

AF IMT 813 Review Checklist

Construct Outdoor Recreational Facilities

Mr. Gerald Laver, 6 June 2025

This checklist provides an overview for conducting a legal review of an AF IMT 813, *Request For Environmental Impact Analysis* (Form 813). The Air Force uses Form 813 to document the need for environmental analysis under the National Environmental Policy Act (NEPA), 42 U.S.C. Sec. 4321-4370f, or for certain Categorical Exclusions (CATEX) determinations for proposed actions. Generally, the AF IMT 813 is the starting point that initiates the AF Environmental Impact Analysis Process (EIAP). An attorney reviews the AF IMT 813 to ensure the proposed project meets the requirements of NEPA and the EIAP. **If after completing the checklist, any one of blocks 1-19 are not checked or marked N/A, the AF Form 813 will be legally insufficient.**

The AF EIAP regulation can be found at 32 CFR Part 989. AFI 32-7061, *The Environmental Impact Analysis Process* which adopts 32 CFR Part 989, is the controlling instruction for AF EIAP. CATEX determinations and descriptions identified by number are found in 32 CFR Pt 989 Appendix B.

If you have questions not addressed by the checklist, or you are uncertain about the sufficiency of the analysis in any portion of the AF Form 813, please contact your MAJCOM-ELO (Maj Laws). If you are coordinating with the Environmental Law Field Support Center Planning and Sustainment Branch, they may be contacted at 210-395-8998, DSN 969-8998 or by email at afloa.jaceps@us.af.mil.

		Check if Met	Comments
SECTION I - PROPONENT INFORMATION			
1.	Blocks 1-3, Blocks 6-6b have been completed Blocks comprised of self-explanatory administrative data.	X	
2.	Block 4 - Proponent has included a purpose and need statement in block or in an attachment.	X	
3.	Purpose statement clearly describes what the proponent intends to accomplish with the action.	X	
4.	Need statement clearly identifies why the proposed action is necessary. Examples could include mission requirements or legal/regulatory changes, etc.	X	

5.	Block 5- Description of Proposed Action and Alternatives Proposed Action (DOPAA) Block includes description of what action the proponent wants to take.	X	
6.	Description of proposed action is sufficiently detailed to ensure it meets the purpose and need as articulated in Block 4.	X	
<i>Block 5 may contain reasonable alternatives to the proposed action along with the no action alternative. Those items will be addressed at a later point in the checklist.</i>			
SECTION II – PRELIMINARY ENVIRONMENTAL SURVEY			
7.	One of the columns under each Block 7-16 Checked.	X	
8.	Blocks 7-16 Assessment makes sense based upon the type of action Use common sense, for instance, if the proposed action requires filling some portion of a wetland and block 12 no effect is checked there are likely questions that you need to ask the environmental planner.	X	
9.	Action assessed to have unknown environmental impacts If NO then mark as N/A. If the action has any unknown effects, the decision maker cannot determine that unknown effects are not significant. A CATEX cannot be applied at this time and an Environmental Assessment (EA) or Environmental Impact Statement (EIS) should be considered.	N/A	

10.	<p>Action assessed to have potential adverse effects in blocks 7-16.</p> <p>If NO, then mark as N/A.</p> <p>If an action has any potential adverse effect it will probably result in an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) and will not qualify for a categorical exclusion (CATEX)</p> <p>If uncertain contact ELO or Planning and Sustainment Branch of ELFSC.</p>	N/A	
SECTION III – ENVIRONMENTAL ANALYSIS DETERMINATION			
11.	<p>Block 17 indicates a CATEX is applicable.</p> <p>If NO Mark Checklist Items 11-15 N/A and skip to 16</p>	X	
12.	<p>CATEX applied has been identified by number</p> <p>CATEX descriptions identified by number are found in 32 CFR Pt 989 Appendix B</p>	X	CATEX A2.3.11, “Action similar to other actions which have been determined to have an insignificant impact in a similar setting as established in an EA resulting in a FONSI.” The Environmental Assessment for Hurricane Recovery and Installation Development at Tyndall Air Force Base, April 2020, is the approved environmental document cited for CATEX.
13.	<p>CATEX applied is consistent with the description of the proposed action.</p> <p>If NO, determine if another CATEX in Appendix B might apply. If one does discuss with environmental planner and have form accomplished again.</p> <p>If uncertain about the proper application of a particular CATEX contact ELO or Planning and Sustainment Branch of ELFSC.</p>	X	Proposed action is in the same general area and similar to proposed actions evaluated in the Hurricane Recovery EA resulting in a FONSI.

14.	<p>Review 32 CFR 989, Appendix B, A2.2. Categories of Actions with “unique circumstances” described in subparagraphs have not been implicated.</p> <p>If categories have been implicated, application of a CATEX may be legally insufficient and additional analysis may be required.</p> <p>If uncertain whether A2.2 has been implicated or whether it precludes the application of a CATEX, contact ELO or Planning and Sustainment Branch of ELFSC</p>	X	
<p><i>Certain CATEX’s will require review of additional documents, you must be certain to review all necessary documentation that supports analysis. Two common instances are listed below. Review CATEX to determine if other documentation also needs review.</i></p> <p><i>A2.3.7 requires proposal to have been originally evaluated in accordance with applicable regulations.</i></p> <p><i>A2.3.11 requires proposal to be sufficiently similar to other project with EA/FONSI or EIS (an EBS is insufficient).</i></p>			
15.	<p>Use of CATEX is consistent with Preliminary Environmental Survey</p> <p>Checklist Item #9 MUST be marked N/A</p> <p>Checklist Item #10 MUST be marked N/A OR you have consulted your environmental planner and/or ELO and are satisfied that the application of a CATEX is consistent with 32 CFR 989.13(b)</p> <p>32 CFR 989.13 provides guidance regarding the applicability of a CATEX. Per 989.13(b) categories of actions that ordinarily do not require an EA or EIS include: “Minimal adverse environmental impacts.”</p> <p>If adverse impacts are indicated further environmental study is then ordinarily done, however, if the action fits within CATEX and the adverse impacts are consistent with 32 CFR 989.13(b)(1) document may be considered legally sufficient.</p>	X	

16.	<p>Block 17 - indicates further environmental analysis required. If NO mark as N/A then move to Checklist Item #17.</p>	N/A	
17.	<p>Block 17 – not completed</p> <p>If Either box on Block 17 has been checked mark as N/A.</p> <p>There may be instances where the AF Form 813 is being used to record the fact that environmental issues were considered but that neither a CATEX nor further study was required. In this instance you should see some further information in Block 18 of the form. If you encounter this situation, contact your ELO or the ELFSC Planning and Sustainment Branch to discuss prior to determining legal sufficiency.</p>	N/A	
18	<p>Block 18 offers valid explanation how AF Form 813 is being used to create a record of environmental consideration when an action is not subject to a CATEX and does not require further environmental analysis.</p> <p>An example of a situation where this would apply is where an action that does not fit into a CATEX and there will clearly be NO environmental impacts arising from the action but a record is required</p> <p>Circumstances where this would occur are likely to be rare, please contact ELO or Planning and Sustainment Branch of ELFSC to discuss.</p>	N/A	
19.	<p>Block 18 includes a statement indicating that conformity requirements pursuant to Section 176(c) of the Clean Air Act have been addressed. See 32 CFR 989.30</p>	X	Action will occur within an attainment area, making the action exempt from General Conformity (GC). See Air Quality EIAP Guide Volume I, Table 5-2, List of GC Exemptions; EIAP Guide p. 49; 40 CFR 93.153.

	<p>Possible examples of an appropriate statement could be:</p> <p>“The proposed action will occur in an area that is in attainment for all criteria pollutants and no conformity determination under the Clean Air Act is required”; or</p> <p>“The proposed action will occur in an area that is in nonattainment for [insert criteria pollutant]; however emissions from the action will be de minimus so no conformity determination under the Clean Air Act is required.”</p> <p>Note: If Block 17 indicates that further environmental analysis must be completed, conformity requirements will be addressed in the EA/EIS and this checklist Item may be checked.</p> <p>If you have questions contact your ELO or the Planning and Sustainment Branch of ELFSC to discuss.</p>		<p>ACAM Modeling was performed, based on the results the air quality in the area would not be significantly impacted by the proposed project; therefore a conformity determination is not required.</p> <p>If GC is otherwise required, conformity exemption based on CATEX A2.3.11 is available if the prior FONSI action evaluated air quality and identified air quality impact as not significant using the 2014 (or newer) version of ACAM, and the new proposed action’s scope, activity, and size are equal to or less than the prior FONSI action. Air conformity modeling was conducted for this project as part of the referenced EA.</p> <p>The Final Environmental Assessment for Hurricane Recovery and Installation Development at Tyndall Air Force Base, Florida meets these criteria, see vol. 1, pp. 4-1 to 4-5. Scope, activity and size of this action is less than that studied by referenced action which found for the actions studied that “Proposed Actions, all attainment criteria pollutants are below the significance indicators presented in Tables 4.1-1a through 4.1-1g. Therefore, the potential air quality impact from all criteria pollutants is insignificant.”</p>
20.	<p>Block 18: information in block does not impact the previously reviewed information.</p> <p>If Block 18 does impact previous analysis, reconcile questions before determining legal sufficiency.</p> <p>If you are uncertain about whether comments included in Block 18 call into question the other Checklist Items previously reviewed, contact ELO or Planning and Sustainment Branch at ELFSC for assistance.</p>	X	
21.	Return to Block 5 on Form 813	X	No alternative actions or locations meeting the need have been identified.

	<p>Block 5 Includes reasonable alternatives to the Proposed Action (ONLY REQUIRED IF FURTHER ENVIRONMENTAL ANALYSIS REQUIRED)</p> <p>AF must analyze reasonable alternatives for all EA's and EIS's. See 32 CFR 989.8(a). The Block 5 DOPAA will serve as the basis for the DOPAA in an EA/EIS if needed and should identify reasonable alternatives.</p> <p>Sometimes proponent will include reasonable alternatives for projects subject to valid CATEX. This is acceptable but not required.</p>		
22.	<p>Block 5 identifies that No action alternative is included in DOPAA.</p> <p>Unless otherwise excused by law the no action alternative must be analyzed. See 32 CFR 989.8(a). (ONLY REQUIRED IF FURTHER ENVIRONMENTAL ANALYSIS REQUIRED)</p> <p>Sometimes proponent will include no action alternative for projects subject to valid CATEX. This is acceptable but not required.</p>	X	<p>If status quo is maintained Tyndall will not have the proposed outdoor sports facilities to offer to its airmen, civilians, and family members for use and enjoyment, and to promote the health and fitness of the base population.</p>

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS

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

SECTION I - PROPONENT INFORMATION

1. TO (Environmental Planning Function) 325 CES/CEIEC	2. FROM (Proponent organization and functional address symbol) 325 CES/CENPD	2a. TELEPHONE NO. (850) 283-3851
3. TITLE OF PROPOSED ACTION 25-4011 Construct Outdoor Recreational Facilities		
4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) The Purpose and Need For Action is attached. See continuation sheet.		
5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) (Provide sufficient details for evaluation of the total action) The Description of Proposed Action and Alternatives is attached. See continuation sheet.		
6. PROPONENT APPROVAL (Name and Grade) 1Lt Glen Lash	6a. SIGNATURE LASH.GLEN.G.1548850971 Digitally signed by LASH.GLEN.G.1548850971 Date: 2025.05.14 09:54:27 -05'00'	6b. DATE

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY (Check appropriate box and describe potential environmental effects including cumulative effects) (+=positive effect; 0=no effect; -= adverse effect; U=unknown effect)

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

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. <input checked="" type="checkbox"/> PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # <u>A2.3.11</u> ; OR <input type="checkbox"/> PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.		
18. REMARKS ACAM modeling conducted and a conformity determination is not required.		
19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade) Edwin B. Wallace, GS-12	19a. SIGNATURE WALLACE.EDWIN. BLAIR.1047698347 Digitally signed by WALLACE.EDWIN.BLAIR.1047698 347 Date: 2025.06.06 06:30:34 -05'00'	19b. DATE

4.0 Purpose and Need for Action:

The purpose of the proposed action is to construct an outdoor sports facility encompassing a tennis court, pickleball courts, a basketball court, a covered fitness area, and a volleyball court.

The Action is needed because the prior outdoor sports facility was destroyed by Hurricane Michael. These facilities are important to Tyndall AFB because they promote fitness and a healthier force.

5.0 Description of the Proposed Action and Alternatives (DOPAA):

The construction will occur in the location of the prior Tyndall pool and up to 40,000 SF of new impervious surface will be added. The construction will include utility trenching up to 10 feet deep in addition to a manhole. This will consist of approximately 40,000 SF of outdoor court facilities and sidewalks to provide access to the courts, with lights, restroom facilities, and water fountains that will require utilities and power. Approximately 6,000 SF will be utilized for storm water facilities.

This project entails the development of an athletic court complex and associated amenities, resulting in approximately 40,000 square feet of new impervious surface. The complex will comprise five distinct athletic court surfaces on concrete pads and a combined restroom and water fountain facility. Utility connections to the facility will provide electrical power, sanitary sewer service, and potable water distribution. Dedicated electrical service runs will be installed to support the court lighting systems, with potential connection to the existing on-site utility infrastructure currently supporting the LRS Ground Transportation trailer.

Construction activities will include earthwork operations involving excavation and trenching to a maximum depth of 10 feet, as well as the installation of a 10-foot manhole structure. A construction laydown area will be established within the project boundaries, as required. The project scope further encompasses the installation of exterior paving surfaces, pedestrian walkways, curb and gutter systems, access drives, and site lighting, along with associated site grading. All construction, trenching, and excavation work will be confined within the area delineated by the red outline on the attached site plan concept drawing. (Note: The specific locations and orientations of the building and courts are subject to refinement during the design process so as to not encroach on any identified wetlands or cultural areas).

A stormwater retention basin, with an approximate surface area of 6,000 square feet, is planned as depicted in the site plan. A comprehensive stormwater management system will be engineered to ensure effective site drainage and management of runoff from the proposed improvements. All roof drainage systems, including gutters and downspouts, will be connected to the subsurface stormwater conveyance network.

Estimated Facility Dimensions:

Combined Tennis and Pickleball Court Complex: 124 ft x 120 ft

Basketball Court: 106 ft x 60 ft

Volleyball Court: 92 ft x 62 ft

Fitness Area: 60 ft x 120 ft

Restroom and Water Fountain Facility: 25 ft x 25 ft

Sidewalk: 750 LF of 8 FT-wide Sidewalk

Utilities: 1500 LF

Path Lighting: will be 560 nanometers (turtle lights) to ensure safe navigation.

Court Lighting: Up to a total of 15 LED lights (no higher than 20ft tall). Standard lighting on a timer. Guidance includes putting the track – field LED lights on a timer to be turned off at 10:00 p.m. If morning lighting is required to meet safety needs of service men and women during physical training, the lights may be turned on as early as 4:00 a.m. Fixtures will be selected to reduce light pollution to the greatest extent possible, while meeting Air Force Safety requirements for sport courts.

The total estimated length of perimeter fencing required for the athletic court complex is not expected to exceed 3,000 linear feet.

2.3.2 Alternatives Considered:

Alternatives considered will not met user needs.

2.3.3 No Action Alternative: Status Quo.

If status quo is maintained Tyndall will not obtain the benefit of the proposed outdoor sports facilities to offer to its airmen, civilians, and family members for use and enjoyment, and to promote the health and fitness of the base population.

.1 Anticipated Environmental Issues:

None

5.2 Environmental Impacts:

ACUZ/ Noise:

The proposed actions would result in a localized and temporary increase in noise levels due to construction and demolition. This noise is not expected to be significant. The proposed action would not significantly contribute to the noise levels of the area.

Air Quality:

Tyndall AFB is in an attainment area for National Ambient Air Quality Standard. The FESOP permit for Tyndall AFB will not be violated by the implementation of the proposed project. Temporary minor exhaust emissions would occur in the immediate vicinity of the construction. Fugitive dust would be controlled at the sites using best management practices (BMPs), such as periodic watering of cleared areas and stockpiled materials and mulching or vegetative cover for the cleared areas. **ACAM Modeling was performed and based off the results the air quality in the area would not be significantly impacted by the proposed project; therefore, a conformity determination is not required.**

Water Resources:

Permitting will be required from the FDEP for stormwater and ditch impacts. Possible permitting from the USACE, depends on design. Coordination with both agencies is recommended.

Best management practices for erosion control shall be implemented prior to construction activities and maintained at all times during construction to prevent siltation and turbid discharges. Install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the work area into waters of the United States. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using appropriate vegetation, degradable mats, barriers, or a combination of similar stabilizing materials to prevent erosion. Methods could include but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site. Identify and cover Stormwater structures using protection devices before performing any work. Devices must remain in place until all work is complete and the area has been cleaned and free of construction potential discharges. The erosion control measures shall remain in place and be maintained until all work is completed and the work areas are stabilized.

No surface waters which includes wetlands are authorized to be impacted without prior authorization from the 325 CES, FDEP, and USACE. There shall be no work, storage, or stockpiling of tools, materials (i.e. lumber, pilings, debris) within wetlands, ditches, swales, or elsewhere within waters of the state. All stormwater conveyance structures shall remain in operable condition and shall not be allowed to deteriorate or otherwise contribute to a water quality violation. Construction activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards.

An FDEP permit maybe required for the installation, maintenance, repair, and removal of underground utility lines, cable, conduit, or pipeline transmitting electricity, communication signals, potable water, raw water, reclaimed water, domestic wastewater, propane gas or natural gas. 62-330.453 within the Florida Administrative Code dictates that a General Permit is needed for Installation, Maintenance, Repair, and Removal of Utility Lines that cross a regulated surface of the state. In this case the ditches/swales maybe considered a regulated surface water.

All electric, gas, water, sewer, and other services lines should be shut off, capped, or otherwise properly controlled, at or outside the building before demolition work is started. In each case, any utility company that is involved should be notified in advance, and its approval or services, if necessary, shall be obtained. Coordinate with the 325 CES/CEIC, GCEC, and Bioenvironmental regarding flushing and water quality sampling prior to and after performing any work.

If it is necessary to maintain any power, water, sewer, or other utilities during demolition, such lines shall be temporarily relocated as necessary and/or protected. The location of all power sources should also be determined, as they can prove especially hazardous during any machine demolition. All workers should be informed of the location of any existing or relocated utility service. Coordinate with the 325 CES/CEIC, GCEC, and Bioenvironmental regarding flushing and water quality sampling prior to and after performing any work.

All material used as fill shall be clean sand/fill dirt/shell material and shall not be contaminated with vegetation, garbage, trash, tires, hazardous waste, or other materials that are not suitable for construction.

A Construction Generic Permit (CGP)/Notice of Intent (NOI) will be required from the FDEP. Any act or process of developing or improving land, including demolition and renovation activity, which involves the disturbance of soils not limited to, clearing, grading, and excavation would require the CGP. This permit is different than an ERP. This permit does include dewatering. If dewatering is needed, please coordinate with the 325 CES/CEIEC, additional permits maybe required based off of proximity to contamination.

UFC 3-201-01 – Civil Engineering provides planning, design, construction, sustainment, restoration, and modernization criteria, and applies to the Military Departments, the Defense Agencies, and the DoD Field Activities in accordance with USD (AT&L) Memorandum dated 29 May 2002. This UFC will be used for all DoD projects and work for other customers where appropriate.

Section 3-3.2 – Erosion and Sediment Control states “Design erosion and sediment controls that minimize the discharge of pollutants from earth disturbing activities in conformance with the applicable requirements of the regulatory agency with jurisdiction over the Installation regarding erosion and sediment control. Where requirements do not exist, provide an erosion and sediment control plan in accordance with the requirements of Environmental Protection Agency’s (EPA’s) Construction General Permit.”

This project at a minimum, although no permit is needed, is still required to complete a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Florida Department of Environmental Protection (FDEP)/EPA standards. Please provide a SWPPP for review. The FDEP has generated a template to be used

(<https://floridadep.gov/sites/default/files/ConstructionSWPPP.pdf>). Work specific Best Management Practices (BMP’s) shall be implemented prior to construction activities and maintained at all times during construction to prevent siltation and turbid discharges. Identify and cover Stormwater structures using protection devices before performing any work. The BMP’s are to be installed along the perimeter of all work areas to prevent the displacement of fill material outside the work area into surface waters, stormwater inlets, etc. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using approved sod, seeding, degradable mats, staked hay bales, staked filter cloth, barriers, turbidity screens, or a combination of similar stabilizing materials to prevent erosion. The erosion control measures shall remain in place and be maintained until all authorized work is completed and the work areas are stabilized and verified by USAF personnel.

Soil Impact:

Area is clear of Environmental restoration Program sites. ERP Guidelines are not required for the work as described.

Biological Resources:

The proposed action has the potential to affect sea turtle nesting due to the close vicinity to NCO Beach. **Lighting guidelines included in this document must be followed, if not the action cannot proceed and further consultation with USFWS will be required.** Proposed action is not sited in the 100-years floodplain.

Cultural Resources Impact:

The proposed Area of Potential Effect was previously consulted on, (Demolition of Base Pool, Construction of LRS Temp Facilities), with the State Historical Preservation Office and a finding of no adverse effect was received. Tyndall AFB recommends that the undertaking will have no adverse effects on properties eligible for or listed on the National Register of Historic Places. Tyndall will halt all ground disturbing activities and initiate consultation if archaeological deposits or human remains are encountered during the undertaking.

Hazardous Materials:

A hazardous materials approval letter from 325 CES/CEIEC Hazardous Materials Office must be accomplished prior to commencement of work.

The contractor shall submit TAFB Form 81 (Contractor Questionnaire) and TAFB Form 82 (Chemical Inventory) if applicable (within 10 duty days after the Notice to Proceed is issued), for review. Info should be submitted to 325CES.hazmat@us.af.mil. The Contractor should note that Tyndall AFB is required to report chemicals used such as (but not limited to) compressed gases, adhesives, aerosol cans, sealants, paints, lubricants, oils, cleaners, degreasers, pesticides, Fuels. Copies of manufacturer-specific Safety Data Sheets (SDS) must be attached to TAFB Form 82. SDS should be no older than 5 years and no MSDS format will be accepted. These SDSs shall also be readily accessible at the location of each hazardous material. After submission, 325 CES/CEIE will notify the Project Manager and/or CONS of the reportable chemicals and of any special instructions. As directed by the CO, the Contractor is required to submit TAFB Form 83 (Reporting Entry Form) showing material usage monthly until completion of the task order. The CO must be notified of any changes from the original submittal (i.e. new chemical is added, size of container or unit of issue changes or if the manufacturer changes), changes must be submitted using TAFB form 82. An updated letter of review indicating changes will be sent from CEIEC to the Contracting Office before the material can be brought onto the installation. Prime contractors shall be responsible to ensure all sub-contractors comply with this process. No materials should be brought onto the installation until a hazardous materials authorization letter has been received by the 325 CES/CEIEC hazardous materials office.

A TAFB Form 83 should be submitted monthly while the work is being conducted and should include how much of each material was used during that month. If the project duration is less than a month, the contractor should submit the TAFB Form 83 immediately after completion of the work.

The contractor and all subcontractors are responsible for disposal of all solid waste generated from the project. There should not be any solid waste placed in the dumpsters/roll offs located on

Tyndall AFB unless the dumpster/roll off was provided by the contractor for use during the project.

Contractors should perform work consistent with the policy and objectives identified in the installations Environmental Management Systems in accordance with AFI 32-7001, Environmental Management. Perform work in a manner that conforms to objectives and targets of environmental programs and operational controls identified by the EMS. Provide monitoring and measurement information as necessary to address environmental performance relative to environmental, energy, and transportation management goals. In the event of an EMS nonconformance or environmental noncompliance associated with the contracted services, tasks, or actions occurred, take corrective and preventative actions. In addition, employees must be aware of their roles and responsibilities under the installation EMS and of how these EMS roles and responsibilities affect work performed under the contract. Coordinate training needs associated with environmental aspects and the EMS, and arrange training or take other action to meet these needs. Provide training documentation to the Contracting Officer. Make EMS Awareness training completion certificates available to Government auditors during EMS audits and include the certificates in the Employee Training Records.

Hazardous Waste:

A Hazardous Waste Determination must be conducted/recorded and submitted to CEIEC for all wastes generated during the execution of this project IAW 40 CFR 262.11. A worksheet is attached to accomplish the requirement.

The personnel conducting Hazardous Waste Determinations and those individuals who may generate or manage Hazardous Waste must have annual Hazardous Waste Training that complies with 40 CFR 262.17(a)(7).

Any containerized waste must maintain compliance with EPA, DOT, and OSHA's HAZCOM requirements.

Solid Waste:

The contractor and all subcontractors are responsible for disposal of all solid waste generated from the project. There should not be any solid waste placed in the dumpsters/roll offs located on Tyndall AFB unless the dumpster/roll off was provided by the contractor for use during the project.

Digging/Excavation:

Prior to any digging, an excavation permit will be required. An Air Force Form 103, BCE Work Clearance Request, will be required. **Form 103 will not be assigned until contractor has an approved SWPPP and CGP.**

5.3 List of required permits: Contractor is responsible for determining what permits are needed.

5.4 CATEX Statement

The proposed project will not adversely impact Tyndall AFB environmental attributes; therefore, qualifies for **Categorical Exclusions (CATEX) A2.3.11. Actions similar to other actions which have been determined to have an insignificant impact in a similar setting as established in an EIS or an EA resulting in a FONSI. The EPF must document application of this CATEX on AF Form 813, specifically identifying the previous Air Force approved environmental document which provides the basis for this determination.**

The Environmental Assessment Installation Rebuild and Hurricane Recovery, dated March 2020, is the Air Force approve document which form the basis for using this CATEX. The proposed actions are identical to those evaluated in the EA, construction of recreational facilities. 325 CES/CEIE has conducted an evaluation of subject EA to ensure the document is still valid in accordance with 32 CFR 989.20 (c). As part of the re-evaluation, CEIE personnel conducted an on-site survey and found that the affected environment and environmental consequences:

- 1. The methodology/analytical approach previously used is appropriate for the proposed action.**
- 2. The direct and indirect impacts of the proposed action are not significantly different than those identified in the existing document.**
- 3. The proposed action would not change the previous analysis of cumulative impacts.**
- 4. Public involvement in the referenced analysis provides appropriate coverage for the proposed action.**
- 5. There has been no significant change in circumstances or significant new information relevant to the proposed action.**

4. Water Programs

Reviewed By: _____ e.wallace _____

a. Jurisdictional Waters: State and/or Federal (Wetlands, ditches, swales, ponds, open water, etc.):

☒ Is a permit required from either the Florida Department of Environmental Protection (FDEP) and/or U.S. Army Corps of Engineers (USACE)? Coordinate with NFWMD and or FDEP

☐ Delineation survey is required. Estimated completion date _____

☐ Other: Project is not sited in a jurisdictional water

☒ Coordination required with FDEP and USACE to determine if ditches are jurisdictional.

b. Flood Plain:

☒ Project is not sited in a 100-year flood plain.

☐ Requirements of EO 11990 in progress. Estimated completion date is _____

☐ Project is sited in a 100-year flood plain. Requirements of EO 11990 completed on _____

☐ Finding of "No Practicable Alternative signed _____

c. Water (Potable/Fire):

☐ Construction permit required for extension of water system per 62.555, FAC.

☐ No permit required because less than 2 in. diameter pipe and less than 100 if extension.

☐ Backflow preventer(s) required. Must be field tested by licensed inspector upon installation.

☐ Sprinkler system must have rain sensor device per FS 373.62.

☐ Well drilling/mod/abandonment must be conducted by a licensed contractor. Permit required per 4OC-3, FAC.

☐ Other: No water required for this project.

☐ Coordination with Bay County required for connection to Bay County Utility

☒ Coordination with GCEC required for connection to GCEC Utility

d. Wastewater:

☐ Construction permit required to connect to collection system per 62-600, FAC.

☒ No permit required per 62-604.1 10 (single facility, gravity service connection, no pretreatment, compatible discharge)

☐ Other: No wastewater required for this project.

e. Stormwater:

☒ Stormwater permitting required?

a. Creates more than 4,000 ft² impervious surface subject to vehicular traffic;

b. Creates more than 5,000 ft² impervious surface; or

c. Project affects 5 acres or more (includes recreation areas, golf course, ball fields, etc.)

☐ Site included in station stormwater master plan; permit required but may access existing stormwater treatment system. (Basin no. _____ pond no. _____ ; approx _____ s.f.)

☒ Construction contractor must implement Stormwater Pollution Prevention Plan (SWPPP).

☒ This project will require a completed Construction Generic Permit (CGP)

☐ Upon completion site will be included in Base Stormwater Pollution Prevention Plan.

☐ Other: No stormwater required for this project.

9. Potentially Regulated Substances

a. Asbestos:

☐ Surveyed? (Y/N) Date of survey: _____

☐ N Asbestos present?

☐ If asbestos is present, and renovation impacts asbestos, abatement will be required.

☐ 10 day notification (FDEP Form 62-257.900(1) to FDEP is required prior to demo.

☐ FDEP Form 62-257.900(1) approval date: _____ ID #: _____

b. Lead Based Paint:

☐ Surveyed? (Y/N) Date of survey: _____

☒ LBP present? (No)

☐ If LBP is present, and renovation impacts LBP, abatement will be required.

c. Ozone Depleting Substances:

☒ Not present: _____ survey underway.

☐ Present (describe mitigation, or state why mitigation is not necessary).

d. Polychlorinated biphenyls (PCBs):

☒ Not present: _____ survey underway.

☐ Present (describe mitigation, or state why mitigation is not necessary).

e. Other known hazardous or toxic substances and pollutants (e.g. contaminated soils, PFAS):

☒ Not present: _____ survey underway.

☐ Present (guidelines attached).

10. Hazardous Materials

☒ Will chemicals (such as, but not limited to, compressed gases, adhesives, aerosol cans, sealants, paints, lubricants, solvents, oils, cleaners, degreasers and pesticides) be used?

☒ Submit TAFB Form 81 (Contractor Questionnaire) and TAFB Form 82 (Chemical Inventory) 7-10 days upon issuance of the notice to proceed and prior commencement of work on site.

☒ Submit copies of manufacturer-specific Safety Data Sheets

☐ Submit TAFB Form 83 (Reporting Entry Form) monthly throughout the duration of the project or as indicated by CEIE.

☒ Notify CEIE if anything changes from the original submittal (i.e. new chemical is added, size of container or unit of issue changes or if the manufacturer changes).

☐ Will not use chemicals

11. Air Pollutants

Reviewed By: _____ e.wallace _____

☐ Will not be generated by the operation or construction of this facility.

☐ Will be generated by the operation or construction of this facility. Describe type and amount of substance expected to be generated, existing control systems, and the need for additional controls.

☒ Conformity determination not required.

☐ Conformity determination required.

☐ Air construction permit required

12. Solid and Hazardous Wastes

Reviewed By: _____ e.wallace _____

☒ Facility will not be used for generating/managing solid and/or hazardous wastes.

☐ Facility will be for generating/managing solid and/or hazardous waste.

☐ Will the work being performed on the project generate any wastes?

☐ Has a solid waste plan been submitted?

13. Storage Tanks

Reviewed By: ☐ e.wallace _____

☒ No storage tanks are involved.

☐ New storage tanks will be installed.

☐ Existing tanks on the project will be removed. Ensure regulatory agency has been notified.

☐ Contamination exists.

☐ Contamination unknown.

☐ Existing tanks on project will be retained.

14. Environmental Impact Analysis Process

Reviewed By: ☐ e.wallace _____

☒ Categorical exclusion number A2.3.11 applies.

☐ Environmental Assessment under preparation. Expected completion date is _____.

☐ Finding of No Significant Environmental Impact signed on _____.

☐ Draft Environmental Impact Statement (EIS) under preparation. Expected completion date is _____. ____

Draft EIS filed on _____.

☐ Final EIS filed on _____.

☐ Record of Decision signed on _____.

☐ Foreign nation or protected global resource exemption number _____ applies.

☐ Environmental study (or review underway) under preparation. Expected completion date is _____.

☐ Environmental study (or review) completed on _____.

☐ Requirements of EO11990 in progress. Estimated completion date is _____

☐ Requirements of EO 11990 completed on _____

☐ Finding of "No Practicable Alternative" signed _____

15. Interagency and Intergovernmental Coordination for Environmental Planning

Reviewed By: ☐ e.wallace _____

☒ Coordination of proposed project with the state Single Point of Contact or other agencies is not required.

☐ Coordination with the state Single Point of Contact is in progress. Expected date of completion is _____.

☐ Proposed project was coordinated with the state Single Point of Contact or other agencies on _____.

16. Environmental Permits

Reviewed By: ☐ e.wallace _____

☐ No permits are required unless dewatering is needed.

☐ No permits required but regulatory agency notification required prior to construction (e.g. underground storage tank removals).

☒ Permits will be required for this project.

17. Environmental Restoration Program (ERP)/Petroleum Contamination (PCA)

Reviewed By: e.wallace

☒ Facility is not sited on or near an ERP/PCA site.

☐ Facility is sited near an ERP/PCA site.

☐ Facility is within the boundary of an ERP/PCA site. Guidelines attached

☐ The following activities must be coordinated with the ERP Manager:
excavation, sampling, and 40 hour H&S training.

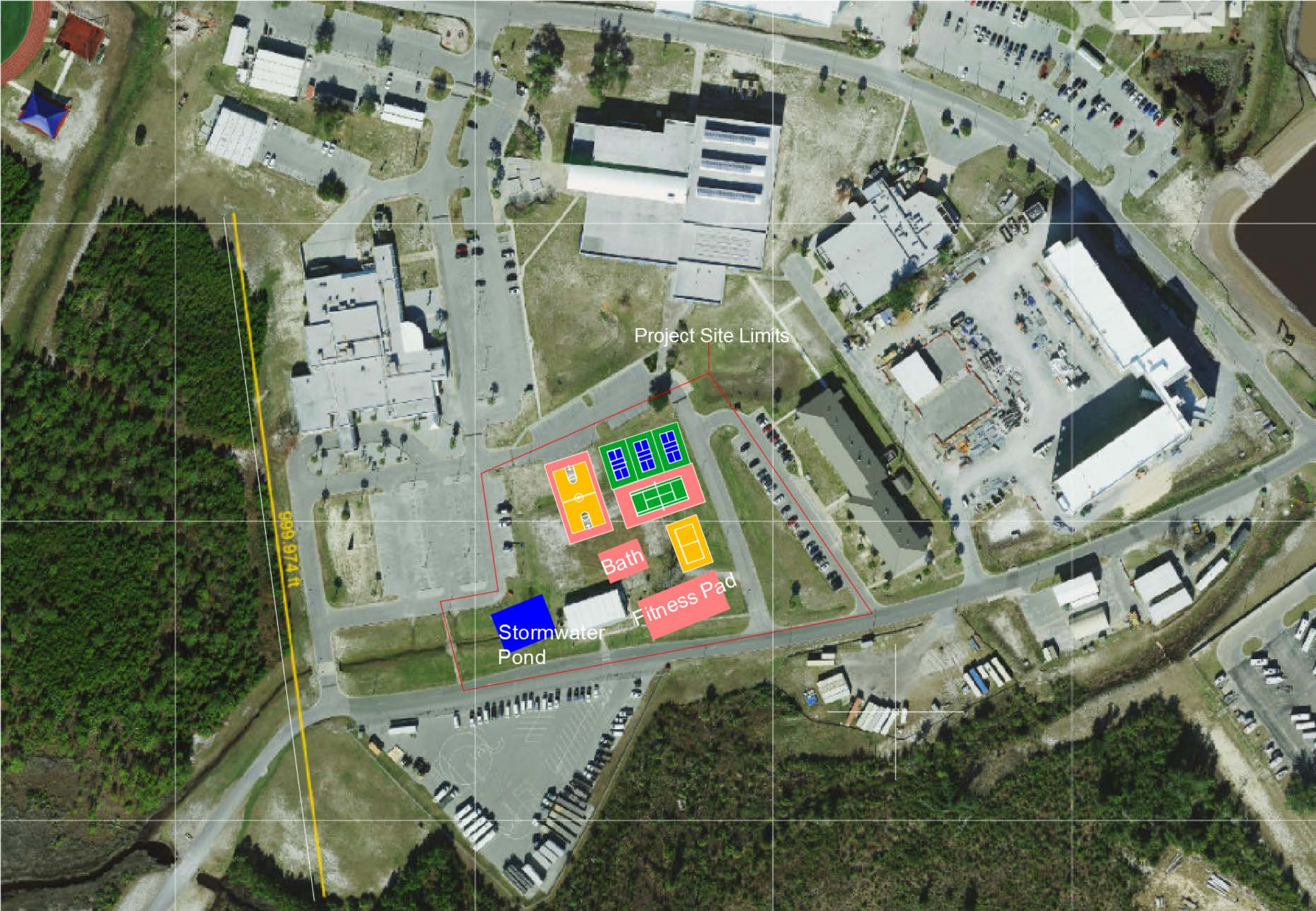
☐ The site is projected to be remediated and/or closed out on ,
prior to commencement of construction activities.

☐ The nature of the site contamination does not preclude the type of construction activity
proposed.

☐ There is a Compliance Agreement associated with this site.

☐ A Remedial Investigation/Feasibility Study was completed on to accurately
delineate the aerial extent of the contamination.

Comments



Project Site Limits

Bath

Fitness Pad

Stormwater
Pond

999 974 ft

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF AIR ANALYSIS (ROAA)

1. General Information: The Air Force's Air Conformity Applicability Model (ACAM) was used to perform an analysis to assess the potential air quality impact/s associated with the action in accordance with the Air Force Instruction 32-7040, Air Quality Compliance And Resource Management; the Environmental Impact Analysis Process (EIAP, 32 CFR 989); and the General Conformity Rule (GCR, 40 CFR 93 Subpart B). This report provides a summary of the ACAM analysis.

a. Action Location:

Base: TYNDALL AFB
State: Florida
County(s): Bay
Regulatory Area(s): NOT IN A REGULATORY AREA

b. Action Title: Construct Outdoor Recreation Facilities

c. Project Number/s (if applicable):

d. Projected Action Start Date: 12 / 2025

e. Action Description:

The construction will occur in the location of the prior Tyndall pool and up to 40,000 SF of new impervious surface will be added. The construction will include utility trenching up to 10 feet deep in addition to a manhole. This will consist of approximately 40,000 SF of outdoor court facilities and sidewalks to provide access to the courts, with lights, restroom facilities, and water fountains that will require utilities and power. Approximately 6,000 SF will be utilized for storm water facilities.

This project entails the development of an athletic court complex and associated amenities, resulting in approximately 40,000 square feet of new impervious surface. The complex will comprise five distinct athletic court surfaces on concrete pads and a combined restroom and water fountain facility. Utility connections to the facility will provide electrical power, sanitary sewer service, and potable water distribution. Dedicated electrical service runs will be installed to support the court lighting systems, with potential connection to the existing on-site utility infrastructure currently supporting the LRS Ground Transportation trailer.

Construction activities will include earthwork operations involving excavation and trenching to a maximum depth of 10 feet, as well as the installation of a 10-foot manhole structure. A construction laydown area will be established within the project boundaries, as required. The project scope further encompasses the installation of exterior paving surfaces, pedestrian walkways, curb and gutter systems, access drives, and site lighting, along with associated site grading. All construction, trenching, and excavation work will be confined within the area delineated by the red outline on the attached site plan concept drawing. (Note: The specific locations and orientations of the building and courts are subject to refinement during the design process so as to not encroach on any identified wetlands or cultural areas).

A stormwater retention basin, with an approximate surface area of 6,000 square feet, is planned as depicted in the site plan. A comprehensive stormwater management system will be engineered to ensure effective site drainage and management of runoff from the proposed improvements. All roof drainage systems, including gutters and downspouts, will be connected to the subsurface stormwater conveyance network.

Estimated Facility Dimensions:

Combined Tennis and Pickleball Court Complex: 124 ft x 120 ft
Basketball Court: 106 ft x 60 ft
Volleyball Court: 92 ft x 62 ft
Fitness Area: 60 ft x 120 ft
Restroom and Water Fountain Facility: 25 ft x 25 ft
Sidewalk: 750 LF of 8 FT-wide Sidewalk

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF AIR ANALYSIS (ROAA)

Utilities: 1500 LF

Path Lighting: will be 560 nanometers (turtle lights) to ensure safe navigation.

Court Lighting: Up to a total of 15 LED lights (no higher than 20ft tall). Standard lighting on a timer. Guidance includes putting the track – field LED lights on a timer to be turned off at 10:00 p.m. If morning lighting is required to meet safety needs of service men and women during physical training, the lights may be turned on as early as 4:00 a.m. Fixtures will be selected to reduce light pollution to the greatest extent possible, while meeting Air Force Safety requirements for sport courts.

The total estimated length of perimeter fencing required for the athletic court complex is not expected to exceed 3,000 linear feet.

2.3.2 Alternatives Considered:

Alternatives considered will not met user needs.

2.3.3 No Action Alternative: Status Quo.

If status quo is maintained Tyndall will have no outdoor sports facilities to offer to it airmen, civilians, and family members for use and enjoyment, and to promote the health and fitness of the base population.

f. Point of Contact:

Name: Edwin B. Wallace
Title: GS-12/ Environmental Engineer
Organization: 325 CES/CEIEC
Email: edwin.wallace.1@us.af.mil
Phone Number: 850-283-2714

2. Air Impact Analysis: Based on the attainment status at the action location, the requirements of the General Conformity Rule are:

☐ applicable
☒ not applicable

Total combined direct and indirect emissions associated with the action were estimated through ACAM on a calendar-year basis for the “worst-case” and “steady state” (net gain/loss upon action fully implemented) emissions.

“Air Quality Indicators” were used to provide an indication of the significance of potential impacts to air quality. These air quality indicators are EPA General Conformity Rule (GCR) thresholds (de minimis levels) that are applied out of context to their intended use. Therefore, these indicators do not trigger a regulatory requirement; however, they provide a warning that the action is potentially significant. It is important to note that these indicators only provide a clue to the potential impacts to air quality.

Given the GCR de minimis threshold values are the maximum net change an action can acceptably emit in non-attainment and maintenance areas, these threshold values would also conservatively indicate an actions emissions within an attainment would also be acceptable. An air quality indicator value of 100 tons/yr is used based on the GCR de minimis threshold for the least severe non-attainment classification for all criteria pollutants (see 40 CFR 93.153). Therefore, the worst-case year emissions were compared against the GCR Indicator and are summarized below.

Analysis Summary:

2025

Pollutant	Action Emissions (ton/yr)	AIR QUALITY INDICATOR	
		Threshold (ton/yr)	Exceedance (Yes or No)
NOT IN A REGULATORY AREA			

AIR CONFORMITY APPLICABILITY MODEL REPORT

RECORD OF AIR ANALYSIS (ROAA)

VOC	0.022	100	No
NO_x	0.124	100	No
CO	0.147	100	No
SO_x	0.000	100	No
PM 10	0.403	100	No
PM 2.5	0.005	100	No
Pb	0.000	25	No
NH₃	0.000	100	No
CO_{2e}	40.8		

2026

Pollutant	Action Emissions (ton/yr)	AIR QUALITY INDICATOR	
		Threshold (ton/yr)	Exceedance (Yes or No)
NOT IN A REGULATORY AREA			
VOC	0.192	100	No
NOx	1.015	100	No
CO	1.386	100	No
SOx	0.003	100	No
PM 10	2.036	100	No
PM 2.5	0.040	100	No
Pb	0.000	25	No
NH3	0.001	100	No
CO2e	337.8		

2027 - (Steady State)

Pollutant	Action Emissions (ton/yr)	AIR QUALITY INDICATOR	
		Threshold (ton/yr)	Exceedance (Yes or No)
NOT IN A REGULATORY AREA			
VOC	0.000	100	No
NOx	0.000	100	No
CO	0.000	100	No
SOx	0.000	100	No
PM 10	0.000	100	No
PM 2.5	0.000	100	No
Pb	0.000	25	No
NH3	0.000	100	No
CO2e	0.0		

None of estimated emissions associated with this action are above the GCR indicators, indicating no significant impact to air quality; therefore, no further air assessment is needed.

Edwin B. Wallace, GS-12/ Environmental Engineer

DATE