

FINDING OF NO SIGNIFICANT IMPACT

1. **NAME OF ACTION:** Enhanced Use Lease (EUL) Area, Hill Air Force Base (AFB), Utah.
2. **DESCRIPTION OF THE PROPOSED ACTION:** Hill AFB proposes to lease underutilized property for development and to complete a land transfer that would allow the Utah Department of Transportation (UDOT) to provide a new access gate to Hill AFB.
3. **SELECTION CRITERIA:**

The proposed action satisfies the following criteria:

- Support Air Force operations with no net loss of installation capability,
- Increase the value of Hill AFB properties,
- Comply with Air Force and Department of Defense planning and design manuals, design standards, and safety requirements while meeting market development standards,
- Comply with antiterrorism/force protection (ATFP) requirements,
- Reduce current operation and maintenance costs,
- Accomplish facility upgrades in an efficient manner with a predictable completion date,
- Enhance the quality of life for Hill AFB personnel, contractors, and private employees working within the EUL area,
- Not interfere with environmental restoration of Hill AFB contaminated soil and groundwater areas, and
- Comply with federal, state, and local environmental regulations.

4. ALTERNATIVES CONSIDERED:

Alternative A: No Action

Development of the EUL area would cease. Poor work environments would persist. ATFP requirements would be met slowly, if at all, and infrastructure would likewise not be modernized. The land transfer would not occur and the new access gate would not be provided. Neither the stated needs nor the selection criteria would be satisfied.

Alternative B: Proposed Action (EUL Development and Land Transfer)

Lease approximately 507 acres, demolish substandard facilities, and construct new facilities to support base operations. Transfer approximately 43 acres to the State of Utah to construct a northbound off ramp and a northbound on ramp for Interstate 15 (I-15), and a new access gate to Hill AFB.

Alternative C: Maintain and Renovate Existing Facilities with EUL Funding

Use existing buildings for offices. The effects would be similar to those stated above for the no action alternative.

5. SUMMARY OF ANTICIPATED ENVIRONMENTAL EFFECTS:

This section only applies to the alternatives considered in detail.

Issue	Alternative A No Action	Alternative B Proposed Action - EUL Development and Land Transfer
Air Quality	No effect.	None of the expected emissions associated with the proposed action meets or exceeds threshold values; the proposed action would not have a significant effect on air quality and a general conformity determination is not necessary.
Geological Resources	No effect.	Regulated areas would not be developed until Installation Restoration Program (IRP) managers complete site investigations along with all indicated remedial actions. Where indicated, design engineers would specify vapor barriers and ventilation systems. Arsenic and petroleum contaminated soils have been removed, and land use controls (LUCs) are in place. The soil vapor extraction (SVE) system will operate until the remedial goal is met.
Infrastructure	No effect.	Traffic congestion resulting from construction activities would be temporary. Reduced traffic congestion would be expected for the long-term, both on base and off base.

6. FINDING OF NO SIGNIFICANT IMPACT: Based on the above considerations, a finding of no significant impact (FONSI) is appropriate for this assessment.

Approved by: _____ Date: _____

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Director