site. No operations or activities related to HTMW are currently occurring or known to have previously occurred on the site alternative.

No Action Alternative Site: FLARNG's current operations at the Existing Site do involve minor quantities of potentially HTMW associated with normal operations and maintenance of the facilities and equipment. The use, storage, handling, and disposal of such substances is in accordance with FLARNG's Hazardous Waste Management Plan (FLARNG 2010) and compliance with relevant Federal and State regulations; therefore, the presence and use of such materials onsite does not constitute a threat to the existing environment.

3.9.2 Environmental Consequences

Preferred Action Alternative: Under the Preferred Action Alternative, direct short-term and long-term, negligible adverse effects associated with HTMW would be anticipated due to construction (short-term) and maintenance and training operations (long-term). Negligible adverse effects would be managed through BMPs and ongoing regulatory compliance. Implementation of the Preferred Action Alternative would follow standard protocols for hazardous materials storage and handling procedures, hazardous waste disposal processes, or pesticide use. All HTMW that would be used or generated would be handled and disposed of in compliance with Federal and state requirements, as well as the FLARNG Hazardous Waste Management Plan to minimize potential effects to the extent practicable (FLARNG 2010).

No Action Alternative: Under the No Action Alternative, current operations would continue and there would be no effect to HTMW.

3.10 Air Quality

3.10.1 Affected Environment

Ambient Air Quality

Air quality is a measure of the concentration and distribution of natural and anthropogenic pollutants known to be harmful to human health and the environment. The USEPA, as directed by the Clean Air Act (42 United States Code 7401), has set both primary and secondary National Ambient Air Quality Standards (NAAQS) for “criteria” air pollutants (i.e., carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide). Primary standards for the six criteria pollutants are meant to protect the health of sensitive human populations (e.g., asthmatics, children, and the elderly) while secondary standards protect damage to items deemed important to public welfare (e.g., animals, crops, vegetation, and buildings).

Each region or area of the country is classified as being an attainment area, nonattainment area, or a maintenance area based on NAAQS compliance. Areas with criteria pollutant concentrations below the NAAQS are classified as Attainment Areas. Areas with criteria pollutant concentrations in excess of the NAAQS are classified as Nonattainment Areas. Maintenance Areas were at one time designated as Nonattainment but have since been redesignated as Attainment and have an approved maintenance plan.

Alachua County is in attainment for all NAAQS criteria (USEPA 2022a). Therefore, in accordance with the *ARNG NEPA Handbook*, neither a conformity analysis nor a Record of Non-applicability would be required for the Proposed Action.

Greenhouse Gas, Climate Change, and Social Cost

In 2021, the Army issued a policy, *Consideration of Greenhouse Gas Emissions and the Effects of Climate Change in Army NEPA Reviews*, providing guidance on the inclusion of Greenhouse gas (GHG) emissions and Climate Change, as well as Social Costs, as part of the environmental baseline for NEPA analyses prepared in accordance with 32 CFR 651, *Environmental Analysis of Army Actions*.

GHGs are compounds that may contribute to accelerated climate change by altering the thermodynamic properties of the earth's atmosphere. GHGs consist of carbon dioxide, methane, nitrous oxide, and fluorinated gases (USEPA, 2022b). Under the USEPA Mandatory Reporting Rule (40 CFR 98), facilities that emit 25,000 metric tons or more per year of carbon dioxide equivalent (CO₂e) emissions must submit annual reports to the USEPA. CO₂e is a metric measure used to compare the emissions from various greenhouse gases on the basis of their global-warming potential, by converting amounts of other gases to the equivalent amount of carbon dioxide with the same global warming potential.

This document looks at GHG emissions as a category of air emissions. It also looks at issues of temperature and precipitation trends (climate change). This EA identifies the GHG emissions of the proposed action, including offsets and any carbon sequestration loss, and compares this to regional, state, and national emissions.

In Gainesville, Florida, the average high temperature is 91 degrees Fahrenheit (°F; 32.7 degrees Celsius [°C]) in the hottest month (July), and its average low temperature is 66°F (5.7°C) in the coldest month (January; US Climate Data, 2022). Alachua County has average annual precipitation of 47.41 inches (120.30 centimeters) per year. The wettest month of the year is August with an average rainfall of 6.39 inches (162.00 centimeters).

The climate of Florida is changing (USEPA 2016). The Florida peninsula has warmed more than one degree (F) during the last century. The sea is rising about one inch every decade, and heavy rainstorms are becoming more severe. In the coming decades, rising temperatures may increase storm damages, increase the likelihood of wildfires, harm coral reefs, increase the frequency of unpleasantly hot days, and reduce the risk of freezing to Florida's agriculture. However, effects of climate change are not anticipated to significantly affect the Preferred Action Alternative in the City of Gainesville during the expected lifespan of the proposed RC.

Preferred Action Alternative Site: There are currently no known air emissions occurring at this location. Sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities are not known to exist in the immediate vicinity.

No Action Alternative Site: Minor air and GHG emissions associated with the current FLARNG activities are currently occurring at this location. Sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities are not known to exist in the immediate vicinity.

3.10.2 Environmental Consequences

Preferred Action Alternative: Construction of the Preferred Action would have direct, short-term, negligible adverse effects on the air quality environment. Construction of the RC and associated facilities would include emissions from construction employee traffic and operation of heavy machinery during construction operations. Emissions produced during the construction phase of the Proposed Action would be temporary and limited in quantity and duration; therefore, these emissions would be considered insignificant. BMPs would be implemented during construction to reduce vehicle idle time, utilize dust reduction methods, and to utilize vehicles and machinery that comply with USEPA emissions standards.

Operation of the Preferred Action would have direct and indirect, long-term, negligible adverse effects, on the air quality environment. Long-term air emissions from the operation of the proposed facility would be limited to natural gas heaters and natural gas appliances, boiler, emergency generator, use and maintenance of the vehicle fleet, and similar activities. The full-time staff at the RC facility would increase commuting in the local area, as would reservists arriving for training exercises, which would result in an insignificant increase in local air emissions. Based on this analysis, direct and indirect, long-term, adverse effects would be insignificant to the local and regional air quality environment.

Using the USEPA's *Simplified Greenhouse Gas Emissions calculator*, the estimated peak GHG emissions from construction/operation of the proposed action would be 2,170 metric tons (construction) over a 1.5-year duration and 800 metric tons (operations) per year of CO₂e (see **Appendix B**). During operation, the annual CO₂e emissions from the proposed RC would constitute approximately 0.04% of the emissions of the City of Gainesville (circa 2009), 0.0003% of the emissions of the State of Florida (circa 2019), and 0.00002% of emissions of the U.S. (circa 2019).

Table 3-8: CO₂e Emissions

Emission Source	CO ₂ e Emissions (metric tons)
Preferred Action (Construction)	2,164 ¹
Preferred Action (Operation)	800 ¹
City of Gainesville	1,992,979 ²
State of Florida	233,600,000 ³
United States	5,158,700,000 ³
¹ Appendix B	
² 2009 estimate from City of Gainesville 2009.	
³ 2019 estimate from U.S. Energy Information Administration 2022.	

The proposed facility will be designed and built to Leadership in Energy and Environmental Design silver standards. The facility would also be designed and built to comply with Unified Facilities Criteria (UFC) 1-200-02: High Performance and Sustainable Building Requirements; including, but not limited to, providing a minimum life cycle of 40 years, energy efficiencies, sustainability, building envelope, and integrated building systems performance.

When viewed in light of the anticipated continued effects of climate change, it is not anticipated that the impacts associated with the Preferred Alternative would either greatly exacerbate climatic changes or be made worse from a changing climate. The Preferred Alternative does not include or require any specific protections against the anticipated effects of predicted climate change.

EPA and other federal agencies use estimates of the social cost of carbon to determine a value of the climate impacts of rulemakings (Interagency Working Group of Social Cost of Greenhouse Gases, 2021). The social cost of carbon is a measure, in dollars, of the long-term damage done by a ton of carbon dioxide emissions in a given year. This dollar figure also represents the value of damages avoided for a small emission reduction (i.e., the benefit of a carbon dioxide reduction). The \$37 per ton of carbon dioxide has been adjusted for inflation to \$51 per ton. Therefore, the social cost for the proposed action would be

\$110,364 (construction) and \$40,800 (per year of operation). In addition, the existing readiness facility would no longer be utilized and would not contribute GHG emissions.

No Action Alternative: Selecting the No Action Alternative would result in no changes in air quality. This alternative involves maintaining existing environmental conditions through current operational controls. Because the number and type of activities would remain consistent with current levels under the No Action Alternative, FLARNG would continue its current use of fossil fuels for mobile and temporary sources, resulting in minor impacts due to similar levels of emissions of both criteria pollutants and GHGs.

3.11 Mitigation Measures

All resource categories evaluated in this EA resulted in a finding of “minor”, “negligible”, or “no impact”; therefore, additional mitigation measures are not necessary. The ARNG defines several mitigation measures as a part of their mission to reduce and minimize impacts from actions presented in EAs such as this. Per the *ARNG NEPA Handbook*, these mitigation measures include: avoidance, limitation of action, restoration, protection and maintenance, replacement/compensation, and adaptive management strategy. Compliance with the associated regulations and requirements would occur to ensure resources are protected, any potential impacts are avoided or minimized, and the Preferred Action Alternative not result in any significant impact. The Proposed Action would incorporate applicable BMPs, as described in previous sections, in order to maintain compliance with regulatory requirements.

3.12 Cumulative Effects

As defined by CEQ regulations in 40 CFR §1508.7, cumulative effects are those that “result from the incremental effects of the Proposed Action when added to other past, present, and reasonably foreseeable future actions, without regard to the agency (federal or non-federal) or individual who undertakes such other actions.” Cumulative effect analysis captures the effects that may result from the Proposed Action(s) in combination with the effects of other actions in the Proposed Action’s ROI, which is defined for this proposed project as the Preferred Action area, City of Gainesville, and Alachua County.

Because of extensive influences both within the Preferred Action area and outside its boundary, cumulative effects are the most difficult to analyze. NEPA requires analysis of cumulative environmental effects of a Proposed Action, or set of actions, on resources that may often be manifested only at the cumulative level, such as traffic congestion, air quality, noise, biological resources, cultural resources, socioeconomic conditions, utility system capacities, and others.

3.12.1 Foreseeable Development

Based on the land use, demographic, and socioeconomic growth information discussed in **Section 3.7**, Alachua County and the City of Gainesville are anticipated to continue to grow in population and pursue transportation improvements and new residential and commercial development to accommodate that growth. Research into regional plans and consultation with local entities was conducted to identify past, present, and reasonably foreseeable future actions within the ROI. The actions identified within the ROI include the following:

- **Traffic Signal Update** – The FDOT is currently conducting an active construction project (T2719) which involves the installation of various traffic signal devices throughout Alachua County. The project began in November 2019 and has a planned completion of June 2020 (FDOT Projects). This project includes NE 39th Avenue, Florida State Road 24, Northwest 13th Street, West University Avenue, Southeast Williston Road, West Newberry Road, and Martin Luther King Boulevard.
- **Road Resurfacing Projects** - The FDOT is currently conducting active construction projects (T2725, T2759, T2765, T2766) which involves the resurfacing of several roadway segments throughout Alachua County. Each project has an individually defined timeline; however, most are taking place over the span of 1 to 2 years. This project includes Southwest Archer Road, two segments of Interstate 75, and Southeast Hawthorn Road (FDOT Projects).
- **Multiple Park Improvement Projects** - City of Gainesville's Wild Spaces & Public Places program, in conjunction with the Parks, Recreation and Cultural Affairs Department is currently in the planning, design, and construction phases for multiple projects. These projects include A. Quinn Jones Museum improvements, Springtree Park improvements, Albert "Ray" Massey Park improvements, Northside Park improvements, and Hartman House improvements (Gainesville Parks).
- **Gainesville Regional Airport Terminal Expansion** – The Gainesville Regional Airport recently completed a terminal expansion and improvement project which included a 15,200-SF expansion of the post security aircraft gate area with two new passenger gates, restrooms, and airline/airport support areas. This project was completed in 2021 (Gainesville Regional Airport 2022).
- **U.S. Army Reserve Equipment Concentration Site** – The USACE is developing a facility at the 104-acre Alachua County Fairgrounds property located across NE 39th Ave from the Preferred Action Alternative site. The project would include construction and operation of an Equipment Concentration Site with maintenance facility, warehouse, privately-owned vehicle parking, and military equipment parking.

3.12.2 Environmental Consequences

Preferred Action Alternative: The Preferred Action Alternative, as well as the other projects identified, would be consistent with development plans and policies of the surrounding communities. The majority of projects proposed within Alachua County and the City of Gainesville pertain to improving, growing, and maintaining local industry and infrastructure. The Preferred Action Alternative would not trigger additional development in the local area or effect area schools, permanent housing, or the overall population. Further, the Preferred Action Alternative would not result in significant effects to any resource category. When viewed collectively, the Preferred Action Alternative, in conjunction with the other identified projects would likely produce localized, insignificant adverse cumulative effects to the human environment through effects to noise, air quality, water resources, biological resources, and transportation and utility infrastructure. Regionally, there would be no cumulative effects from implementation of the Preferred Action Alternative.

No Action Alternative: With selection of the No Action Alternative, the Proposed Action would not be implemented, and current conditions would remain. No cumulative effects would result from the No Action Alternative.

SECTION 4: COMPARISON OF ALTERNATIVES AND CONCLUSIONS

4.1 Comparison of the Environmental Consequences of the Alternatives

This EA has evaluated the potential environmental, socioeconomic, and cultural effects of the FLARNG's proposal to construct and operate the Gainesville RC in Alachua County, Florida, as detailed in **Section 2.2** (Preferred Action Alternative). Two alternatives were evaluated: the Preferred Action Alternative and No Action Alternative. A comparison of the environmental consequences of these alternatives is provided in **Table 2-1: Summary of Alternatives Considered**.

4.2 Conclusions

Based on the information and analysis presented in this EA, both the Preferred Action Alternative and the No Action Alternative would result in insignificant impacts; therefore, the preparation of an Environmental Impact Statement is not necessary and the issuance of a FONSI would be appropriate.

The FLARNG would review this NEPA analysis, in consultation with ARNG Requirements and Analysis Division, prior to project execution to ensure no substantial changes have occurred to environmental resources or regulatory requirements since the completion of this EA. If changes have occurred, then the FLARNG would prepare an updated NEPA analysis (e.g., a Supplemental EA or tiered Categorical Exclusion). This original EA would be utilized as the foundation for the updated analysis and supplemental NEPA analyses would focus on those issues that have changed.

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SECTION 5: REFERENCES

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SECTION 6: LIST OF PREPARERS**Florida Army National Guard**

Construction Facility Management Office
Environmental Branch
2305 State Route 207
St. Augustine, Florida 32086

Ms. Jacqueline Kelly, Conservation Program Team Lead

Pond and Company

3500 Parkway Lane
Peachtree Corners, GA 30092

Name	Company	Role	Degree	Years of Experience
Glenn Martin	POND	Project Manager, NEPA analysis and oversight	M.S. in Forest Resources B.S. in Forest Resources	17
Taylor Jordan	POND	Preparation of EA sections, GIS	M.S. in Environmental Mgmt B.S. in Environmental Mgmt	7
Aaron Burgess	POND	Preparation of EA Sections	B.S. Environmental Studies	9

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SECTION 7: AGENCIES AND INDIVIDUALS CONSULTED

Copies of all correspondence, including sample data request letters and responses, are included in Appendix A.

Federal Agencies

Federal Aviation Administration

1701 Columbia Avenue
College Park, GA 30337
POC: Michael O'Harra, Regional Administrator,
Southern Region

U.S. Army Corps of Engineers

Jacksonville District
P.O. Box 4970
Jacksonville, FL 32232-0019
POC: Jacksonville Permits Section

U.S. Army Public Health Center

5158 Blackhawk Road
Aberdeen Proving Ground, MD 21010-5403
POC: Kristy Broska, Environmental Protection
Specialist
POC: Catherine Stewart, Program Manager
Operational Noise

U.S. Environmental Protection Agency

Region 4
Environmental Protection Agency Atlanta
Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-3104
POC: Ntale Kajumba, NEPA Program Office
Chief

U.S. Fish & Wildlife Service

North Florida Ecological Services Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
POC: Larry Wouldiams, State Supervisor

USDA Natural Resources Conservation Service

Gainesville Service Center

5709 NW 13th St
Gainesville, FL 32653-2130
POC: Monica Jones, District Conservationist

State Agencies

Florida Department of Agriculture and Consumer Service

Division of Plant Industry
1911 SW 34th St.
Gainesville, FL 32608-1201
POC: Dr. Trevor Smith, Division Director

Florida Department of Environmental Protection

Northeast District Office
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256
POC: Gregory J. Strong, District Director

Florida Department of Transportation

District 2 Main Office
1109 South Marion Avenue Lake City, FL
32025-5874
POC: Greg Evans, District 2 Secretary

Florida Division of Historical Resources

R.A. Gray Building
500 South Bronaugh Street Tallahassee, FL
32399-0250
POC: Timothy A Parsons, Ph.D.
Division Director and State Historic Preservation
Officer

Florida Fish and Wildlife Conservation Commission

North Central Region
3377 E. U.S. Highway 90
Lake City, FL 32055-8795
POC: Chris Wynn, Regional Director

St. Johns River Water Management District

District Headquarters
P.O. Box 1429
Palatka, FL 32178-1429
POC: Michael A. Register, P.E., Executive Director

Local Government / Organizations**City of Gainesville, FL**

200 E. University Ave.
Gainesville, FL 32601
POC: Cynthia Curry, City Manager

Alachua County Public Works Department

5620 N.W. 120th Lane
Gainesville, Florida 32653
POC: Ramon Gavarrete, P.E., Public Works Director

Gainesville Regional Airport

3880 NE 39th Ave, Suite A
Gainesville, Florida 32609
POC: Allan Penksa

Native American Tribes**Alabama-Quassarte Tribal Town**

P.O. Box 187
Wetumka, Oklahoma 74883
POC: Pare Bowlegs, Tribal Historic Preservation Officer

Miccosukee Tribe of Indians of Florida

P.O. Box 440021
Miami, FL 33144
POC: Fred Dayhoff, Native American Graves and Protection and Repatriation Act Contact

Muscogee (Creek) Nation

P.O. Box 580
Okmulgee, OK 74447
POC: Emman Spain, Native American Graves and Protection and Repatriation Act Coordinator

Porch Band of Creek Indians

5811 Jack Springs Road
Atmore, Alabama 36502
POC: Larry D. Haikey, Tribal Historic Preservation Officer

Seminole Nation of Oklahoma

P.O. Box 1498
Wewoka, OK 74884
POC: Ben Yahola, Tribal Historic Preservation Officer

Seminole Tribe of Florida

30290 Josie Billie Hwy.
Clewiston, FL 33440
POC: Ann Mullins, Tribal Historic Preservation Officer

APPENDIX A

Agency Coordination and Native American Consultation

Contents

Agency Correspondence

Early Coordination Letters to Agencies from FLARNG (10 January 2022)

Enclosures for Early Coordination Letters

Florida Department of Environmental Protection Response (21 March 2022)

Alachua County Department of Environmental Protection Response (28 March 2022)

Florida Fish and Wildlife Conservation Commission Response (25 March 2022)

U.S. Fish and Wildlife Service (2 November 2022)

National Historic Preservation Act Section 106 Consultation

Concurrence Letter from Florida Division of Historic Resources (29 July 2020)

FLARNG Letter Initiating Section 106 Consultation with Florida Division of Historical Resources (10 January 2022)

*Follow-up to Letter Initiating Section 106 Consultation with Florida Division of Historical Resources (23 September 2022)

*Follow-up to Letter Initiating Section 106 Consultation with Florida Division of Historical Resources (4 November 2022)

Native American Consultation

Early Coordination Letters to Native American Tribes from FLARNG (10 January 2022)

*Follow-up to Early Coordination Letters to Native American Tribes from FLARNG (23 September 2022)

*Follow-up to Early Coordination Letters to Native American Tribes from FLARNG (4 November 2022)

*Subsequent letter(s) are not included in Appendix A to conserve space. Subsequent letters were materially identical to initial letter included herein.

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DEPARTMENTS OF THE ARMY AND THE AIR FORCE
FLORIDA NATIONAL GUARD
OFFICE OF THE ADJUTANT GENERAL
ST. FRANCIS BARRACKS, P.O. BOX 1008
ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2022

ADDRESSEE: See attached Distribution List

SUBJECT: Intergovernmental and Interagency Environmental Planning Consultation
Environmental Assessment for the Proposed Gainesville Readiness Center

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code § 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

This letter and the attached DOPAA are being sent as part of the scoping process for the Proposed Action. We are seeking input from your agency/group on any potential regional or local concerns and information relevant to the Proposed Action area that you think would be of value to this NEPA analysis. We are coordinating with several agencies/groups (see **Attachment 2**). Should you know any additional agencies or organizations that may have data or concerns relevant to this Proposed Action, please contact us directly with this information. We look forward to and welcome your participation in this analysis. Please provide any comments, concerns, information, studies, or other data you may have regarding the Proposed Action within thirty (30) days of receipt of this letter to enable us to complete this phase of the project within the scheduled timeframe. All responses will be considered for incorporation into the EA.

The FLARNG has contracted Pond & Company, Inc. (Pond) to facilitate the NEPA process. If you have information relevant to the development of the EA, please direct your correspondence to Pond via email at jordant@pondco.com. If you have any questions regarding the proposed action itself, you can contact Jacqueline Kelly at (904) 823-0343 or at Jacqueline.d.kelly6.nfq@army.mil.

Sincerely,

Jacqueline D. Kelly
Conservation Program Team Lead
Civilian, Florida Army National Guard
Department of Military Affairs
2305 State Road 207
St. Augustine, Florida 32086

Enclosures

1. Description of Proposed Action and Alternatives (DOPAA)
2. Distribution List

Agency Contacts and Addresses

Cynthia Curry
City Manager
City of Gainesville, FL
200 E. University Ave.
Gainesville, FL 32601

Ramon Gavarrete, P.E.
Public Works Director
Alachua County Public Works Department
5620 N.W. 120th Lane
Gainesville, Florida 32653

Allan Penksa
Gainesville Regional Airport
3880 NE 39th Ave, Suite A
Gainesville, Florida 32609

Michael O'Harra
Regional Administrator
Federal Aviation Administration
Southern Region
1701 Columbia Avenue
College Park, GA 30337

Dr. Trevor Smith
Division Director
Florida Department of Agriculture and Consumer
Services
Division of Plant Industry
1911 SW 34th St.
Gainesville, FL 32608-1201

Greg Evans
District Two Secretary
Florida Department of Transportation – District 2
1109 South Marion Avenue
Lake City, Florida 32025-5874

Greg Strong
District Director – Northeast District Office
Florida Department of Environmental Protection
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256-7590

Chris Wynn
Regional Director – North Central Region
Florida Fish and Wildlife Conservation
Commission
3377 E. U.S. Highway 90
Lake City, Florida 32055-8795

Timothy A Parsons, Ph.D
Division Director and State Historic Preservation
Officer
Florida Division of Historical Resources
R.A. Gray Building
500 South Bronaugh Street
Tallahassee, FL 32399-0250

Michael A. Register, P.E.
Executive Director
St. Johns River Water Management District
District Headquarters
P.O. Box 1429
Palatka, Florida 32178-1429

Ntale Kajumba
NEPA Program Office Chief
U.S. Environmental Protection Agency–Region 4
61 Forsyth Street, SW
Atlanta, GA 30303-31304

U.S. Army Corps of Engineers
Jacksonville District
Jacksonville Permits Section
P.O. Box 4970
Jacksonville FL 32232-0019

Monica Jones
District Conservationist
USDA Natural Resource Conservation Service
Gainesville Service Center
5709 NW 13th St
Gainesville, FL 32653-2130

Larry Williams
State Supervisor
U.S. Fish & Wildlife Service
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, Florida 32256-7517

Pare Bowlegs
Tribal Historic Preservation Officer
Alabama-Quassarte Tribal Town
P.O. Box 187
Wetumka, Oklahoma 74883

Fred Dayhoff
Miccosukee Tribe of Indians of Florida
P.O. Box 440021
Miami, FL 33144

Emman Spain
Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, Oklahoma 74447

Larry D. Haikey
Tribal Historic Preservation Officer
Porch Band of Creek Indians
5811 Jack Springs Road
Atmore, Alabama 36502

Ben Yahola
Tribal Historic Preservation Officer
Seminole Nation of Oklahoma
P.O. Box 1498
Wewoka, OK 74884

Ann Mullins
Tribal Historic Preservation Officer
Seminole Tribe of Florida
30290 Josie Billie Hwy
Clewiston, FL 33440

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FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

March 21, 2022

Sent electronically to: Jordant@pondco.com

Florida Army National Guard
Construction Facility Management Office
Environmental Branch
2305 State Route 207
St. Augustine, Florida 32068

**Re: Intergovernmental and Interagency Environmental Planning Consultation
Environmental Assessment for the Proposed Gainesville Readiness Center –
Alachua County**

The Northeast District office of the Florida Department of Environmental Protection (DEP) received the Department of the Army's and the Air Force Florida National Guard's letter requesting comments regarding the intent to construct and operate a new Readiness Center in Alachua County.

Based on the information provided, DEP has the following comments and recommendations for this project:

Air Permitting

Any open burning of land clearing debris that may be generated by the project should be conducted in accordance with Rule 62-256.700(3), Florida Administrative Code (F.A.C.). Except as provided by this rule, any other open burning of land clearing debris is to be conducted using an air curtain incinerator operated in compliance with the terms of the exemption from air permitting of Rule 62-210.300, F.A.C., if such exemption applies, or if such exemption does not apply, in compliance with the provisions of Rule 62-296.401, F.A.C., and any other terms of the unit's air permit.

At least ten (10) working days prior to the planned demolition of any building that removes load bearing structural members or renovation operations where asbestos may be disturbed, a completed Notice of Demolition or Asbestos Renovation form, DEP Form 62-257.900(1), shall be submitted to the Department, or the notification can be submitted online through the DEP Business Portal via: <https://www.fldepportal.com/DepPortal/go/submit-registration>.

An asbestos survey conducted by a licensed asbestos inspection consultant is also required prior to any demolition or renovation. Please contact Rita Felton-Smith at (904) 256-1556, or via email at Rita.Felton-Smith@FloridaDEP.gov, with any questions regarding these requirements.

Environmental Resource Permitting and Stormwater Permitting

The proposed project should be reviewed by the St. Johns River Water Management District's (SJRWMD) Environmental Resource Permitting Program, according to the Operating Agreement between FDEP and SJRWMD. Please contact the SJRWMD at (800) 451-7106, to request a permit determination or if you have questions about permitting requirements.

In addition, please note that a wetland delineation determination, per Rule 62-340, F.A.C., is required to evaluate any potential wetland impacts due to this project. If wetlands will be impacted, an authorization, per Rule 62-330, F.A.C., may be required. Please contact Kimberly Mann at (904) 256-1564, or via email at Kimberly.Mann@FloridaDEP.gov, with any questions regarding wetland determinations, and/or possible impacts associated with this project.

Groundwater

Any dewatering from pumping groundwater and discharging to a stormwater drainage system, or surface waters, may require a non-contaminated dewatering, or a Petroleum Contaminated Dewatering Generic Permit, and if the site is larger than one (1) acre, it may require a Stormwater Construction Activity Permit that can include non-contaminated dewatering, in accordance with Chapter 62-621, F.A.C. Please contact Robert Martin at (904) 256-1613, or via email at Robert.L.Martin@FloridaDEP.gov, with any questions regarding these requirements.

Solid Waste

Waste facilities that manage solid waste require a solid waste permit, pursuant to Chapter 62-701, F.A.C. If the activities include placing, storing, and/or processing solid waste in a building, then a waste processing facility permit will be required, pursuant to Rule 62-710, F.A.C. Two (2) of the major types of solid waste processing facilities are: a) transfer station, and b) materials recovery facility.

Solid waste including construction and demolition debris (C&D) that may be generated by the construction project should be managed in accordance with the applicable, state solid waste regulations of Chapter 62-701, F.A.C. The C&D waste may be taken to a permitted C&D, or Class I or Class III Disposal Facility, materials recovery facility, or transfer station. Any Class I waste should be taken to a permitted Class I facility, such as a landfill or waste processing facility.

Regarding the renovation and demolition of structures/buildings, it is recommended that any hazardous materials, if present, be removed from the structure and managed properly, prior to its demolition, and be managed in accordance with applicable federal, state, and local regulations.

The document titled, *Hazardous Materials Removal Prior to Demolition*, may be helpful and can also be found via the following link: <https://floridadep.gov/waste/permitting-compliance-assistance/content/hazardous-waste-publications>. Please contact Julia Boesch at (904) 256-1577, or via email at Julia.Boesch@FloridaDEP.gov, with any questions regarding these requirements.

Storage Tank Notification and Registration

Military complexes may decide to provide emergency generator backup in case of power outages. If the complex decides to provide generator backup and the fuel source for the backup is petroleum that is stored in aboveground storage tanks (AST) greater than 550 gallons capacity or underground storage tanks (UST) greater than 110 gallons capacity, then the storage tank system is regulated by the Department.

In such cases, the responsible party must provide prior notification of the installation of the storage tank system, and the storage tank system equipment must be approved by the Department. In addition, the storage tank system must be registered with the Department and must meet all applicable requirements of Chapter 62-761 or 762, F.A.C. Please contact Matt Harris at (904) 256-1527, or via email at Matthew.J.Harris@FloridaDEP.gov, with any questions regarding notification and registration requirements.

In addition, to receive a complete consistency determination for the National Environmental Policy Act (NEPA) document(s), please contact the State Clearinghouse at Clearinghouse@dep.state.fl.us, or Mr. Chris Stahl directly, at (850) 717-9076.

If you have any questions or need further assistance, please contact Victoria Ford at (904) 256-1505, or via email at Victoria.Ford@FloridaDEP.gov.

Sincerely,



Gregory J. Strong
District Director

GS/vic

cc Chris Stahl, FDEP State Coordinator

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From: [Mark Brown](#)
To: [Jordan Taylor](#)
Cc: [Eddleton, Forrest K](#); [Lalit Lalwani](#); [Liliana S. Kolluri](#); [Stephen Hofstetter](#)
Subject: Gainesville Readiness Center - Request for Information
Date: Monday, March 28, 2022 9:41:17 AM
Attachments: [AC_logo-150ppi_b0554e81-2d50-477d-8264-0219cbd8ac34.png](#)
[Home2_44a3d51e-b983-4237-8082-72394e0032c7.png](#)
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[county_news_150ppi_14250fe5-78c3-4aa5-b059-283cc85fd4ea.png](#)
[2022-01-10 Env Assessment Proposed Gainesville Readiness Center.pdf](#)
[Gainesville Readiness Center ACEPD Comments 3-28-22.pdf](#)

EXTERNAL EMAIL

Please find attached the provided environmental assessment for the proposed Center, and as requested, summarized environmental information compiled by the Alachua County Environmental Protection Department. Please do not hesitate to contact myself and/or other individuals copied on this email if any questions. Thanks for the request!! Mark



Mark Brown, CPSS, Sr. PWS

Natural Resources Program Manager
Environmental Protection Department
408 W. University Ave Suite 106 • Gainesville • FL • 32601
352-264-6815 (office) • 352-226-2977 (mobile)
mbrown@alachuacounty.us



PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

Gainesville Readiness Center – ACEPD Comments

Preferred Alternative: 3221 NE 39th Avenue. Parcel ID # 08191-001-000 & 08197-000-000

Hazardous Materials

- No hazmat facilities. No facilities notified EPD of any regulated activities.
- **(1) Complaints/ERs - JLM_130820_01** - SSO release.
Parcel ID # 08197-000-000 – Highlighted Yellow area on photo below - This was the homeless camp area for approximately 200 homeless individuals (Dignity Village) immediately South of Grace Marketplace.
 - There may have been a clean-up of the area, but it is unsure if it occurred, who oversaw it, or that any hazardous materials were properly remediated. There have been numerous issues at this location reported via Codes Enforcement, Law Enforcement, Health Department, etc. over the period that the encampment was functioning. Further assessment is recommended for the identified area.

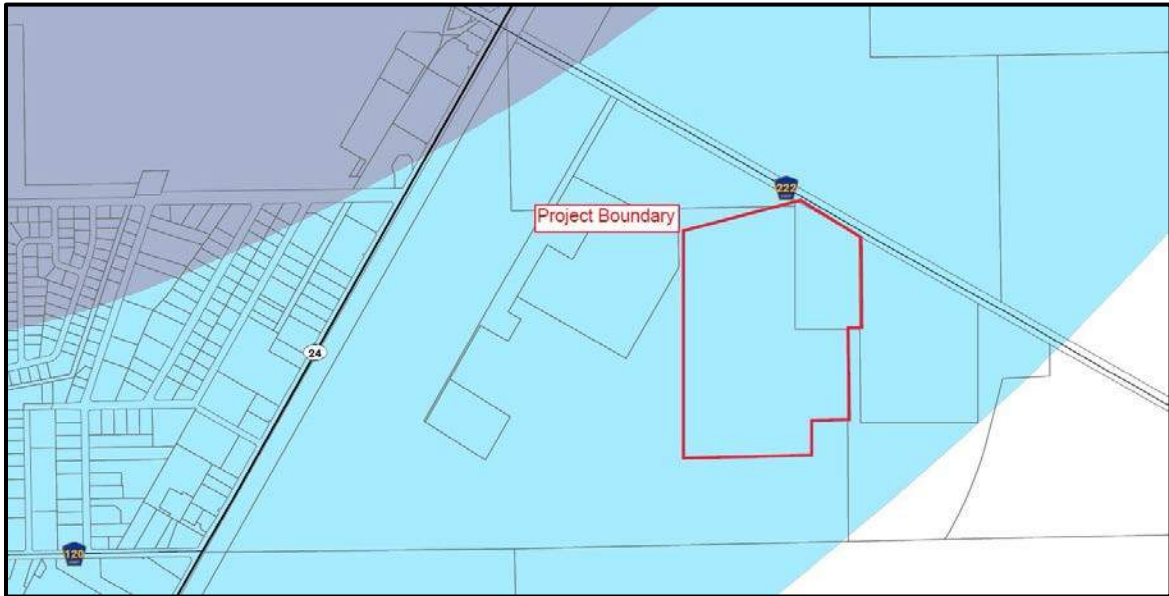


Petroleum

- A review of State petroleum storage tank registration and petroleum cleanup databases shows no history of petroleum fuels storage, usage, discharges, cleanup activities, or related issues on the properties identified in the query.

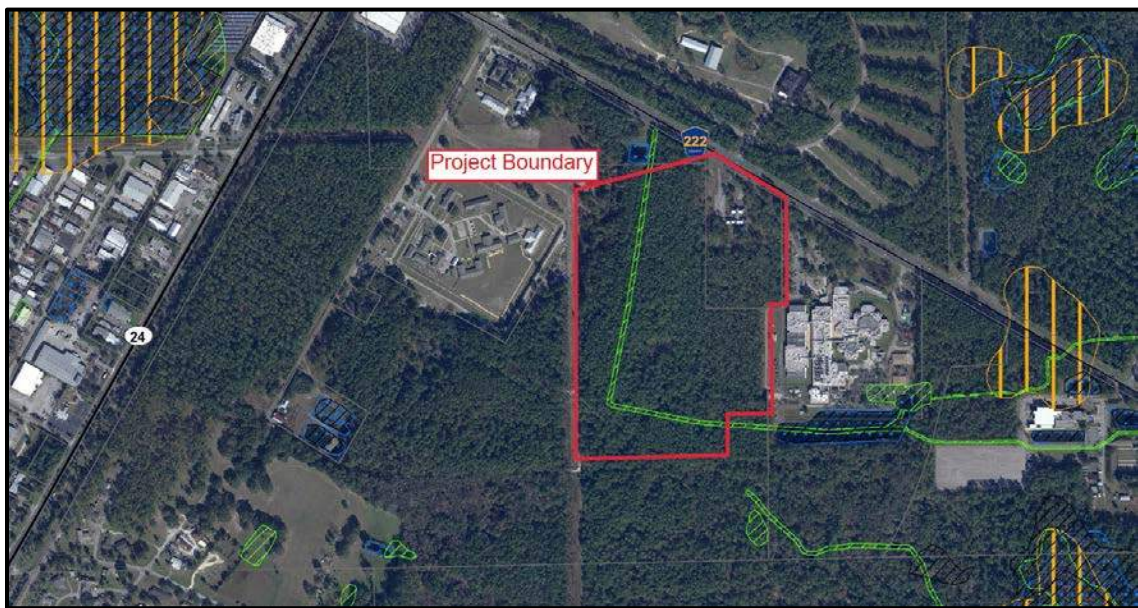
Wellfield Protection

- The property falls within the tertiary wellfield protection zone of the Murphree Wellfield. Any proposed use or storage of materials regulated by the [Alachua County Hazardous Materials Management Code](#) would be required to apply for a [Wellfield Protection Special Use Permit](#) with the City of Gainesville.



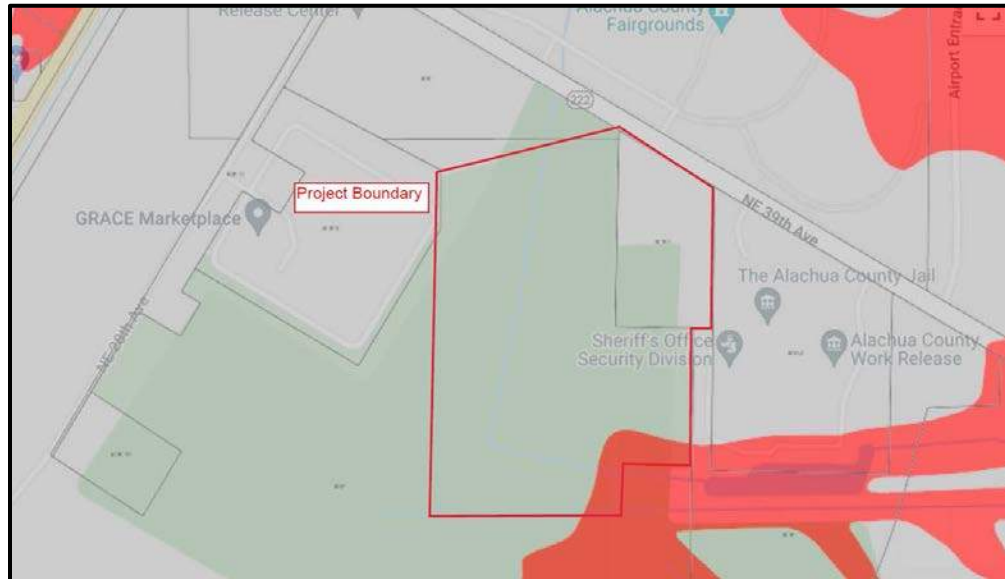
Surface Waters and Wetlands

- In the City of Gainesville, surface waters and wetlands are regulated by the [Alachua Countywide Wetlands Protection Code](#) and [Article VIII, Division 4 of the City of Gainesville Land Development Code](#). Review of wetlands data on the property shows what appear to be manmade surface waters within the project area, which would be exempt from meeting the protection requirements of either code provided there is no adverse impact to natural surface waters or wetlands. However, should any natural wetlands or surface waters be identified, regulations in both codes would apply. For most wetlands, this means an upland buffer of 50' ft minimum/75' ft average width must be protected in addition to the wetland.



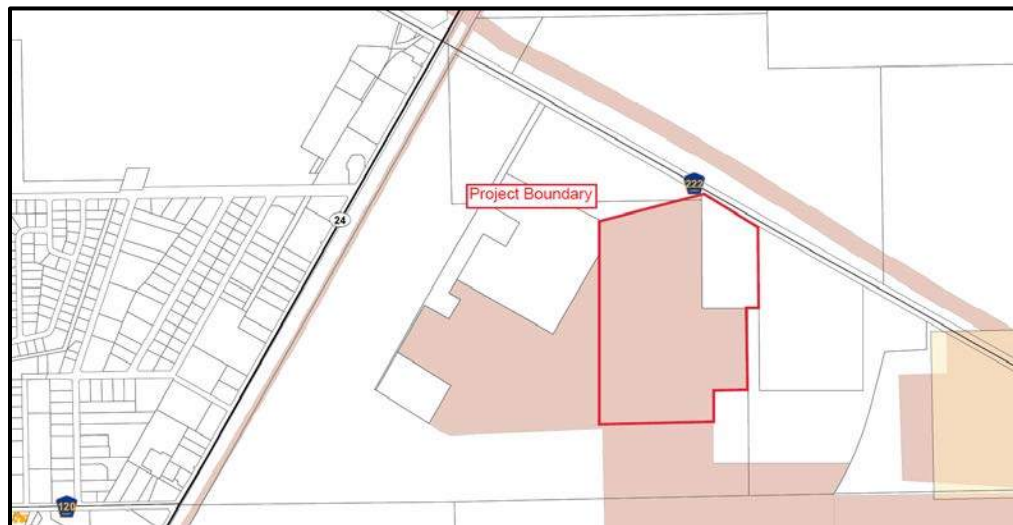
FEMA Flood Zone

- A small portion of the project area falls within the 100-year floodplain. In the City of Gainesville, floodplain is regulated by [Article VIII, Division 5 of the Land Development Code](#). Development within the floodplain must comply with these regulations.



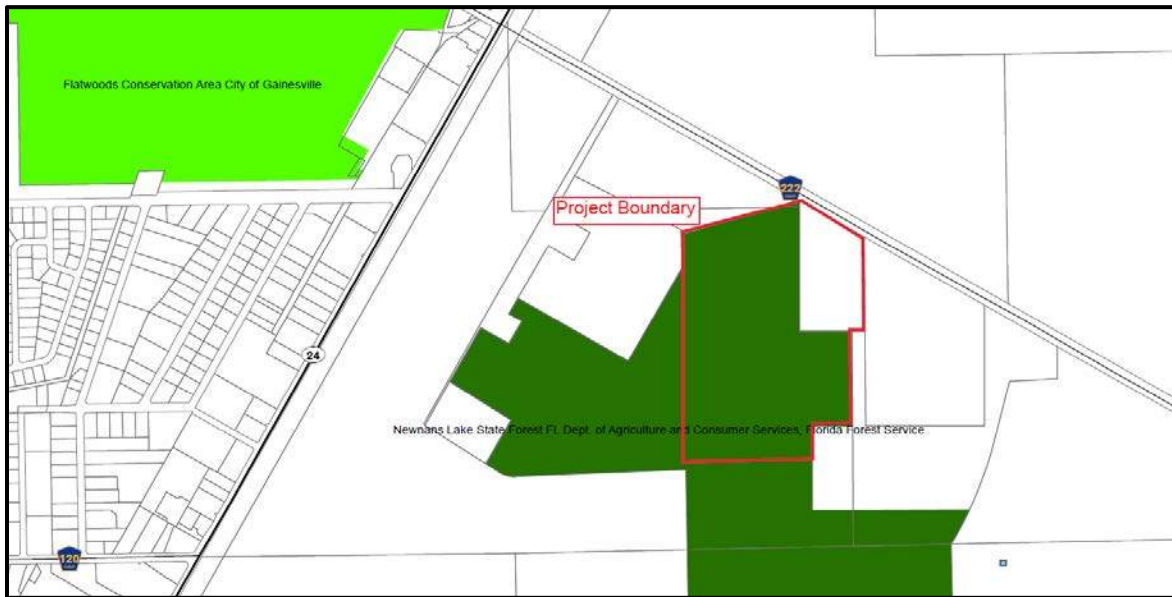
Cultural Resources

- A cultural resource survey has been conducted over a portion of the project area. The survey was titled "A Reconnaissance Survey of Cultural Resources, Newnans Lake State Forest and Department of Corrections Lakeshore Parcels, Alachua County, Florida" by Julia B. Duggins, 2018. ACEPD has no data of archeological or historical resources recorded within the project area.



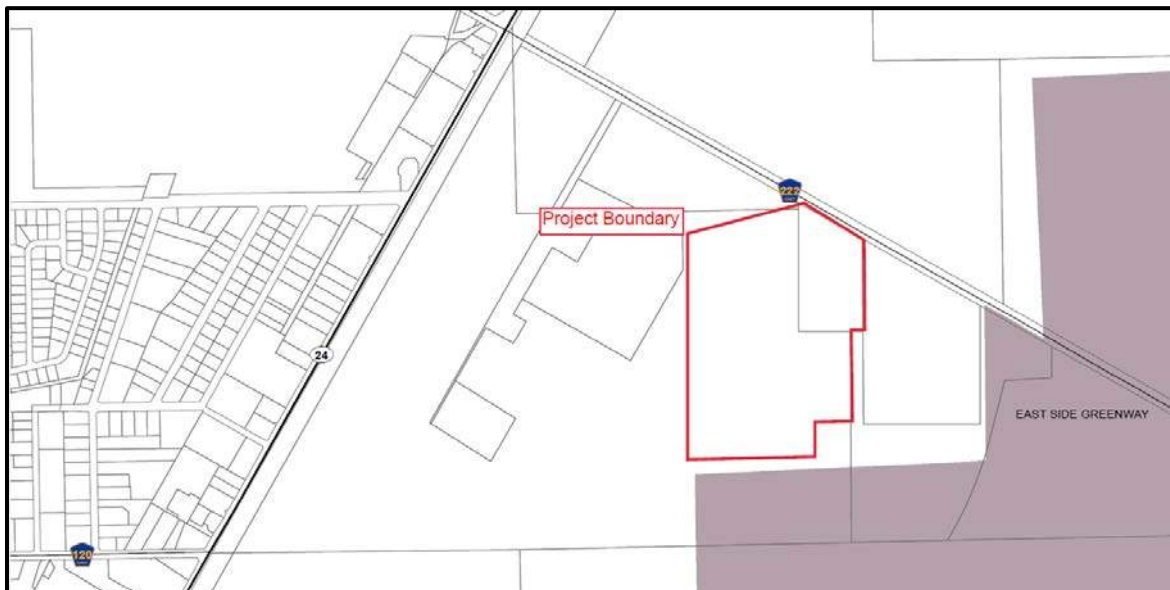
Conservation Lands

- The project area falls within the Newnan's Lake State Forest.



Strategic Ecosystems

- A portion of parcel 08197-000-000 falls within the East Side Greenway Strategic Ecosystem. In the City of Gainesville, strategic ecosystems are regulated by [Article II of the Alachua Countywide Natural Resources Code](#) and [Article VIII, Division 3 of the City of Gainesville Land Development Code](#). Prior to development occurring on a parcel within a mapped strategic ecosystem, a field evaluation must occur to determine the location and extent of strategic ecosystem resources. If the verified strategic ecosystem resource area encompasses greater than 50% of the uplands on site, the Alachua Countywide Natural Resources Code requires at least 50% of the uplands on site to be protected as a Conservation Management Area. If the verified strategic ecosystem resource area encompasses less than 50% of the uplands on site, the entire resource area must be protected. Because the proposed project footprint is outside of the strategic ecosystem overlay, it should not affect the project. However, if the project footprint expands to include the strategic ecosystem area, these regulations would apply.



Alternative: 700 NE 55th Boulevard. Parcel ID # 10878-000-000 & 10885-000-000

Hazardous Materials

- No hazmat issues. No facilities. No ER / Complaint issues.

Petroleum

- A review of State petroleum storage tank registration and petroleum cleanup databases shows no history of petroleum fuels storage, usage, discharges, cleanup activities, or related issues on the properties identified in the query.

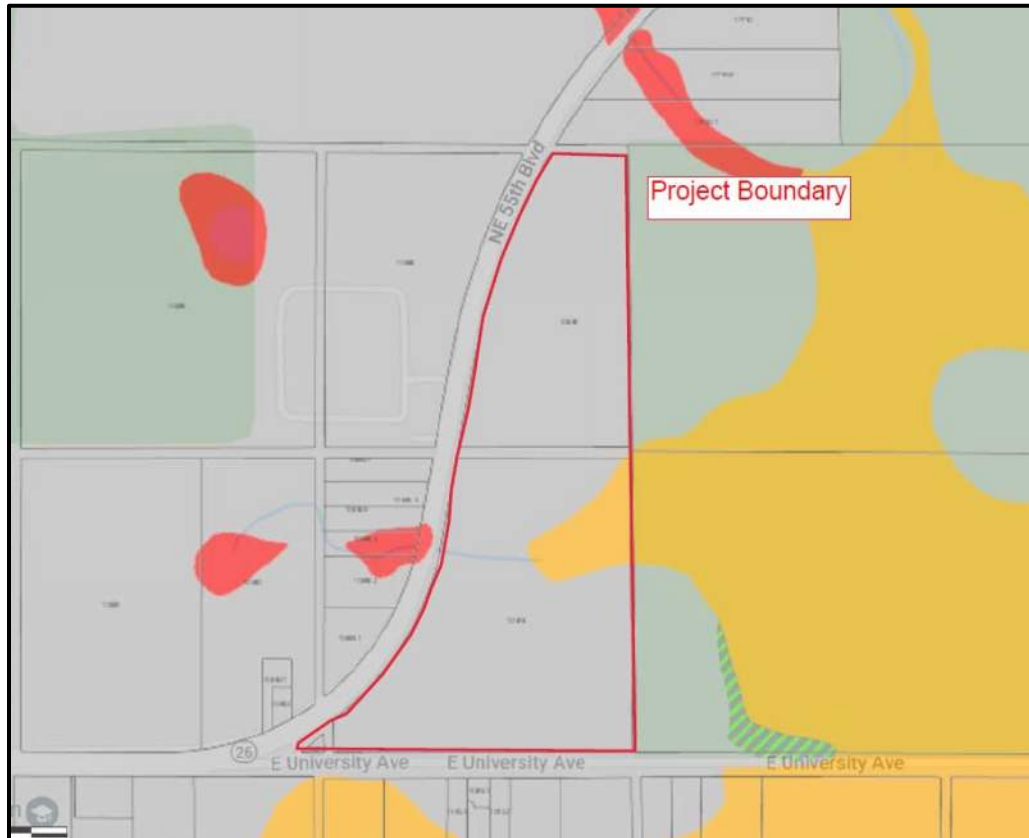
Surface Waters and Wetlands

- In unincorporated Alachua County, surface waters and wetlands are regulated by the [Chapter 406, Article VI of the Alachua County Unified Land Development Code](#). Review of wetlands data on the property shows a large wetland system along the eastern portion of the project area. The extent and location of the wetlands on site would need to be field verified. In most cases, the code requires an upland buffer of 50' ft minimum/75' ft average width must be protected in addition to the wetland.



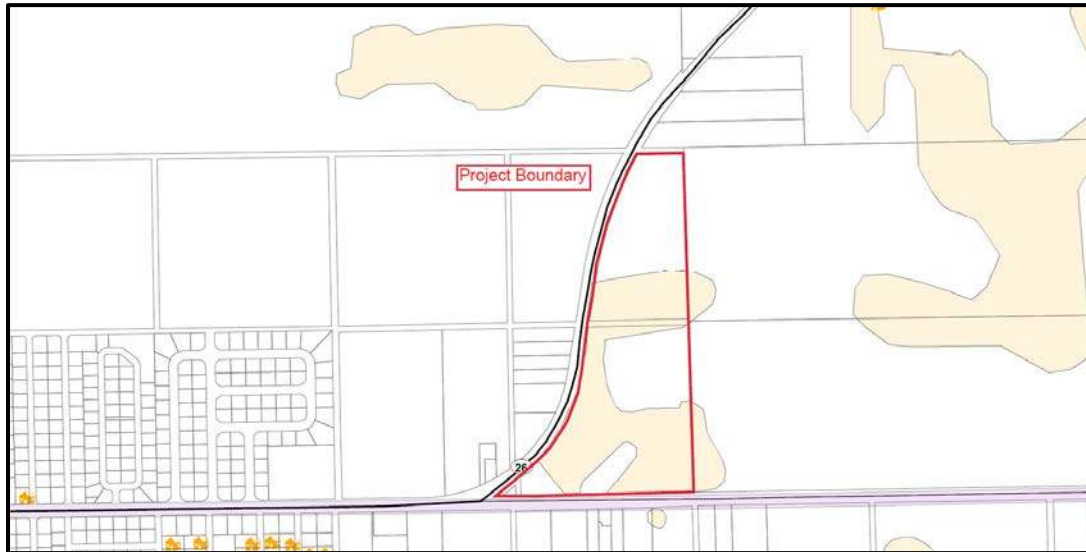
FEMA Flood Zone

- A small portion of the project area falls within the 100-year floodplain. In unincorporated Alachua County, floodplain is regulated by [Chapter 406, Article VII of the Alachua County Unified Land Development Code](#). Development within the floodplain must comply with these regulations.



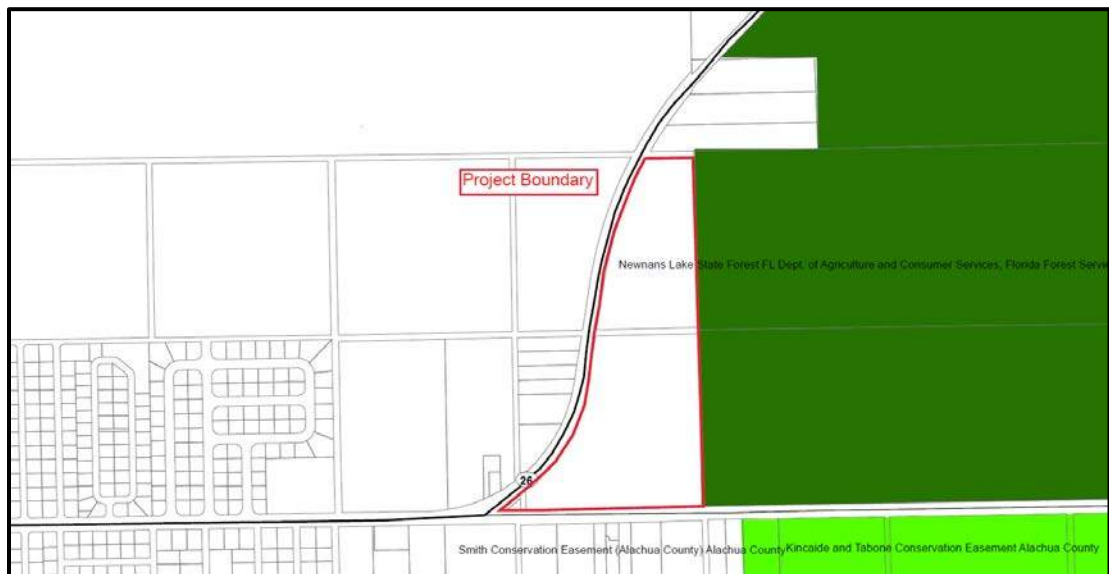
Cultural Resources

- The Rocket Dawg archaeological site (AL05438) exists within the project area. This site is ineligible for listing in the National Register of Historic Places.



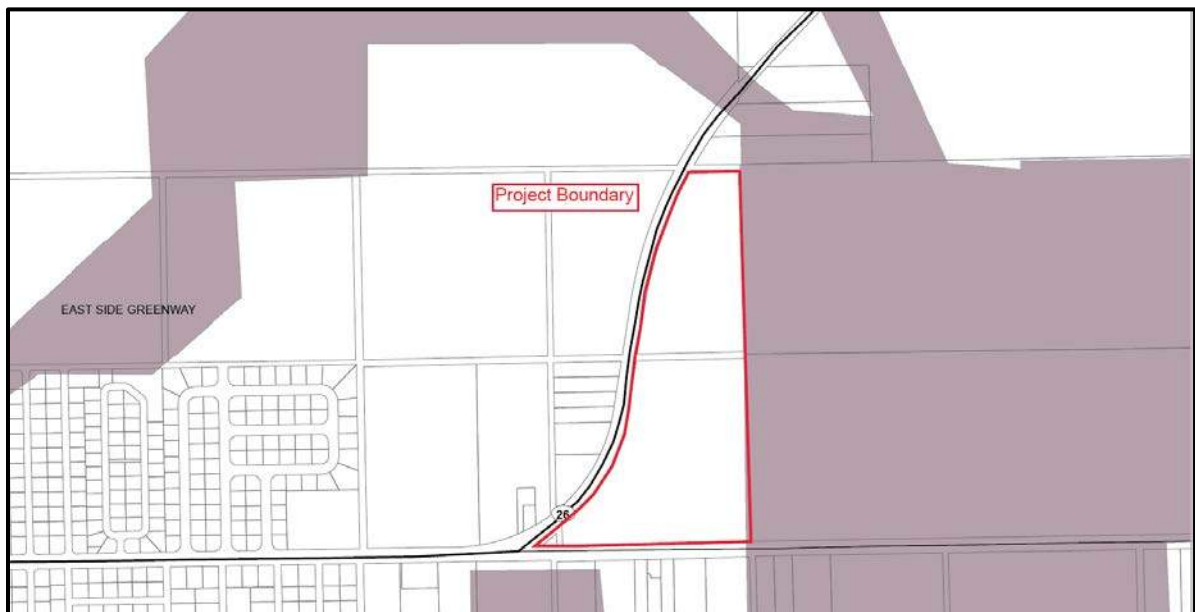
Conservation Lands

- The project area is adjacent to the Newnan's Lake State Forest. In unincorporated Alachua County, the [Preservation Buffer Overlay District](#) would apply. In general, this means a 100 ft buffer must be left undisturbed adjacent to the conservation lands.



Strategic Ecosystems

- A portion of parcel 10855-000-000 falls within the East Side Greenway Strategic Ecosystem. In unincorporated Alachua County, strategic ecosystems are regulated by [Chapter 406, Article V of the Alachua County Unified Land Development Code](#). Prior to development occurring on a parcel within a mapped strategic ecosystem, a field evaluation must occur to determine the location and extent of strategic ecosystem resources. If the verified strategic ecosystem resource area encompasses greater than 50% of the uplands on site, the code requires at least 50% of the uplands on site to be protected as a Conservation Management Area. If the verified strategic ecosystem resource area encompasses less than 50% of the uplands on site, the entire resource area must be protected. Because the proposed project footprint is outside of the strategic ecosystem overlay, it should not affect the project. However, if the project footprint expands to include the strategic ecosystem area, these regulations would apply.



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Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
Coral Gables

Michael W. Sole
Vice Chairman
Sebastian

Steven Hudson
Fort Lauderdale

Gary Lester
Oxford

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Robert A. Spottswood
Key West

Office of the
Executive Director
Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

850-487-3796
850-921-5786 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

March 25, 2022

Jacqueline Kelly
Florida Army National Guard
2305 State Road 207
St. Augustine, Florida 32086
Jacqueline.d.kelly6.nfg@army.mil

RE: Environmental Assessment for the Florida Army National Guard's Gainesville Readiness Center, Departments of the Army and the Air Force, Alachua County

Dear Ms. Kelly:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the above referenced Environmental Assessment (EA). The following comments and recommendations are provided for your consideration in accordance with Chapter 379, Florida Statutes, and the National Environmental Policy Act (NEPA).

Project Description

The proposed action consists of the construction and operation of a new Readiness Center to support the mission and needs of the Florida Army National Guard units assigned to the city of Gainesville and Alachua County area. The facility will consist of several structures including a main building, training bay waste handling building, flammable materials storage, a field maintenance shop, parking areas, a 2-mile running track, and a physical fitness field. The EA states that at least 25 acres of buildable land is required and identifies two alternatives in addition to the No Action Alternative. The Preferred Alternative location consists of approximately 57.3 acres on the south side of Northeast 39th Avenue, approximately one-half mile east of State Road 24 in Alachua County. The landcover on the site consists of approximately 45.3 acres of coniferous plantations and 9 acres of institutional facilities.

Potentially Affected Resources

FWC staff conducted a geographic information system (GIS) analysis of the project area and found that the project area is located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) consultation area for the red-cockaded woodpecker (*Picoides borealis*, Federally Endangered)
- Potential habitat for the following federally and state-listed species:
 - Eastern indigo snake (*Drymarchon corais couperi*, Federally Threatened)
 - Gopher tortoise (*Gopherus polyphemus*, State Threatened [ST])
 - Florida pine snake (*Pituophis melanoleucus mugitus*, ST)
 - Short-tailed snake (*Lampropeltis extenuate*, ST)
- Existing Conservation Lands:
 - Newnans Lake State Forest
 - Flatwoods Conservation Area
 - Morningside Nature Center

Comments and Recommendations

Gopher Tortoise

The project area may have potential habitat for the gopher tortoise. The applicant should refer to the FWC's *Gopher Tortoise Permitting Guidelines* (Revised July 2020) (<http://www.myfwc.com/license/wildlife/gopher-tortoise-permits/>) for survey methodology and permitting guidance prior to any development activity. Specifically, the permitting guidelines include methods for avoiding impacts as well as options and state requirements for minimizing, mitigating, and permitting potential impacts of the proposed activities. If you have any questions regarding gopher tortoise permitting, please contact Eric Seckinger by phone at (850) 921-1029 or at Eric.Seckinger@MyFWC.com.

Florida Pine Snake

Florida pine snakes have historically occurred in this area, and suitable habitat may also occur onsite. Florida pine snakes are naturally secretive in nature and can spend up to 80 percent of their time in underground refuges like stump holes, gopher tortoise burrows, and the burrows of nine-banded armadillos and mice. This species is often associated with southeastern pocket gophers (*Geomys pinetis*); however, they can persist and thrive in areas without this species. Florida pine snakes are active from March through October but show the greatest activity in May, June, July, and October when they move more frequently and travel farther distances. Additional information can be found in the *Species Conservation Measures and Permitting Guidelines for the Florida Pine Snake* (<https://myfwc.com/media/25003/floridapinesnakegl.pdf>). If a Florida pine snake is observed during construction, FWC staff recommends that work activities cease and the snake be allowed to leave on its own accord. It would also contribute to FWC's research efforts if sightings could be reported to the staff member at the close of this letter, preferably with a photograph and GPS coordinates.

Short-Tailed Snake

The project site is located within the potential range of the short-tailed snake and suitable habitat may occur onsite. Short-tailed snakes are naturally secretive, spending most of their time burrowed in sand and may also use fallen logs and gopher tortoise burrows as refuges. Short-tailed snakes are most active from March through April and October through November. Additional information can be found in the *Species Conservation Measures and Permitting Guidelines for the Short-Tailed Snake* (<https://myfwc.com/media/22867/shorttailedsnakeguidelines-2019.pdf>). If a short-tailed snake is observed during your project, FWC staff recommend that work activities cease and the snake be allowed to leave on its own accord. It would also contribute to FWC's research efforts if sightings could be reported to the staff member at the close of this letter, preferably with a photograph and GPS coordinates.

Prescribed Fire

The proposed project sites are located within a smoke corridor that originates from use of prescribed fire as a management tool on the nearby Newnans Lake State Forest, Flatwoods Conservation Area, and Morningside Nature Center. Management techniques, including mechanical treatments and prescribed fire, are necessary tools for maintaining the ecosystem integrity on these properties. Natural resource managers of this conservation land will continue to use prescribed burning for land management to sustain existing communities and to reduce fuel loads that may otherwise lead to catastrophic wildfires that not only affect wildlife but threaten human life and property. Site management staff should be informed that prescribed burning is an acceptable practice for land management and personnel should be provided educational materials

on what can be expected during prescribed burns. FWC staff recommends coordination with the land managers of these properties to ensure that prescribed burning is an acceptable practice for land management. Information regarding prescribed burning can be found at (<https://myfwc.com/wildlifehabitats/habitat/prescribed-fire/>).

Federal Species

This site may also contain habitat suitable for the federally listed species identified above. FWC staff recommends coordination with USFWS North Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts on these species. The USFWS North Florida ESO can be contacted at (904) 731-3336.

FWC staff appreciates the opportunity to provide input on this project and looks forward to working with the USACE throughout the remaining permitting processes. For specific technical questions regarding the content of this letter, please contact Laura DiGruttolo at (850) 728-5147 or by email at Laura.DiGruttolo@myFWC.com. All other inquiries may be sent to ConservationPlanningServices@MyFWC.com.

Sincerely,



Jason Hight, Director
Office of Conservation Planning Services

jh/am
Gainesville Readiness Center EA _47104_03252022

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United States Department of the Interior

FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

FL

Email Address: fw4flesregs@fws.gov



In Reply Refer To:

November 02, 2022

Project Code: 2023-0011503

Project Name: Gainesville Readiness Center

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
, FL

Project Summary

Project Code: 2023-0011503
Project Name: Gainesville Readiness Center
Project Type: Military Development
Project Description: Develop new Readiness Center
Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@29.678321599999997,-82.28282082230103,14z>



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614	Endangered

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Aimophila aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow <i>Ammodramus henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

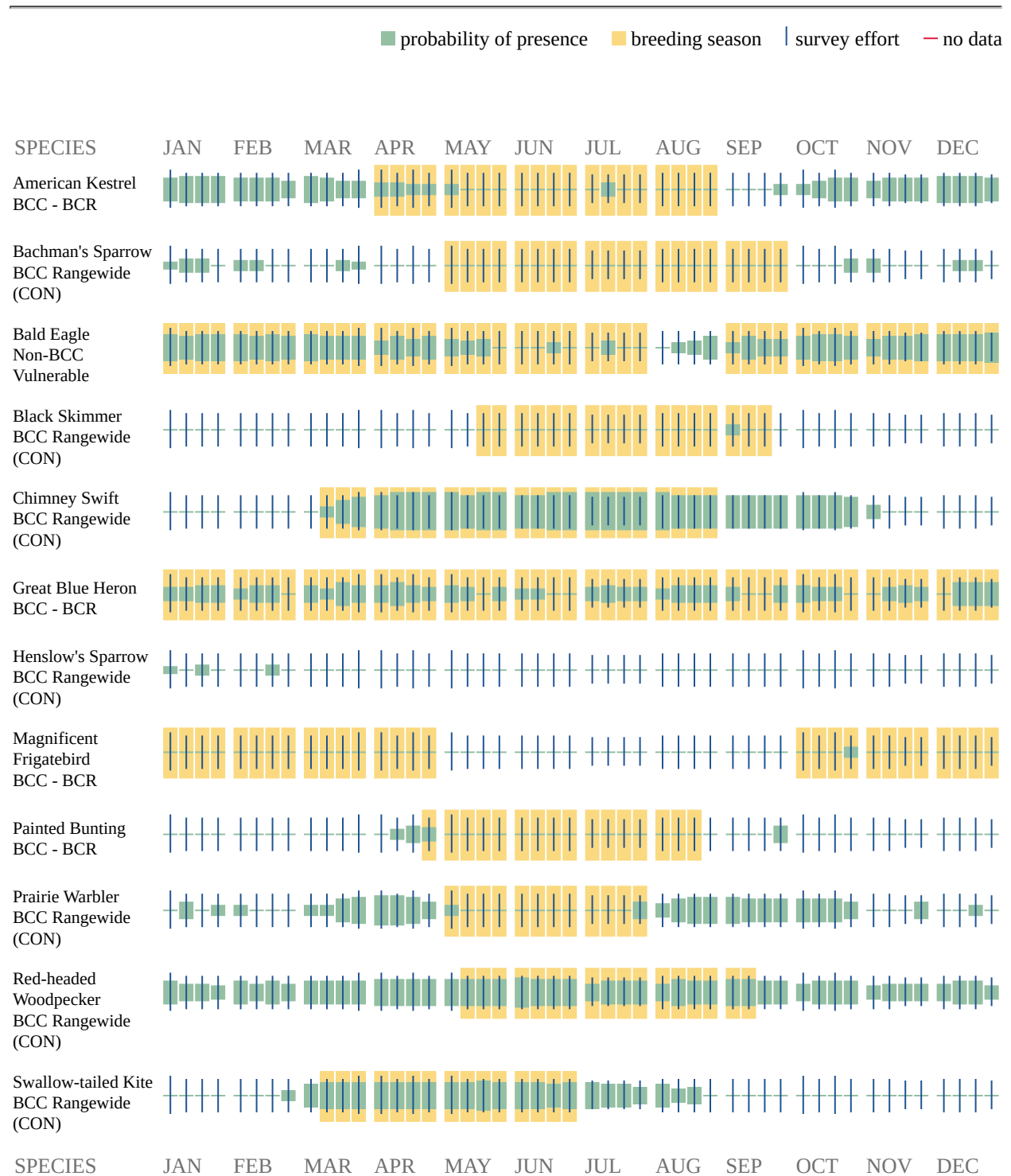
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- [Riverine](#)
-

IPaC User Contact Information

Agency: State of Florida
Name: glenn martin
Address: 3500 parkway lane
Address Line 2: suite 500
City: peachtree corners
State: GA
Zip: 30092
Email: martingi@pondco.com
Phone: 6784592586

Lead Agency Contact Information

Lead Agency: Air National Guard



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Brent M. Handley
Environmental Services, Inc.
7220 Financial Way, Suite 100
Jacksonville, FL 32256

July 31, 2020

RE: DHR Project File No.: 2020-4017-B, Received by DHR: July 29, 2020
*A Cultural Resource Assessment Survey of the Florida Army National Guard Gainesville Property
Alachua County, Florida*

Dear Mr. Handley:

We note that in April of 2020, Environmental Services, Inc., (ESI) conducted the above referenced cultural resource assessment survey (CRAS) on behalf of the Florida Army National Guard. Our office proceeded to review this report to comment on possible adverse impacts to cultural resources listed or eligible for listing in the *National Register of Historic Places (NRHP)*, or otherwise of historical, architectural, or archaeological significance. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*, and Chapters 267.061, *Florida Statutes*, and implementing state regulations. Report revisions were requested on July 28, 2020 (DHR correspondence 2020-4017-A), and a revised report was submitted July 29, 2020.

No archaeological sites or archaeological occurrences were encountered. One historic structure (8AL07329) was recorded. Built in 1965, this structure at 3221 NE 39th Avenue originally housed the Seguin Unit, which was run by the Florida Agency for Persons with Disabilities to house people who had been determined by a judge to be mentally unfit for a criminal trial. The Seguin Unit operated in conjunction with the nearby Sunland Center for developmentally disabled persons until 2017, when the structure was damaged by Hurricane Irma.

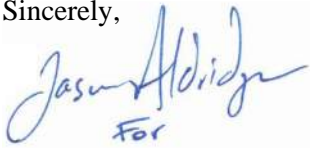
Structure 8AL07329 consists of several sections. The northern primary building section is a single-story cross plan, attached to the secondary and tertiary single-story building sections further south by enclosed and attached corridors. On the east side of the tertiary building section is a detached rectangular single-story building. There are also non-historic outbuildings. The structure lacks architectural distinctiveness. 8AL07329 has undergone alterations and renovations, and does not meet any criteria for listing in the NRHP.

ESI proposes that this project will have no effect on cultural resources listed, or eligible for listing in the NRHP, or otherwise of archaeological, historical, or architectural significance within the survey area, and recommends no additional work in the APE.

Based on the information provided, our office concurs with the presented survey results and recommendations, and determined that the proposed project will likely have no effect on historic properties listed, or eligible for listing, on the NRHP, or otherwise of historical, architectural, or archaeological value. Further, we find the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.

If I can be of any further help, or if you have any questions about this letter, please feel free to contact Clete Rooney at Cleteus.Rooney@dos.myflorida.com.

Sincerely,

A handwritten signature in blue ink that reads "Jason Aldridge". Below the signature, the word "For" is written in a smaller, lighter blue font.

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources
and State Historic Preservation Officer



DEPARTMENTS OF THE ARMY AND THE AIR FORCE
FLORIDA NATIONAL GUARD
OFFICE OF THE ADJUTANT GENERAL
ST. FRANCIS BARRACKS, P.O. BOX 1008
ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2022

Timothy A Parsons, Ph.D
Division Director and State Historic Preservation Officer
Florida Division of Historical Resources
R.A. Gray Building
500 South Bronaugh Street
Tallahassee, FL 32399-0250

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Dr. Parsons,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

This letter and the attached DOPAA are being sent as part of the scoping process for the Proposed Action. We are seeking input from your agency/group on any potential regional or local concerns and information relevant to the Proposed Action area that you think would be of value to this NEPA analysis. We are coordinating with several agencies/groups (see **Attachment 2**). Should you know any additional agencies or organizations that may have data or concerns relevant to this Proposed Action, please contact us directly with this information. We look forward to and welcome your participation in this analysis. Please provide any comments, concerns, information, studies, or other data you may have regarding the Proposed Action within thirty (30) days of receipt of this letter to enable us to complete this phase of the project within the scheduled timeframe. All responses will be considered for incorporation into the EA.

We invite you to join us as a consulting party as we conduct this EA in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in 36 CFR 800: *Protection of Historic Properties*.

If you have any questions, comments, or concerns about this project, please contact Ms. Jacqueline Kelly at (904) 823-0343 or at Jacqueline.d.kelly6.nfg@army.mil.

Sincerely,

Jacqueline D. Kelly
Conservation Program Team Lead
Civilian, Florida Army National Guard
Department of Military Affairs
2305 State Road 207
St. Augustine, Florida 32086

Enclosures



DEPARTMENTS OF THE ARMY AND THE AIR FORCE
FLORIDA NATIONAL GUARD
OFFICE OF THE ADJUTANT GENERAL
ST. FRANCIS BARRACKS, P.O. BOX 1008
ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2022

Pare Bowlegs
Tribal Historic Preservation Officer
Alabama-Quassarte Tribal Town
P.O. Box 187
Wetumka, Oklahoma 74883

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Mr. Bowlegs,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

This letter and the attached DOPAA are being sent as part of the scoping process for the Proposed Action. We are seeking input from your agency/group on any potential regional or local concerns and information relevant to the Proposed Action area that you think would be of value to this NEPA analysis. We are coordinating with several agencies/groups (see **Attachment 2**). Should you know any additional agencies or organizations that may have data or concerns relevant to this Proposed Action, please contact us directly with this information. We look forward to and welcome your participation in this analysis. Please provide any comments, concerns, information, studies, or other data you may have regarding the Proposed Action within thirty (30) days of receipt of this letter to enable us to complete this phase of the project within the scheduled timeframe. All responses will be considered for incorporation into the EA.

We invite you to join us as a consulting party as we conduct this EA in accordance with 36 CFR Part 800.2, Executive Order 13175, and Department of Defense Instruction 4710.02 - interactions with Federally Recognized Tribes. With your advice and assistance, we hope to maintain an ongoing cooperative relationship between your Nation and the FLARNG.

If you have any questions, comments or concerns about this project, please contact Ms. Jackie Kelly at (904) 823-0343 or at Jacqueline.d.kelly6.nfg@army.mil.

Sincerely,

Jacqueline D. Kelly
Conservation Program Team Lead
Civilian, Florida Army National Guard
Department of Military Affairs
2305 State Road 207
St. Augustine, Florida 32086

Enclosures



DEPARTMENTS OF THE ARMY AND THE AIR FORCE
FLORIDA NATIONAL GUARD
OFFICE OF THE ADJUTANT GENERAL
ST. FRANCIS BARRACKS, P.O. BOX 1008
ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2022

Fred Dayhoff
Miccosukee Tribe of Indians of Florida
P.O. Box 440021
Miami, FL 33144

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Mr. Dayhoff,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

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We invite you to join us as a consulting party as we conduct this EA in accordance with 36 CFR Part 800.2, Executive Order 13175, and Department of Defense Instruction 4710.02 - interactions with Federally Recognized Tribes. With your advice and assistance, we hope to maintain an ongoing cooperative relationship between your Nation and the FLARNG.

If you have any questions, comments or concerns about this project, please contact Ms. Jackie Kelly at (904) 823-0343 or at Jacqueline.d.kelly6.nfg@army.mil.

Sincerely,

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January 10, 2022

Emman Spain
Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, Oklahoma 74447

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Mr. Spain,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

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Sincerely,

Jacqueline D. Kelly
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Department of Military Affairs
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ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2021

Larry D. Haikey
Tribal Historic Preservation Officer
Porch Band of Creek Indians
5811 Jack Springs Road
Atmore, Alabama 36502

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Mr. Haikey,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

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Sincerely,

Jacqueline D. Kelly
Conservation Program Team Lead
Civilian, Florida Army National Guard
Department of Military Affairs
2305 State Road 207
St. Augustine, Florida 32086

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ST. AUGUSTINE, FLORIDA 32085-1008

January 10, 2021

Ben Yahola
Tribal Historic Preservation Officer
Seminole Nation of Oklahoma
P.O. Box 1498
Wewoka, OK 74884

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Mr. Yahola,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

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Sincerely,

Jacqueline D. Kelly
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Civilian, Florida Army National Guard
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January 10, 2022

Ann Mullins
Tribal Historic Preservation Officer
Seminole Tribe of Florida
30290 Josie Billie Hwy
Clewiston, FL 33440

Subject: Intergovernmental and Interagency Environmental Planning Consultation Environmental Assessment for the Proposed Gainesville Readiness Center

Dear Ms. Mullins,

The purpose of this letter is to solicit comments regarding the Florida Army National Guard's (FLARNG) intent to construct and operate a new Readiness Center (RC) in the vicinity of Gainesville, Florida (FL). The FLARNG is preparing an Environmental Assessment (EA) to evaluate potential physical, environmental, cultural, and socioeconomic effects associated with the Proposed Action pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S. Code§ 4321 et seq.), the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 32 CFR Part 651. The purpose and need for, as well as details of, the Proposed Action are described in the attached Description of Proposed Action and Alternatives (DOPAA; see **Attachment 1**).

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If you have any questions, comments or concerns about this project, please contact Ms. Jackie Kelly at (904) 823-0343 or at Jacqueline.d.kelly6.nfg@army.mil.

Sincerely,

Jacqueline D. Kelly
Conservation Program Team Lead
Civilian, Florida Army National Guard
Department of Military Affairs
2305 State Road 207
St. Augustine, Florida 32086

Enclosures

Martin, Glenn

From: Martin, Glenn
Sent: Thursday, November 2, 2023 10:11 AM
To: Martin, Glenn
Subject: FW: Gainesville Readiness Center, ECOSphere #2023-0011503

From: Yarbrough, Lisa <lisa_yarbrough@fws.gov>
Sent: Friday, October 27, 2023 11:24 AM
To: Kelly, Jacqueline D NFG NG FLARNG (USA) <jacqueline.d.kelly6.nfg@army.mil>
Cc: Putnam, Christopher <christopher_putnam@fws.gov>
Subject: [Non-DoD Source] Re: Gainesville Readiness Center, ECOSphere #2023-0011503

You don't often get email from lisa_yarbrough@fws.gov. [Learn why this is important](#)

Hello Jackie,

I had a few minutes this morning to complete a better review of the proposed Florida Army National Guard's proposed project of the construction and operation of a new Readiness Center in the vicinity Gainesville, Florida. The Service agrees with the species effects determinations made by Pond & Company when the Standard Protection Measures for the Eastern indigo snake are implemented.

The Florida pine snake is under review for listing and allowing snakes to depart the area during construction would also benefit this species. In addition, we recommend keeping as many of the mature trees in place as the proposed plan would allow. There are several bat species undergoing listing review and the mature trees provide potential roosting habitat.

Please accept our apologies for the delayed response and please feel free to reach out to us if you have any questions or comments.

Thank you,

Lisa Yarbrough

Fish and Wildlife Biologist

Florida Ecological Services Field Office

Location: Panama City Office

1601 Balboa Ave, Panama City FL

850-769-0552 ext. 45225 (office)

850-640-8383 (cell)

[Florida Ecological Services Office | U.S. Fish & Wildlife Service \(fws.gov\)](#)

APPENDIX B

Emissions Estimation Documentation

Contents

Assumptions and Rationale for Completion of the USEPA Simplified GHG Calculator

USEPA GHG Calculator for Construction of the Preferred Alternative

USEPA GHG Calculator for Operation of the Preferred Alternative

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Project: Gainesville Readiness Center
RE: Assumptions and Rationale for Completion of the USEPA Simplified GHG Calculator
Date: 2 AUG 22

CONSTRUCTION ASSUMPTIONS

1. Stationary Combustion
 - a. None
2. Mobile Sources
 - a. Limited to construction equipment
 - i. On-Road or Non-Road: Non-Road
 - ii. Vehicle Type: Construction/Mining Offroad Trucks – Diesel
 - iii. Vehicle Year: 2010
 - iv. Fuel Usage: Construction Duration (1.5 years) * 365 days * 300 gallons per day = 164,250 gallons
 - v. Assumption Basis: *Final EA for Alaska National Guard Camp Carroll Readiness Center Construction Joint Base Elmendorf-Richardson, Alaska June 2021.*
3. Refrigeration and AC
 - a. None
4. Fire Suppression
 - a. None
5. Purchased Gases
 - a. None
6. Waste Gases
 - a. None
7. Electricity
 - a. None
8. Steam
 - a. None
9. Business Travel
 - a. None
10. Commuting
 - a. Assume 50 contractors
 - i. 25 passenger cars per day with 20-mile roundtrip commute. Construction Duration (1.5 years) * 365 days * 25 people * 20 miles = 273,750 miles
 - ii. 25 light-duty trucks per day with 20-mile roundtrip commute. Construction Duration (1.5 years) * 365 days * 25 people * 20 miles = 273,750 miles
 - iii. Assumption Basis: *Final EA for Alaska National Guard Camp Carroll Readiness Center Construction Joint Base Elmendorf-Richardson, Alaska June 2021.*
11. Product Transport
 - a. Transport of construction materials
 - i. Assume 100 trips at 50 miles roundtrip
 - ii. Assumption Basis: Staff estimate. No calculator available.
 - iii. Note: Does not include hauloff of demolition/construction waste/debris as that is included in the calculation under the Waste tab.

12. Waste

a. Demolition

i. Demolition Waste Calculation:

1. Assumption Basis:

- a. FEMA, Debris Estimating Field Guide, FEMA Publication No. 329, September 2010. Accessed 7/20/2022

https://www.fema.gov/sites/default/files/2020-07/fema_329_debris-estimating_field-guide_9-1-2010.pdf

- i. General Building Debris Estimation formula: $(\text{Length} * \text{Width} * \text{Height} * 0.33) / 27 = \text{CY}$
 - ii. Construction and demolition debris: 1 ton = 2 cubic yards
- b. Demolition of Existing facility = $(\sim 25,040 \text{ SF} * 20 \text{ ft height (assumed average)} * 0.33) / 27 = 6,121 \text{ CY} / 2 = 3,060.5 \text{ tons}$
- c. For the purposes of this project, assume the following composition for C&D waste:

- i. Concrete = 21.8%
 - ii. Shingles = 19.3%
 - iii. Wood = 15.5%
 - iv. Dirt/Sand/Rock/Gravel = 13.4%
 - 1. Note: This category is not included in the SGHGC xls. Substituted for Concrete (i.e., blacktop)
 - v. General C&D = 10.5%
 - 1. Note: This category is not included in the SGHGC xls. Substituted for Concrete.
 - vi. Gypsum Board = 8.1%
 - vii. Brick = 7.2%
 - viii. Metal = 2.5%
 - ix. Municipal Solid Waste = 1.3%
 - x. Plastics = 0.3%
 - 1. Source: Minnesota Pollution Control Agency. 2020. Construction and Demolition Materials Composition Study. Accessed 7/20/2022
<https://www.pca.state.mn.us/sites/default/files/w-sw5-55.pdf>

ii. Vegetation Clearing Calculation:

1. Assumption Basis:

- a. FEMA, Debris Estimating Field Guide, FEMA Publication No. 329, September 2010
 - i. Vegetative debris:
 - 1. Hardwoods: 1 ton = 4 cubic yards
 - 2. Softwoods: 1 ton = 6 cubic yards

- b. Forest2Market, How Many Tons of Wood are on an Acre of Land?, Accessed 7/19/2022
<https://www.forest2market.com/blog/how-many-tons-of-wood-are-on-an-acre-of-land#:~:text=Average%20volume%20of%20natural%20pine,clearcut%3A%2099%20tons%20per%20acre>
 - i. US South, July 2017 – June 2018, Average clearcut tons per acre = 87
 - ii. 15 acres * 87 tons = 1,305 tons
 - c. For the purposes of this project, assume all vegetative debris from clearing will be combusted on-site.
 - b. Construction Waste:
 - i. Assumption Basis: USEPA, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, March 2009. Accessed 7/20/2022
<https://www.epa.gov/sites/default/files/2017-09/documents/estimating2003buildingrelatedcanddmaterialsamounts.pdf>
 - 1. Assume 4.34 lb of waste per square-foot of non-residential facility
 - 2. 65,000 sf * 4.34 lb = 282,100 lbs
 - ii. For the purposes of this project, use C&D composition described in 12.A.1.c (above)

OPERATION ASSUMPTIONS

- 1. Stationary Combustion
 - a. This analysis does not rely on project-specific components specified in the 1391. Per EPA SGHGC xls Help-Stationary Combustion, Public Order and Safety facilities in the South assume 23.4 standard cubic feet of natural gas per square-foot per year:
 - i. 23.4 scf * 66,200 sf = 1,549,080 scf
- 2. Mobile Sources
 - a. Per 1391, the RC will host 48 vehicles and 34 trailers
 - b. Assumptions:
 - i. Number:
 - 1. Vehicles: 48
 - 2. Trailers: 34
 - ii. OnRoad
 - iii. Vehicle/Trailer Type: Medium- and Heavy-Duty Vehicles – Diesel
 - iv. Vehicle/Trailer Year: 2010
 - v. Fuel Usage:
 - 1. Vehicles: 500 miles per year * 48 vehicles / 7.5 mpg = 3,200 gallons
 - a. Per reference table, 7.5 mpg is the average consumption provided for Single Unit 2-Axle 6-Tire or More Trucks and represents a conservative assumption.
 - 2. Trailers: 250 miles per year * 34 trailers / 6.1 mpg = 1,393 gallons

- a. Per reference table, 6.1 mpg is the average consumption provided for Combination Trucks and represents a conservative assumption.

3. Refrigeration and AC

- a. Facility air conditioning: Per 1391, facility will be equipped with one 327-ton air conditioning unit.
 - i. Assume R-401A
 - 1. [https://www.archtoolbox.com/common-refrigerants-in-buildings/#:~:text=HCFC%2D22%20\(R%2D22\)%20has%20been%20the%20most,systems%20for%20over%20four%20decades](https://www.archtoolbox.com/common-refrigerants-in-buildings/#:~:text=HCFC%2D22%20(R%2D22)%20has%20been%20the%20most,systems%20for%20over%20four%20decades). Accessed 7/20/2022
 - ii. Total new lbs of refrigerant. 4lbs of refrigerant per ton = 4 lbs * 327 tons = 1,308 lbs
 - 1. www.Refrigeranthq.com. Accessed 7/20/2022. <https://refrigeranthq.com/f-a-q/how-much-freonrefrigerant-does-an-ac-unit-hold/>
 - iii. Assume annual loss of 10%. 1,308 lbs * 0.10 = 130.8 lbs lost per year
 - 1. USEPA. 2014. Greenhouse Gas Inventory Guidance: Direct Fugitive Emissions from Refrigeration, Air Conditioning, Fire Suppression, and Industrial Gases. (<https://www.epa.gov/sites/default/files/2015-07/documents/fugitiveemissions.pdf>)
- b. Vehicle fleet air conditioning: Per 1391, the RC will have a fleet of 48 vehicles.
 - i. Assume HFC-134a
 - 1. USEPA. 2022. Refrigerant Properties. Accessed 7/20/2022. (<https://www.epa.gov/mvac/refrigerant-properties#:~:text=HFC%2D134a%20is%20the%20most,a%20high%20global%20warming%20potential>.)
 - ii. Assume 3 pounds refrigerant per vehicle
 - 1. I have not found any formal information on average pounds of refrigerant per vehicle. Anecdotal information suggests that passenger cars typically contain ~2 pounds and semi-trucks typically contain ~ 4 pounds. Therefore, I propose assuming 3 pounds per vehicle for this analysis.
 - iii. Assume annual leak rate of 8.8% representing the high end of estimates
 - 1. Papasavva et al. 2009. Estimated 2017 Refrigerant Emissions of 2,3,3,3,-tetrafluoropropene (HFC-1234yf) in the United States Resulting from Automobile Air Conditioning. Environmental Science and Technology
 - iv. 48 vehicles * 3 pounds * 0.088 = 12.67 pounds of refrigerant loss per year

4. Fire Suppression

- a. 1391 indicates facility will have fire protection but does not specify further details. For the purpose of this analysis, assume facility will have a water sprinkler system.
- b. Assumption: RC would use standard ABC extinguishers with Monoammonium Phosphate and nitrogen gas propellant. Therefore, these extinguishers will not be

included within the EPA SGHGC xls as the SGHGC only includes suppression systems or extinguisher using CO₂, HFC, CF₄, or C₄F₁₀.

5. Purchased Gases
 - a. None
6. Waste Gases
 - a. None
7. Electricity
 - a. This analysis does not rely on project-specific components specified in the 1391. Per EPA SGHGC xls Help-Electricity, Public Order and Safety facilities in the South assume 18.3 kilowatt hours per square-foot per year:
 - i. $18.3 \text{ KWh} \times 66,200 \text{ sf} = 1,189,500 \text{ KWh}$
8. Steam
 - a. None
9. Business Travel
 - a. Assume 15 staff travel 2,000 miles per year each using Light-Duty Trucks. Total of 30,000 miles traveled.
10. Commuting
 - a. 31 permanent staff; light-duty truck; 20-mile roundtrip commute; 260 work days/year - 25 days (vaca, business travel, sick) = 235 days; $235 \times 31 \times 20 = 145,700$
 - b. Twice/year training at RC: $175 \text{ soldiers} \times 20 \text{ miles} \times 2 \text{ times a year} = 7,000$;
 - c. Round-trip mileage between the RC and CBJTC is $38 \times 2 = 76$ miles. Personal vehicle 25% soldiers: $44 \text{ soldiers} \times 76 \text{ miles} \times 2 \text{ times/year} = 6,688$
 - d. Round-trip mileage between the RC and CBJTC is $38 \times 2 = 76$ miles; Light-duty truck 75% soldiers: $131 \text{ soldiers} \times 76 \text{ miles} \times 2 \text{ times/year} = 19,912$
11. Product Transport
 - a. Assumption: This tab is not applicable to the RC project as the RC will not be developing products for transport. Transportation associated with waste disposal would be included on the Waste tab.
12. Waste
 - a. Municipal Waste: Data from Palm Coast RC indicates 440 cubic yards of municipal waste was landfilled in 2021 and appears on track to landfill 480 cubic yards in 2022. $480 \text{ CY} \times 138 \text{ lbs} = 66,240 \text{ lbs}$
 - i. Municipal Waste weight – all waste, uncompacted = 138 lbs per CY.
 - b. Recycling: For the RC recycling will assume 4 CY picked up once a week. $16 \text{ CY/months} \times 12 \text{ months} = 192 \text{ CY}$; $192 \text{ cy} \times 262 \text{ lbs} = 50,304 \text{ lbs}$
 - i. Commingled Recyclable Containers (Plastic bottles, Aluminum cans, Steel cans, Glass bottles) and Paper = 262 lbs per CY
 - c. Hazardous & Universal Waste: Used Crystal River FMS #8 as go-by
 - i. Approximate waste disposal for FMS #8
 - ii. Diesel Fuel about 300 lbs
 - iii. Used Oil about 400 lbs
 - iv. Fuel Filters about 175 lbs
 - v. Oil Filters about 225 lbs
 - vi. Used Absorbent about 200 lbs

Emissions Summary

Guidance

The total GHG emissions from each source category are provided below. You may also use this summary sheet to fill out the *Annual GHG Inventory Summary and Goal Tracking Form* as this calculator only quantifies one year of emissions at a time.

<https://www.epa.gov/climateleadership/center-corporate-climate-leadership-annual-ghg-inventory-summary-and-goal-tracking>

By entering the data below into the appropriate cell of the *Annual GHG Inventory Summary and Goal Tracking Form*, you will be able to compare multiple years of data.

If you have multiple Calculator files covering sub-sets of your inventory for a particular reporting period, sum each of the emission categories (e.g. Stationary Combustion) to an organizational total, which then can be entered into the *Annual GHG Inventory Summary and Goal Tracking Form*.

(A) Enter organization information into the orange cells. Other cells on this sheet will be automatically calculated from the data entered in the sheets in this workbook. Blue cells indicate required emission sources if applicable. Green cells indicate scope 3 emission sources and offsets, which organizations may optionally include in their inventory.

(B) The "Go To Sheet" buttons can be used to navigate to the data entry sheets.

Organizational Information:

Organization Name:	Gainesville RC - Construction		
Organization Address:	3221 NE 39th Avenue, Gainesville, FL 32609		
Inventory Reporting Period:	e.g., Calendar Year 2020, Fiscal Year 2020		
	Start:	MM/DD/YY	End: MM/DD/YY
Name of Preparer:	Glenn Martin		
Phone Number of Preparer:	706.255.0852		
Date Prepared:	8/3/2022		

Summary of Organization's Emissions:

Scope 1 Emissions

Go To Sheet	Stationary Combustion	0	CO ₂ -e (metric tons)
Go To Sheet	Mobile Sources	1,702	CO ₂ -e (metric tons)
Go To Sheet	Refrigeration / AC Equipment Use	0	CO ₂ -e (metric tons)
Go To Sheet	Fire Suppression	0	CO ₂ -e (metric tons)
Go To Sheet	Purchased Gases	0	CO ₂ -e (metric tons)

Location-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	0	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Market-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	0	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Total organization Emissions

Total Scope 1 & Location-Based Scope 2	1,702	CO ₂ -e (metric tons)
Total Scope 1 & Market-Based Scope 2	1,702	CO ₂ -e (metric tons)

Reductions

Go To Sheet	Offsets	0	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Location-Based Emissions	1,702	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Market-Based Emissions	1,702	CO ₂ -e (metric tons)

Scope 3 Emissions

Go To Sheet	Employee Business Travel	0	CO ₂ -e (metric tons)
Go To Sheet	Employee Commuting	222	CO ₂ -e (metric tons)
Go To Sheet	Product Transport	7	CO ₂ -e (metric tons)
Go To Sheet	Waste	240	CO ₂ -e (metric tons)

Required Supplemental Information

Go To Sheet	Biomass CO ₂ Emissions from Stationary Sources	0	CO ₂ -e (metric tons)
Go To Sheet	Biomass CO ₂ Emissions from Mobile Sources	0	CO ₂ -e (metric tons)

Emissions Summary

Guidance

The total GHG emissions from each source category are provided below. You may also use this summary sheet to fill out the *Annual GHG Inventory Summary and Goal Tracking Form* as this calculator only quantifies one year of emissions at a time.

<https://www.epa.gov/climateleadership/center-corporate-climate-leadership-annual-ghg-inventory-summary-and-goal-tracking>

By entering the data below into the appropriate cell of the *Annual GHG Inventory Summary and Goal Tracking Form*, you will be able to compare multiple years of data.

If you have multiple Calculator files covering sub-sets of your inventory for a particular reporting period, sum each of the emission categories (e.g. Stationary Combustion) to an organizational total, which then can be entered into the *Annual GHG Inventory Summary and Goal Tracking Form*.

(A) Enter organization information into the orange cells. Other cells on this sheet will be automatically calculated from the data entered in the sheets in this workbook. Blue cells indicate required emission sources if applicable. Green cells indicate scope 3 emission sources and offsets, which organizations may optionally include in their inventory.

(B) The "Go To Sheet" buttons can be used to navigate to the data entry sheets.

Organizational Information:

Organization Name:	Gainesville RC - Future Annual Operation		
Organization Address:	3221 NE 39th Avenue, Gainesville, FL 32609		
Inventory Reporting Period:	e.g., Calendar Year 2020, Fiscal Year 2020		
	Start:	MM/DD/YY	End: MM/DD/YY
Name of Preparer:	Glenn Martin (Pond) and Carrie Hubbel (Florida ARNG)		
Phone Number of Preparer:	706-255-0852 and 904-823-0276		
Date Prepared:	8/4/2022		

Summary of Organization's Emissions:

Scope 1 Emissions

Go To Sheet	Stationary Combustion	84	CO ₂ -e (metric tons)
Go To Sheet	Mobile Sources	47	CO ₂ -e (metric tons)
Go To Sheet	Refrigeration / AC Equipment Use	9	CO ₂ -e (metric tons)
Go To Sheet	Fire Suppression	0	CO ₂ -e (metric tons)
Go To Sheet	Purchased Gases	0	CO ₂ -e (metric tons)

Location-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	535	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Market-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	535	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Total organization Emissions

Total Scope 1 & Location-Based Scope 2	676	CO ₂ -e (metric tons)
Total Scope 1 & Market-Based Scope 2	676	CO ₂ -e (metric tons)

Reductions

Go To Sheet	Offsets	0	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Location-Based Emissions	676	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Market-Based Emissions	676	CO ₂ -e (metric tons)

Scope 3 Emissions

Go To Sheet	Employee Business Travel	20	CO ₂ -e (metric tons)
Go To Sheet	Employee Commuting	84	CO ₂ -e (metric tons)
Go To Sheet	Product Transport	0	CO ₂ -e (metric tons)
Go To Sheet	Waste	20	CO ₂ -e (metric tons)

Required Supplemental Information

Go To Sheet	Biomass CO ₂ Emissions from Stationary Sources	0	CO ₂ -e (metric tons)
Go To Sheet	Biomass CO ₂ Emissions from Mobile Sources	0	CO ₂ -e (metric tons)