



Hill Air Force Base, Utah

Final

**Environmental Assessment
Proposed Demolition Plan**
Hill Air Force Base, Utah

April 2010

Report Documentation Page			Form Approved OMB No. 0704-0188		
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1. REPORT DATE 24 JUN 2010		2. REPORT TYPE Environmental Assessment		3. DATES COVERED 00-00-2008 to 00-00-2010	
4. TITLE AND SUBTITLE Final Environmental Assessment Proposed Demolition Plan Hill Air Force Base, Utah			5a. CONTRACT NUMBER		
			5b. GRANT NUMBER		
			5c. PROGRAM ELEMENT NUMBER		
6. AUTHOR(S)			5d. PROJECT NUMBER		
			5e. TASK NUMBER		
			5f. WORK UNIT NUMBER		
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) United States Air Force - Air Force Material Command,Hill Air Force Base,Ogden,UT,84056			8. PERFORMING ORGANIZATION REPORT NUMBER		
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)			10. SPONSOR/MONITOR'S ACRONYM(S)		
			11. SPONSOR/MONITOR'S REPORT NUMBER(S)		
12. DISTRIBUTION/AVAILABILITY STATEMENT Approved for public release; distribution unlimited					
13. SUPPLEMENTARY NOTES					
14. ABSTRACT Final Environmental Assessment Proposed Demolition Plan Hill Air Force Base, Utah					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT Same as Report (SAR)	18. NUMBER OF PAGES 111	19a. NAME OF RESPONSIBLE PERSON
a. REPORT unclassified	b. ABSTRACT unclassified	c. THIS PAGE unclassified			

**Environmental Assessment (EA):
Proposed Demolition Plan
Hill Air Force Base, Utah**

**Department of the Air Force
Air Force Materiel Command
75 CEG/CEVOR
Hill Air Force base, Utah 84056**

April 2010

Prepared in accordance with the Department of the Air Force Environmental Impact Analysis Process (EIAP) 32 CFR Part 989, Effective July 6, 1999, which implements the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality (CEQ) regulations.

FINDING OF NO SIGNIFICANT IMPACT

1. NAME OF ACTION: Proposed Demolition Plan

2. DESCRIPTION OF THE PROPOSED ACTION:

The Proposed Action consists of demolishing 44 structures and removing seven underground storage tanks (USTs) located on Hill Air Force Base (AFB). Refer to **Table 1** for a list of the buildings and tanks. These structures were: constructed to support training requirements no longer needed on the base; have deteriorated beyond economical repair, thereby causing a hazard; were a temporary facility that has served its purpose and is no longer needed; or it is no longer economically feasible to maintain. The USTs are located near buildings 214, 592, and 11531. Tank 1433 is located in the Missile Assembly and Munitions Storage (MAMS) II area. Six of the tanks are either being pulled or closed because they are no longer being used and contain no waste. Closure of tanks, with regulated substances, shall be in accordance with requirements in 40 CFR Subpart G. The water tank (1433) is still being used for water storage but once a replacement source is identified, it will be emptied and removed. All existing wastes from these tanks has been removed and disposed. Buildings located adjacent to these tanks would not be disturbed or affected by the removal or closure of the tanks. By demolishing these buildings and tanks now, the Proposed Action would make the base ready to respond to any to any mission changes or additional mission requirements, and also be more economical than current operations.

Five of the structures slated for demolition are in response to the Air Force's Enhanced Use Lease (EUL) program and West Side Development project. The EUL program allows leasing of underutilized military land to private developers. Buildings that are associated with the Proposed Action and connected to the EUL are 1240, 1241, 1251, 1253, and 1146. These buildings need to be removed to allow the transfer of construction ownership rights to the developer for the land they now occupy.

Thirty-two of these buildings are currently part of a housing privatization project being conducted by Boyer Hill Military Housing (BHMH). These homes (32 buildings containing 64 units in upper area F) were part of the housing privatization project (Hill AFB, 2002) and will be returned to Hill AFB in 2013. All of these homes were the original old homes turned over to BHMH for replacement under the privatization contract, and are not part of the new or remodeled homes already constructed as part of the BHMH project. Hill AFB will then be responsible for demolishing these buildings. The housing structures will be returned to Hill AFB due to environmental contamination; specifically polychlorinated biphenyls (PCBs). BHMH will return the area to the Air Force on 31 December 2013. The Air Force will then demolish the buildings and the area will be restored to use(s) compatible within the existing infrastructure. The Air Force will provide an appropriate infrastructure to maintain continued utility support to the remaining housing areas.

The remaining seven buildings: 1818, 1819, 1820, 1828, 2201, 1532, and 10922, have been scheduled for demolition because they have either deteriorated beyond economical repair, were designed to be temporary, or they no longer support base missions.

The proposed demolition activities would include: demolishing the structures; removing any asbestos, lead based paint (LBP), and/or PCBs that is present; removing slabs, foundations, and footings; removing any above and below-ground storage tanks associated with the structures; removing and capping buried utilities; removing USTs or closing in place; backfilling topography to original grade; and restoring vegetation to prevent future erosion. From previous demolition activities similar to this proposed action, the depth of excavation required is approximately 10 feet below grade.

By demolishing these buildings, the Proposed Action would make the base ready to respond to any mission changes or additional mission requirements and also be more economical than current operations.

The buildings have been approved for demolition by the Hill AFB Facilities Board. The USTs/tanks will be removed or closed when funding becomes available.

Table 1: Summary of Buildings and Tanks Proposed for Demolition or Removal and the Functions Performed in each Building

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
1146	Integrated Support Facility	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	OO-ALC/IT
1818	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1819	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1820	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1828	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant	75 CEG

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
		owners of the structure.	
2201	Quarantine containment depot	This building has deteriorated beyond economical repair and represents unsafe working conditions. Caretaking of this building would result in an economical burden on the tenant owners of the structure.	309 MXW
1532	Logistic Facility Department Operations	This building was a temporary structure and was not meant to be used over the long term. Facility Headquarters (HQ) has directed this structure to be removed.	649 MUNS
1240	Vehicle Maintenance Shop	Building needs to be removed to support EUL program and it is located on land to be leased to local municipalities for private development.	75 LRS
1241	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS
1251	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS
1253	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land leased to local municipalities for private development.	75 LRS
10922	Vehicle Maintenance Shop	Building had deteriorated beyond economical repair.	75 LRS
214.3	UST	Tank no longer being used.	
214.4	UST	Tank no longer being used.	
592.5	UST	Tank no longer being used.	
592.6	UST	Tank no longer being used.	
592.7	UST	Tank no longer being used.	
11531.1	UST	Tank no longer being used.	
1433	UST	Tank no longer being used.	

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
4072	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4073	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4074	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4076	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4077	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4078	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4079	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4080	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4081	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4082	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4084	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4085	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4086	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4087	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
4090	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4091	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4098	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4099	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4102	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4104	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4105	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4113	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4115	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4116	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4117	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4118	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4119	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4120	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
4121	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4122	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4123	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4124	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

3. SELECTION CRITERIA:

The existing Hill AFB structures were reviewed in the Seven-Year Demolition Plan to determine which structures needed National Environmental Policy Act (NEPA) compliance documents to support demolition activities and met certain base requirements. These requirements resulted in the following selection criteria:

- evaluate the structure's operating condition
- determine the structure's relevant use
- evaluate safety to human health

determine the structure's overall effectiveness for mission support

4. ALTERNATIVES CONSIDERED OTHER THAN THE PROPOSED ACTION:

Under the No-Action Alternative, 44 structures and seven tanks that are no longer able to support USAF mission requirements would continue to occupy accessible building sites on Hill AFB where future industrial, administrative, open space and storage activities might be housed. This alternative would not meet the Seven-Year Demolition plan or selection criteria to support Hill AFB's mission. However, the framework of an EA requires that the No-Action alternative must be considered even if it does not meet all of the selection criteria.

Alternative B consists of demolishing only the buildings associated with the EUL program and the West Side Development project (buildings 1240, 1241, 1251, 1253, and 1146). These structures need immediate NEPA documentation to support the FY09 portion of the demolition plan. The other projects for FY09 through FY14 would require an EA at a later date to address the environmental ramifications of the associated demolition.

Other alternatives considered included demolishing only some buildings on the Seven-Year Demolition Plan over a two- to three-year schedule. However, this alternative could potentially cause a delay of either the demolition of buildings or of constructing

replacement structures. In addition, these options would also not meet the objective of removing buildings for safety or economic reasons. The caretaking and upkeep of many of these buildings would cost the USAF more money in the long term. Demolishing only a portion of the structures listed over the course of seven years would not sustain Air Force readiness to a mission change or national support requirement posture.

5. SUMMARY OF ANTICIPATED ENVIRONMENTAL EFFECTS:

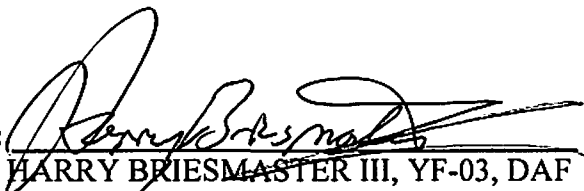
a. Proposed Action: This alternative fully satisfies all applicable regulations and provides for accomplishment of mission objective without significant impacts to the human health or the environment.

Following the demolition phase, backfill and revegetation operations would decrease erosion of the soil at each site. A storm water pollution prevention plan (SWPPP) and associated best management practices (BMPs) would be required to negate any potential demolition-related erosion into the storm water system. Each demolition project will also require a storm water construction permit from the State of Utah. The Proposed Action could be implemented with minor air emissions of short-term duration (i.e. during demolition activities). Solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled properly. The potential for shallow soil contamination at buildings 1532, 1240, 1241, 1251, 1253 and the 32 buildings in upper housing area F would be investigated and remediated if necessary.

The proposed demolition projects would have an adverse effect on one historic property (Building 2201); however, the adverse effect has been mitigated through a Memorandum of Agreement (MOA) with the Utah State Historic Preservation Office (SHPO). No long-term environmental impacts are expected from the Proposed Action.

b. No Action Alternative: Under the no action alternative, current conditions would continue. No new environmental impacts were identified for the No-Action alternative.

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: 24 Jun 10
HARRY BRIESMASTER III, YF-03, DAF
Director, 15th Civil Engineer Group

**Environmental Assessment
Proposed Demolition Plan**

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LIST OF ACRONYMS

ACM	Asbestos containing material
AFB	Air Force Base
AFI	Air Force Instruction
AFMAN	Air Force Manual
AFOSH	Air Force Occupational Safety and Health
AICUZ	Air Installation Compatible Use Zone
AMA	Air Material Area
AST	Above ground storage tank
ATSDR	Agency for Toxic Substances and Disease Registry
BMP	Best Management Practice
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CEVOR	Base Civil Engineering
CFR	Code of Federal Regulations
CO	carbon monoxide
CWA	Clean Water Act
dB	decibel
DoD	Department of Defense
DRMO	Defense Reutilization and Marketing Office
EA	Environmental Assessment
EIAP	Environmental Impact Analysis Process
EIS	Environmental Impact Statement
EO	Executive Order
EUL	Enhanced Use Lease
EPA	Environmental Protection Agency
FONSI	Finding of no significant impact
HAER	Historic American Engineering Record
HAP	Hazardous Air Pollutant
HQ	Headquarters
ICBM	Intercontinental Ballistic Missile
IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
IRP	Installation Restoration Program
LBP	Lead Based Paint
LQG	Large Quantity Generator
MAMS	Missile Assembly and Munitions Storage
MOA	Memorandum of Agreement
msl	Mean sea level
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOx	Oxides of Nitrogen
NRHP	National Register of Historic Places
O3	ozone

OSHA	Occupational Safety and Health Administration
OU	Operable Unit
PCBs	Polychlorinated biphenyls
PM-10	Particulates smaller than 10 microns in diameter
PM-2.5	Particulates smaller than 2.5 microns in diameter
ppm	Parts Per Million
RCRA	Resource Conservation and Recovery Act
sf	square feet
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SO _x	Oxides of Sulfur
SWPPP	Storm Water Pollution Prevention Plan
TCE	Trichloroethylene
UAC	Utah Administrative Code
UDAQ	Utah Department of Air Quality
UDEQ	Utah Department of Environmental Quality
UPDES	Utah Pollutant Discharge Elimination System
USACE	United States Army Corps of Engineers
USAF	U.S. Air Force
UST	Underground storage tank
VOC	Volatile Organic Compound

EXECUTIVE SUMMARY

Purpose and Need

This Environmental Assessment (EA) has been prepared to analyze the potential environmental effects of a U.S. Air Force (USAF) proposal to demolish 44 buildings and remove seven underground storage tanks (USTs) on Hill Air Force Base (AFB) to support the base's seven-year demolition plan for facilities that are no longer able to support mission requirements.

The purpose of the Proposed Action is to provide current USAF mission support by demolishing 44 structures, and removing seven tanks at Hill AFB. Conflicts overseas have demonstrated the need for maintenance and management of aircraft and missiles in a moments notice. One goal of the USAF is to increase Hill AFB's capability to meet wartime tasking through various projects. The objective of this demolition activity is to retain mission readiness until replacement follow-on construction projects can be identified and developed.

The demolition plan lists buildings slated for demolition because they were: 1) constructed to support training requirements no longer needed on the base; 2) have deteriorated beyond economical repair (thereby causing a hazard); 3) were a temporary facility that has served its purpose and is no longer needed; 4) not addressed in previous EAs; 5) not economically feasible to maintain; or 6) support the Enhanced Use Lease (EUL) program. The EUL program allows leasing of underutilized military land to private developers. While the Air Force will continue to own the land, the developer will own the facilities. By demolishing these buildings and removing the tanks, the Proposed Action would make the base ready to respond to any mission changes or additional mission requirements and also be more economical than current operations.

The buildings have been approved for demolition by the Hill AFB Facilities Board. The USTs/tanks will be removed or closed when funding becomes available.

Scope of Environmental Review

The scope of this environmental review is to analyze concerns related to demolishing 44 structures and removing seven tanks at Hill AFB. As directed by the USAF Environmental Impact Assessment Process (EIAP), certain resources were considered but not carried forward for additional analysis as they do not represent significant issues related to the Proposed Action. The following issues were not carried through the entire document: Airspace, Biological resources, Land Use and Visual Resources, Socioeconomics (including environmental justice), and Noise.

The issues that have been identified for detailed consideration and are presented in Section 3 (Affected Environment) and Section 4 (Environmental Consequences) of the EA are: air quality; solid and hazardous wastes; cultural resources; surface soils and surface water. Environmental effects of the Proposed Action and the alternatives were considered in detail.

Selection Criteria

The existing Hill AFB structures were reviewed in the Seven-Year Demolition Plan to determine which structures needed National Environmental Policy Act (NEPA) compliance documents to support demolition activities and met certain base requirements. These requirements resulted in the following selection criteria:

- evaluate the structure's operating condition
- determine the structure's relevant use
- evaluate safety to human health
- determine the structure's overall effectiveness for mission support

Proposed Action (Alternative A)

The Proposed Action consists of demolishing 44 structures, and removing seven USTs located on Hill AFB. These structures were: constructed to support training requirements no longer needed on the base; have deteriorated beyond economical repair, thereby causing a hazard; were a temporary facility that has served its purpose and is no longer needed; or it is no longer economically feasible to maintain. The USTs are located near buildings 214, 592, and 11531. Tank 1433 is located in the MAMS II area. Six of the tanks are either being pulled or closed because they are no longer being used and contain no wastes. The water tank (1433) is still being used for water storage but once a replacement source is identified, it will be emptied and removed. All existing wastes from these tanks has been removed and disposed. By demolishing these buildings and tanks now, the Proposed Action would make the base ready to respond to any mission changes or additional mission requirements, and also be more economical than current operations.

Five of the structures slated for demolition are in response to the Air Force's EUL program and West Side Development project. The EUL program allows leasing of underutilized military land to private developers. Buildings that are associated with the proposed action and connected to the EUL are 1240, 1241, 1251, 1253, and 1146. These buildings need to be removed to allow the transfer of construction ownership rights to the developer for the land they now occupy.

Thirty-two of these buildings are currently part of a housing privatization project being conducted by Boyer Hill Military Housing (BHMH). These homes (32 buildings containing 64 units in upper area F) were part of the housing privatization project (Hill AFB, 2002) and will be returned to Hill AFB in 2013. All of these homes were the original old homes turned over to BHMH for replacement under the privatization contract, and are not part of the new or remodeled homes already constructed as part of the BHMH project. Hill AFB will then be responsible for demolishing these buildings. The housing structures will be returned to Hill AFB due to environmental contamination; specifically polychlorinated biphenyls (PCBs). BHMH will return the area to the Air Force on 31 December 2013. The Air Force will then demolish the buildings and return the area to green space with appropriate irrigation systems, sod, trees and shrubs. The Air Force will provide an appropriate infrastructure to maintain continued utility support to the remaining housing areas.

The remaining seven buildings: 1818, 1819, 1820, 1828, 2201, 1532, and 10922, have been scheduled for demolition because they have either deteriorated beyond economical repair, were designed to be temporary, or they are no longer support base missions.

The proposed demolition activities would include: demolishing the structures; removing any asbestos, lead based paint (LBP), and/or PCBs that are present; removing slabs, foundations, and footings; removing any above and below-ground storage tanks associated with the structures; removing and capping buried utilities; removing USTs or closing in place; backfilling topography to original grade; and restoring vegetation to prevent future erosion. From previous demolition activities similar to this proposed action, the depth of excavation required is approximately 10 feet below grade.

Alternative B

Alternative B consists of demolishing only the buildings associated with the EUL program and the West Side Development project (buildings 1240, 1241, 1251, 1253, and 1146). These structures need immediate NEPA documentation to support the FY09 portion of the demolition plan. The other projects for FY09 through FY14 would require an EA at a later date to address the environmental ramifications of the associated demolition.

No Action Alternative

Under the No-Action Alternative, 44 structures and seven tanks that are no longer able to support USAF mission requirements would continue to occupy accessible building sites on Hill AFB where future industrial, administrative, open space and storage activities might be housed.

Results of Environmental Assessment

The Proposed Action alternatives were all considered in detail. No species of plants or animals listed as endangered, threatened, or sensitive by State or Federal agencies are located on Hill AFB. During demolition activities, solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be generated and require proper management and coordination with State regulatory agencies.

Alternative A

The proposed action of Alternative A could be implemented with minor air emissions of short-term duration. Contamination of shallow soil could exist beneath or adjacent to the structures undergoing demolition and utility removal. During demolition activities, soil would be disturbed to remove and backfill around the existing buildings and infrastructure. For this EA, demolition activities for each building would disturb less than 1 acre of land. However, over the entire life of all of the planned demolition, construction and demolition activities on Hill AFB would be greater than 1 acre. Therefore; a storm water pollution prevention plan (SWPPP) and associated best management practices (BMPs) would be required to negate any potential demolition-related erosion into the storm water system. The potential for shallow soil contamination at buildings 1532, 1240, 1241, 1251, 1253 and the 32 buildings in upper housing area F would be investigated and remediated if necessary.

The proposed demolition projects would have an adverse effect on one historic property; however, the adverse effect has been mitigated through a Memorandum of Agreement (MOA) with the Utah State Historic Preservation Officer (SHPO).

Alternative B

Under Alternative B, fewer buildings would be demolished and no tanks removed or closed. Minor temporary demolition-related air emissions would occur but less than under the Proposed

Action (Alternative A). Contamination of shallow soil could exist beneath or adjacent to the structures undergoing demolition and utility removal. During demolition activities, soil would be disturbed to remove and backfill around the existing buildings and infrastructure. The potential for shallow soil contamination at buildings 1240, 1241, 1251, 1253 would be investigated and remediated if necessary.

Less than 1 acre of land would be disturbed for this alternative, however; over the entire year of construction activities on Hill AFB, the area disturbed would be greater than 1 acre. Therefore a SWPPP and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system. The potential for shallow soil contamination at buildings 1240, 1241, 1251, 1253 would be investigated and remediated if necessary. No impacts to cultural resources would be expected. No long-term environmental impact is expected from this proposed action.

No-Action Alternative

Under the No-Action alternative, no new environmental impacts would occur; however, opportunities to remove hazardous building components would not be realized.

No long-term environmental impacts are expected from this Proposed Action.

Summary Comparison of Alternatives

Issue	Proposed Action	Alternative B	No-Action
Air Quality	Temporary demolition-related emissions. Asbestos abatement would be performed wherever required.	Temporary demolition-related emissions. Asbestos abatement would be performed wherever required.	No new impact.
Solid and Hazardous Wastes	Solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled per Air Force, state, and federal requirements.	Solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled per Air Force requirements.	Opportunities to remove hazardous building components would not be realized.

Issue	Proposed Action	Alternative B	No-Action
Cultural Resources	The proposed demolition projects would have an adverse effect on one historic property (Building 2201); however, the adverse effect has been mitigated through a MOA with the Utah SHPO.	No impact.	No new impact.
Surface Soils	Demolition-related erosion control measures would be required. The potential for shallow soil contamination at buildings 1532, 1240, 1241, 1251, 1253 and the 32 buildings within upper housing area F would be investigated and remediated if necessary.	Demolition-related erosion control measures would be required. The potential for shallow soil contamination at buildings 1240, 1241, 1251, 1253 would be investigated and remediated if necessary.	Opportunities to investigate potentially contaminated shallow soils would not be realized.
Storm Water	A SWPPP, a storm water construction permit, and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system.	A SWPPP, a storm water construction permit, and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system.	No new impact.

1.0 PURPOSE AND NEED FOR THE ACTION

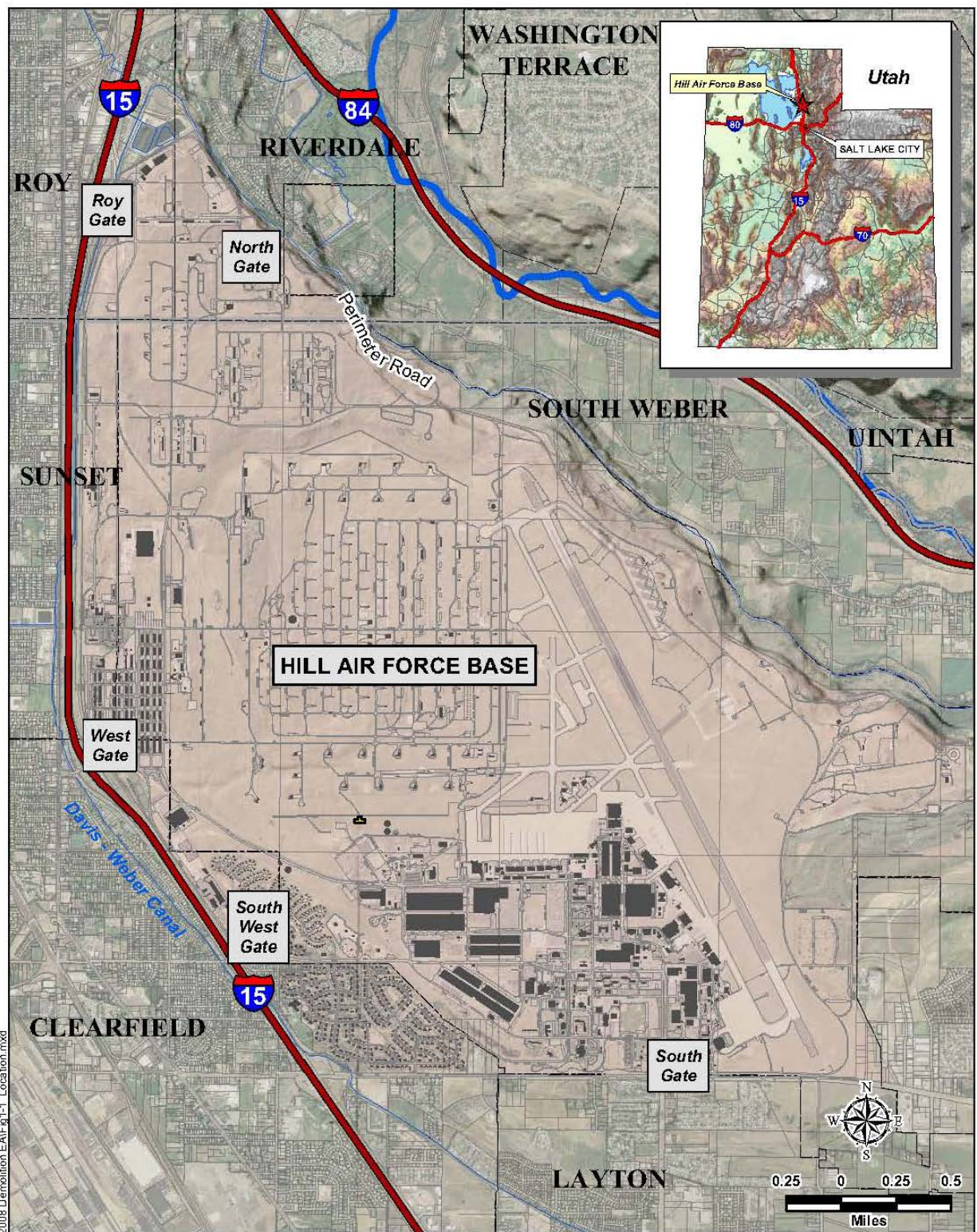
1.1 Introduction

This Environmental Assessment (EA) has been prepared to analyze the potential environmental effects of a U.S. Air Force (USAF) proposal to demolish 44 buildings and remove seven underground storage tanks (USTs) on Hill Air Force Base (AFB) to support the base's seven-year demolition plan and are no longer able to support mission requirements.

1.2 Background

Hill AFB is located in northern Utah about 25 miles north of Salt Lake City and approximately seven (7) miles south of Ogden (**Figure 1-1**). The principal mission of Hill AFB includes the maintenance and management of aircraft and missiles. In support of that mission Hill AFB provides worldwide engineering and logistics management for the F-16 Fighting Falcon, A-10 Thunderbolt II, and the Minuteman III intercontinental ballistic missile (ICBM); performs depot maintenance of the F-16 Fighting Falcon, A-10 Thunderbolt II, and C-130 Hercules aircraft; overhauls and repairs all types of landing gear, wheels, brakes and tires; and is the logistics manager for all conventional air munitions, solid propellants and explosive devices used throughout the USAF.

Hill AFB is surrounded by several communities: Roy City and Riverdale to the north; South Weber to the northeast; Layton to the south; and Clearfield, Sunset, and Clinton to the west. Hill AFB lies primarily in northern Davis County with a small portion located in southern Weber County.



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Hill AFB, Utah

Hill Air Force Base Location Map

Figure 1-1



1.3 Purpose of Action

The purpose of the Proposed Action (Alternative A) is to demolish 44 structures and remove seven tanks at Hill AFB to support the base's Seven-Year Demolition Plan. This plan reviewed the base's existing facilities to determine their condition, use, and if they supported the Air Force's mission. It is reviewed annually to address changes at Hill AFB that may have occurred over the past year. Early and continual planning is critical for organized and effective facility management on base.

Table 1.4-1 lists the buildings and USTs scheduled for demolition or removal. In addition to meeting Air Force needs, conflicts overseas have demonstrated the need for maintenance and management of aircraft and missiles in a moments notice. One goal of the USAF is to increase Hill AFB's capability to meet wartime tasking through various projects. The objective of this demolition activity is to retain mission readiness until replacement follow-on construction projects can be identified and developed. The location of the proposed demolition projects are shown on **Figures 1-2** and **1-3**.

1.4 Need for the Proposed Action

The seven-year demolition plan and additions to this plan list buildings slated for demolition because they were: 1) constructed to support training requirements no longer needed on the base; 2) have deteriorated beyond economical repair (thereby causing a hazard); 3) were a temporary facility that has served its purpose and is no longer needed; 4) not addressed in previous EAs; 5) not economically feasible to maintain; or 6) support the Enhanced Use Lease (EUL) program. The EUL program allows leasing of underutilized military land to private developers. While the Air Force will continue to own the land, the developer will own the facilities.

Demolition of many of these buildings were addressed in previous EAs and therefore do not need any further NEPA analysis except as a potential cumulative impact. The EAs that analyze other demolition projects in the seven-year demolition plan are:

- EA Proposed Armament Overhaul and Test Facility at Hill AFB, Utah 2005
- EA for the Proposed Demolition of 12 Structures at Hill AFB, Utah 2005
- EA for the Enhanced Use Leasing, West Side Development Phase 1 South, 2006
- EA for the Minuteman III Propulsion Replacement Program Hill AFB 2001
- Programmatic EA for Building Demolitions, Hill AFB, Utah 1998
- EA for the Propellant Test and Analysis Complex 2001
- EA Proposed Aircraft Power Systems Repair Transformation Facility, Hill AFB, Utah 2007
- EA Explosives Clear Zone Master Plan 2003

By demolishing these buildings, the Proposed Action would make the base ready to respond to any mission changes or additional mission requirements and also be more economical than current operations.

The buildings have been approved for demolition by the Hill AFB Facilities Board. The USTs/tanks will be removed or closed when funding becomes available.

Table 1.4-1: Summary of Buildings and USTs Proposed for Demolition or Removal and the Functions Performed in each Building (Refer to Appendix A for photographs of the buildings)

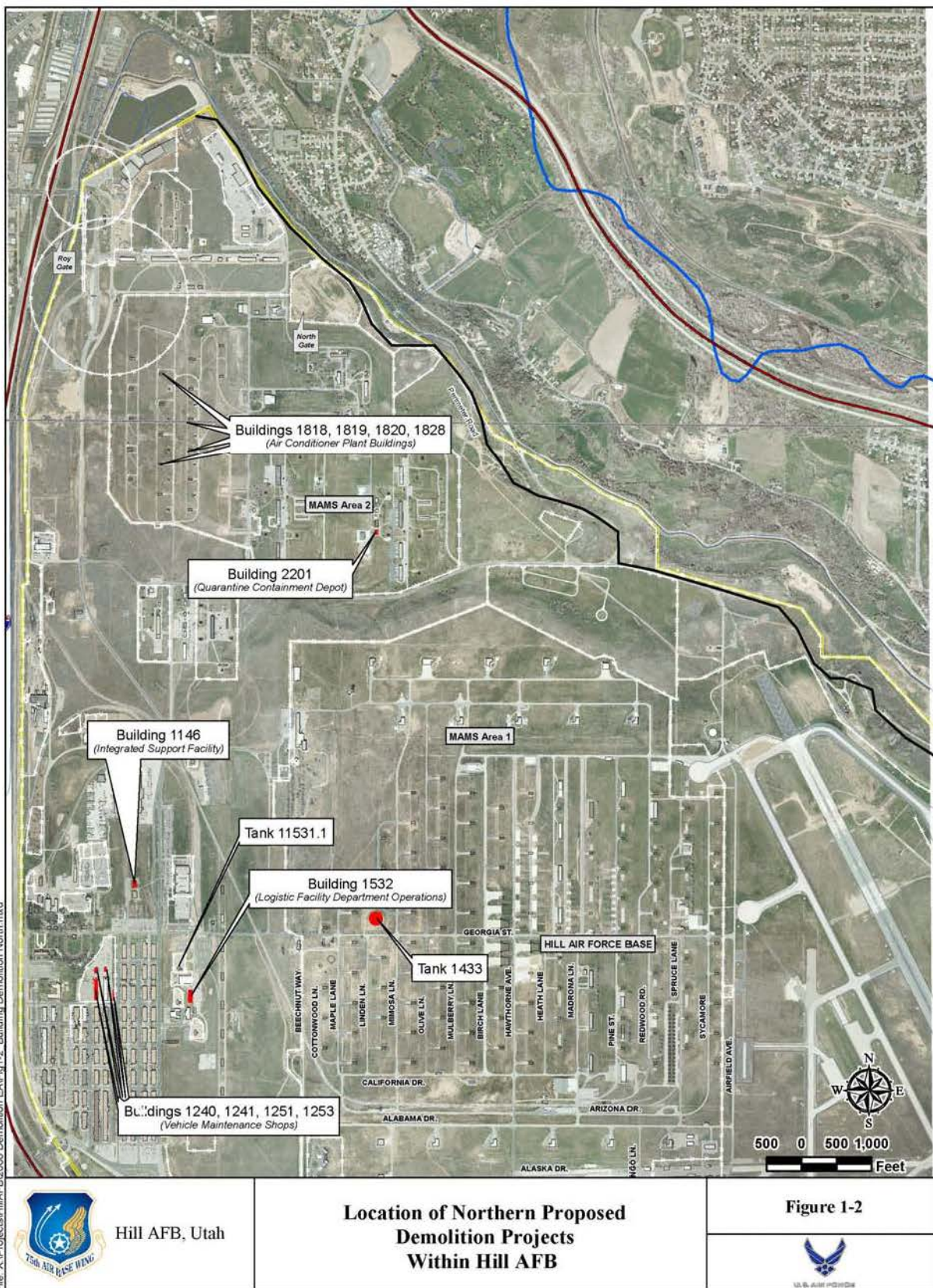
Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
1146	Integrated Support Facility	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	OO-ALC/IT
1818	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1819	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1820	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
1828	Air Conditioning Plant Building	This building was constructed in early 1960's for missile silos that have since been abandoned. It is no longer needed and would result in an economical burden on the tenant owners of the structure.	75 CEG
2201	Quarantine containment depot	This building has deteriorated beyond economical repair and represents unsafe working conditions. Caretaking of this building would result in an economical burden on the tenant owners of the structure.	309 MXW
1532	Logistic Facility Department Operations	This building was a temporary structure and was not meant to be used over the long term. Facility Headquarters (HQ) has directed this structure to be removed.	649 MUNS
1240	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS

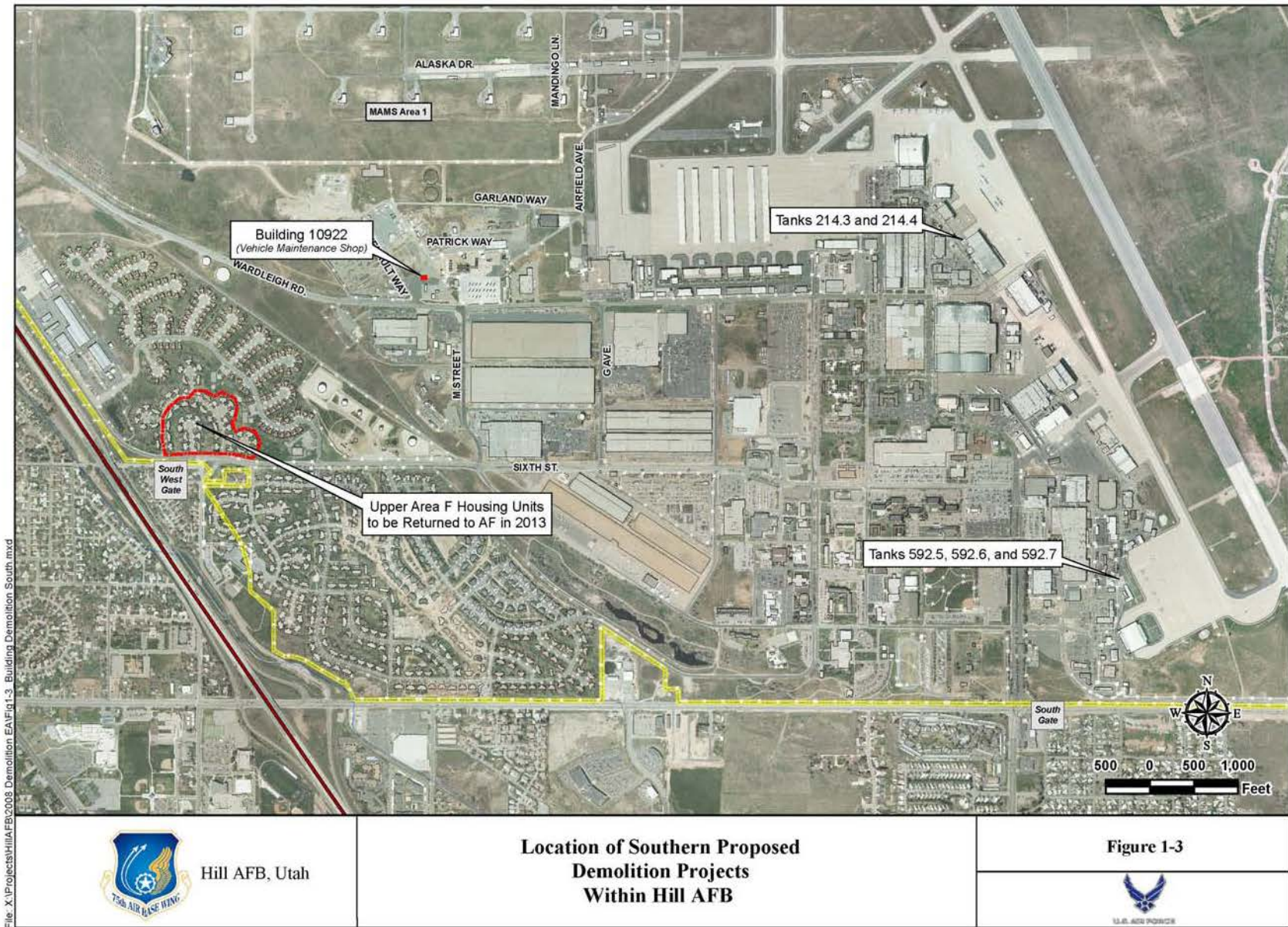
Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
1241	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS
1251	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS
1253	Vehicle Maintenance Shop	Building needs to be removed to support EUL program. It is located on land to be leased to local municipalities for private development.	75 LRS
10922	Vehicle Maintenance Shop	Building has deteriorated beyond economical repair.	75 LRS
214.3	UST	Tank no longer being used.	
214.4	UST	Tank no longer being used.	
592.5	UST	Tank no longer being used.	
592.6	UST	Tank no longer being used.	
592.7	UST	Tank no longer being used.	
11531.1	UST	Tank no longer being used.	
1433	UST	Tank no longer being used.	
4072	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4073	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4074	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4076	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4077	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4078	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4079	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
4080	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4081	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4082	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4084	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4085	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4086	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4087	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4090	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4091	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4098	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4099	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4102	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4104	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4105	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

Facility Number	Nomenclature	Purpose and Need	Owner/ Organization
4113	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4115	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4116	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4117	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4118	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4119	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4120	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4121	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4122	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4123	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG
4124	Housing	Caretaking of this building would result in an economical burden on the tenant owners of the structure.	75 CEG

File: X:\Projects\HillAFB\2008 Demolition EA\Fig1-2 Building Demolition North.mxd





File: C:\Users\jdoyle\Documents\2008\2008 Demolition EA\Fig 1-3 Building Demolition South.mxd

1.5 Regulatory Compliance

1.5.1 National Environmental Policy Act (NEPA)

NEPA requires Federal agencies to take into consideration the potential environmental impacts of proposed actions in their decision making process. The intent of NEPA is to protect, restore, or enhance the environment through well-informed Federal decisions. The Council on Environmental Quality (CEQ) was established under NEPA to implement and oversee Federal policy in this process. The CEQ subsequently issued the Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (40 Code of Federal Regulations [CFR] Sections 1500–1508). These regulations specify that an EA be prepared to:

- Briefly provide sufficient evidence and analysis for determining whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).
- Aid in an agency's compliance with NEPA when no EIS is necessary.
- Facilitate preparation of an EIS when one is necessary.

1.5.2 Other Applicable Regulations and Permits

The following Federal, state, and local regulations and permits would apply to the proposed action:

- USAF-specific requirements contained in Title 32 of the CFR Part 989, Environmental Impact Analysis Process (EIAP).
- Safety guidelines of the Occupational Safety and Health Administration (OSHA) including the Occupational Safety and Health Act of 1970, 29 U.S.C. 651 et seq.
- Relevant Air Force Occupational Safety and Health (AFOSH) standards including Air Force Instruction 91-301.
- Utah's fugitive emissions and fugitive dust rules (Utah Administrative Code [UAC] Section R307-309, and R307-205-5). Emissions from the applicable sources of fugitive dust listed in R307-205-5 shall be minimized.
- Utah's State Implementation Plan (UAC Section R307 -110), which complies with the General Conformity Rule of the Clean Air Act (CAA), Section 176 (c).
- Determining Conformity of Federal Actions to State or Federal Implementation Plans, 40 CFR 93.154.
- The Hill AFB Title V Operating Permit (Permit Number: 1100007002).
- National Historic Preservation Act of 1966, as amended. Provides the principal authority used to protect historic properties, establishes the National Register of Historic Places (NRHP), and defines, in Section 106, the requirements for federal agencies to consider the effects of an action on properties listed on, or eligible for, the NRHP.
- Native American Graves Protection and Repatriation Act of 1990 (25 USC 3001-3013). Requires protection of repatriation of Native American burial items found or taken from

federal or tribal lands, and requires repatriation of burial items controlled by federal agencies or museums receiving federal funds.

- Protection of Historic and Cultural Properties (36 CFR section 800). Provides an explicit set of procedures for federal agencies to meet their obligations under the National Historic Preservation Act including inventorying resources and consultation with the State Historic Preservation Officers (SHPOs) and federally recognized tribes.
- Archaeological Resources Protection Act of 1979 (16 USC section 470a-47011). Ensures the protection and preservation of archaeological sites on federal or Native American lands and establishes a permitting system to allow legitimate scientific study of such resources.
- The Resource Conservation and Recovery Act (RCRA), 42 U.S.C. Chapter 82, and regulations promulgated there under, 40 C.F.R. Part 260 et seq.
- A Federal facility agreement under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 et seq. will be required.
- Utah hazardous waste management regulations contained in U.A.C. Section R315, and the Hill AFB Hazardous Waste Management Plan (Hill AFB, 2007a).
- The Clean Water Act (CWA), 33 U.S.C. 1251 et seq., would need to be followed. Section 404 of the CWA regulates development in streams and wetlands and requires permit from the U.S. Army Corp of Engineers (USACE) for dredging and filling in waters of the US.
- Executive Order (EO) 11988, Floodplain Management, requires each Federal agency to reduce the risk of flood damage and impacts and to restore and preserve the natural and beneficial values served by floodplains.
- The Migratory Bird Act of 1918, which protects migratory birds from willful destruction, including their nests, from human activities.
- 40 CFR 265 Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities.
- 40 CFR 763. Subchapter R – Toxic Substances Control Act, Part 763, Asbestos. U.S. Environmental Protection Agency's (EPA) ruling on Asbestos identification, disposal, remediation.
- Air Force Instruction (AFI) 32-7065, Cultural Resources Management, implements Air Force Policy Directive 32-70, Environmental Quality, and Department of Defense (DoD) Directive 4710.1, Archeological and Historic Resources Management. Sets guidelines for protection and management of cultural resources, and requires compliance and coordination with NEPA, the National Historic Preservation Act (NHPA) of 1966, as amended and related Federal standards and authorities.

1.5.3 Intergovernmental Coordination for Environmental Planning

NEPA and its implementing CEQ regulations require intergovernmental notifications prior to making any detailed statement of environmental impact. Through the process of Interagency and Intergovernmental Coordination for Environmental Planning (IICEP), the USAF must notify concerned Federal, state, and local agencies and allow them sufficient time to evaluate potential environmental impacts of a Proposed Action.

1.6 Scope of Environmental Review

The scope of this environmental review is to analyze concerns related to demolishing 44 structures and removing seven tanks at Hill AFB.

During demolition or removal activities solid and/or hazardous wastes (such as asbestos; lead; mercury; polychlorinated biphenyl's (PCBs); asphalt; petroleum products; contaminated soil) could potentially be generated/exposed/discovered and require property management and coordination with state regulatory agencies. Additional hazardous wastes could be generated if a fuel spill, lubricant spill/leak, or demolition-related chemical spill were to occur. No industrial wastewater discharges are anticipated as a result of the Proposed Action. Air emissions would be produced by the buildings being demolished and heavy equipment during demolition.

During demolition or removal activities, soil would be disturbed to remove and backfill around existing slabs, foundations, footings, exterior concrete and asphalt surfaces, any above or below-ground storage tanks associated with the structures, and buried utilities. Since the cumulative square footage of soil to be disturbed will be over one acre as a result of the planning process, a storm water pollution prevention plan (SWPPP) will be required. Contamination of shallow soil could exist beneath or adjacent to the structures undergoing demolition and utility removal.

1.6.1 Issues Not Carried Forward for Additional Analysis

As directed by the USAF EIAP the following areas of potential impacts were considered but were not carried forward for additional analysis as they do not represent significant issues relating to the Proposed Action.

Airspace – Implementing the Proposed Action or No-Action Alternative would result in no impact on airspace, airspace management, or the airfield clear zones. AFI 32-7063, Air Installation Compatible Use Zone (AICUZ) Program, applies to Air Force installations in the U.S. with active runways. This instruction sets forth policies and requirements for the restrictions on the uses and heights of natural and manmade objects in the vicinity of air installations to provide for safety of flight and to ensure there are no aircraft accidents. None of the proposed demolition sites would affect the airfield clear zones or safety of personnel potentially working within these zones. As a result, this issue has not been carried forward for detailed analysis in this EA.

Biological Resources - There would be no impacts to vegetation, habitat, threatened and endangered species as a result of implementing the Proposed Action or No-Action Alternative. No species of plants or animals listed as threatened or endangered are known to occur on Hill AFB (Hill AFB, 2005), and no suitable habitat for any such species would be disturbed by the demolitions. All of the proposed activities would occur in already-disturbed areas of Hill AFB. As a result, this issue has not been carried forward for detailed analysis in this EA.

Land Use and Visual Resources - There would be no land use and visual resource impacts as a result of implementing the Proposed Actions or No-Action Alternative. The proposed demolition is not expected to change the land uses or visual resources on base. Buildings on base are generally constructed and demolished depending on the base mission and activities being conducted by the USAF. As a result, this issue has not been carried forward for detailed analysis in this EA.

Socioeconomics (including environmental justice) - There would be no socioeconomic impacts as a result of implementing the Proposed Actions or No-Action Alternative. The proposed demolition projects are relatively small in scope and would have no substantial effect outside of Hill AFB. Implementing the demolition projects would not result in a change in personnel therefore; no noticeable change in population, personal income, housing, or full- or part-time employment at Hill AFB or the local area would be expected. The removal of the buildings would decrease the expenditures required for upkeep or caretaking of the structures and would be a beneficial impact because maintenance funds could be used in other areas which need them. In addition, there would be no impacts to populations of special concern with disproportionately high human health, or environmental impacts on minority populations, low income populations, or child populations. As a result, this issue has not been carried forward for detailed analysis in this EA. The housing buildings that would be cleared for demolition as part of this EA would not create any new socioeconomic impacts to the tenants of the homes that were not evaluated in the Military Housing Privatization EA for Hill AFB (Hill AFB, 2002).

Noise - Implementing the Proposed Actions or No-Action Alternative would result in no long-term increase in noise. The typical noise environment around Hill AFB can range from 60 to 85 decibels (dB) on any given day. Implementing the demolition activities would result in a temporary increase in noise at, and immediately surrounding, the demolition locations. Demolition activities would typically occur between the hours of 8:00 am and 5:00 pm (normal work hours), it is not anticipated that the temporary increase in noise would impact nearby building occupants or operations. Any potential health concerns for site workers or program participants exposed to excessive noise during these activities would need to be addressed in the demolition plan. As a result, noise has not been carried forward for detailed analysis in this EA.

The issues that have been identified for detailed consideration and are therefore presented in Sections 3 (Affect Environment) and 4 (Environmental Consequences) are: air quality; solid and hazardous wastes; cultural resources; surface soils, and storm water. Environmental effects of the Proposed Action, Alternative B, and the No-Action alternative on these resources were considered in detail.

1.7 Cumulative Impact Analysis

“Cumulative impact is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.” (40 C.F.R. 1508.7). Each cumulative impact discussion within Section 4 may have different impact areas based on the resource being analyzed. These areas are identified for each resource in Section 4 respectively.

1.8 *Scope and Organization of this Document*

The scope of this EA is to discuss resources that would potentially be impacted by the Proposed Action. This document is organized as follows:

- Section 1 – Purpose and Need for the Proposed Action.
- Section 2 – Description of the Proposed Action and Alternatives.
- Section 3 – Affected Environment: Discusses the existing conditions and environmental resources in the area to be affected by the alternatives.
- Section 4 – Environmental Consequences: Contains the basis for the comparison of the environmental impacts of each of the alternatives.
- Section 5 – List of Preparers: A list of preparers and their responsibilities.
- Section 6 – References and Persons and Agencies Contacted: A list of references including persons and agencies contacted used to prepare this EA.

2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 Introduction

This section describes the Proposed Action and alternative actions that have been considered by the USAF for the demolition of military facilities on Hill AFB. The selection criteria used to define and compare each alternative action is provided as well as alternatives considered but eliminated from further evaluation. The Proposed Action (Alternative A), Alternative B, and the No-Action Alternative are described in greater detail in this chapter.

2.2 Selection Criteria

The existing Hill AFB structures were reviewed in the Seven-Year Demolition Plan to determine which structures needed NEPA compliance documents to support demolition activities, and which structures met certain Hill AFB requirements. These requirements resulted in the following selection criteria:

- evaluate the structure's operating condition
- determine the structure's relevant use
- evaluate safety to human health
- determine the structure's overall effectiveness for mission support

2.3 Proposed Action (Alternative A)

The Proposed Action consists of demolishing 44 buildings and removing seven USTs located on Hill AFB. These buildings were constructed to support training requirements that are no longer needed on the base, have deteriorated beyond economical repair, thereby causing a hazard, were a temporary facility that has served its purpose and is no longer needed, or it is no longer economically feasible to maintain. The USTs are located near buildings 214, 592, and 11531. Tank 1433 is located in the MAMS II area. Six of the tanks are either being pulled or closed because they are no longer in-use and contain no waste. Water tank 1433 is still in-use for water storage and will be emptied and removed once a replacement source is determined. Buildings adjacent to the tanks would not be disturbed or affected by the removal or closure of the tanks. The demolition of these buildings and tanks complies with current planning documents and would ready the base to respond to any mission changes.

Five of the buildings slated for demolition are in response to the Air Force's EUL program and West Side Development project, and the removal of these facilities and tanks would also reduce the utility requirements respectively. As discussed in section 1.4, the EUL program allows leasing of underutilized military land to private developers. The planning period for the West Side Development project will be completed over the next 25 years and consists of three phases and various components. The first component of the West Side Development project was addressed in the EA for the Space and Missile Facility (JBR, 2005). This EA analyzed the site selection and construction of the Space and Missile complex. The second component of the West Side Development involved developing approximately 44 acres of vacant land on the west side of the base. The Final EA for the Enhanced Use Lease, West Side Development, Phase 1,

South, addressed environmental impacts of constructing administrative offices and associated infrastructure (CH2MHill, 2006). At full build-out, the West Side project will include development of more than 550 acres of land. Buildings associated with the proposed action that are connected to the EUL are 1240, 1241, 1251, 1253, and 1146. These buildings need to be demolished and removed to allow the transfer of construction ownership rights to the developers.

Thirty-two of the buildings slated for demolition are currently part of a housing privatization project being conducted by Boyer Hill Military Housing (BHMH). These homes (32 buildings containing 64 units in upper area F) were part of the housing privatization project (Hill AFB, 2002) and will be returned to Hill AFB in 2013. All of these homes were the original old homes turned over to BHMH for replacement under the privatization contract, and are not part of the new or remodeled homes already constructed as part of the BHMH project. Hill AFB will then be responsible for demolishing these buildings. The housing structures will be returned to Hill AFB due to an environmental contamination concern, specifically polychlorinated biphenyls (PCBs). BHMH will return the area to the Air Force on 31 December 2013. The Air Force will then demolish the buildings and return the area to green space with appropriate irrigation systems, sod, trees and shrubs. The Air Force will continue to provide an appropriate infrastructure specifically to maintain continual utility support to the remaining housing areas.

The remaining seven buildings: 1818, 1819, 1820, 1828, 2201, 1532, and 10922, have been scheduled for demolition because they have either deteriorated beyond economical repair, were designed to be temporary, or they are no longer support base missions.

The proposed demolition activities will include demolishing the structures, removing any asbestos, lead based paint (LBP), and/or PCBs that are present, removing slabs, foundations, and footings, removing any storage tanks associated with the structures, removing and capping buried utilities, removing USTs or closing in place, backfilling topography to original grade, and restoring vegetation to prevent future erosion. From previous demolition activities similar to this proposed action, the depth of excavation required is approximately ten feet below grade.

Table 2.3-1 describes the proposed building demolition projects and **Table 2.3-2** describes the USTs proposed for removal.

Table 2.3-1 Proposed Building Demolition at Hill AFB

USAF Project Number	Facility Number	Name of Structure	Size in Square Feet (sf)	Year Built
KRSM030016	1146	Integrated Support Facility	6,208	1988
KRSM071009	1818	Air Conditioning Plant Building	114	1961
KRSM071008	1819	Air Conditioning Plant Building	114	1961
KRSM080033	1820	Air Conditioning Plant Building	114	1961
KRSM071006	1828	Air Conditioning Plant Building	100	1964
KRSM050105	2201	Quarantine containment depot	2,514	1941
KRSM990079D	1532	Logistic Facility Department Operations	10,920	1988
MCP053010	1240	Vehicle Maintenance Shop	3,000	1989
MCP053010	1241	Vehicle Maintenance Shop	2,400	1995

USAF Project Number	Facility Number	Name of Structure	Size in Square Feet (sf)	Year Built
MCP053010	1251	Vehicle Maintenance Shop	3,224	1989
MCP053010	1253	Vehicle Maintenance Shop	18,717	1942
MCP053010	10922	Vehicle Maintenance Shop	3,956	1970
KRSM104001	4072	Housing	2,588	1976
KRSM104001	4073	Housing	2,238	1976
KRSM104001	4074	Housing	2,238	1976
KRSM104001	4076	Housing	2,752	1976
KRSM104001	4077	Housing	2,238	1976
KRSM104001	4078	Housing	2,588	1976
KRSM104001	4079	Housing	2,588	1976
KRSM104001	4080	Housing	2,238	1976
KRSM104001	4081	Housing	2,214	1976
KRSM104001	4082	Housing	2,588	1976
KRSM104001	4084	Housing	2,588	1976
KRSM104001	4085	Housing	2,588	1976
KRSM104001	4086	Housing	2,238	1976
KRSM104001	4087	Housing	2,588	1976
KRSM104001	4090	Housing	2,238	1976
KRSM104001	4091	Housing	2,238	1976
KRSM104001	4098	Housing	1,904	1976
KRSM104001	4099	Housing	2,588	1976
KRSM104001	4102	Housing	2,238	1976
KRSM104001	4104	Housing	2,752	1976
KRSM104001	4105	Housing	2,214	1976
KRSM104001	4113	Housing	2,238	1976
KRSM104001	4115	Housing	2,588	1976
KRSM104001	4116	Housing	2,588	1976
KRSM104001	4117	Housing	2,238	1976
KRSM104001	4118	Housing	2,752	1976
KRSM104001	4119	Housing	2,238	1976
KRSM104001	4120	Housing	2,588	1976
KRSM104001	4121	Housing	2,588	1976
KRSM104001	4122	Housing	2,238	1976
KRSM104001	4123	Housing	2,238	1976
KRSM104001	4124	Housing	2,588	1976

Table 2.3-2 USTs Proposed for Removal or Closure

Tank Number	Installation date	Size (gallons)	Contents	Location
214.3	1990	1,000	Waste solvent	Near Bldg 214
214.4	1990	1,000	New solvent	Near Bldg 214
592.5	1993	1,000	Motor fuel	50 ft north of Bldg 592, southernmost tank
592.6	1993	2,000	Motor fuel	50 ft north of Bldg 592, middle tank
592.7	1993	2,000	Motor fuel	50 ft north of Bldg 592, northernmost tank
11531.1	1989	1,000	Diesel fuel	Southwest of Bldg 11531 in fenced compound
1433	Roof built in 1990, no other dates available	2000 kg	Water	Located in the MAMS II area.

2.4 Alternative B

Alternative B consists of demolishing only the buildings associated with the EUL program and the West Side Development project (buildings 1240, 1241, 1251, 1253, and 1146). These structures need immediate NEPA documentation to support the FY08 portion of the demolition plan. The other projects for FY09 through FY14 would require an EA at a later date to address the environmental ramifications of the associated demolition.

As under the Proposed Action, the demolition activities would include demolishing the structures, removing any asbestos and/or LBP that is present, removing slabs, foundations, and footings, removing any above and below-ground storage tanks associated with the structures, removing and capping buried utilities, backfilling topography to original grade, and restoring vegetation to prevent future erosion. From previous demolition activities similar to this proposed action, the anticipated depth of excavation required is approximately ten feet below grade.

2.5 Alternatives Considered but Eliminated from Further Analysis

Other alternatives considered included demolishing only some buildings on the seven-year demolition plan over a two- to three-year schedule. However, this alternative could potentially cause a delay of either the demolition of buildings or of constructing replacement structures. In addition, these options would not meet the objective of removing buildings for safety or economic reasons. The caretaking and upkeep of many of these buildings would cost the USAF more money in the long term. Demolishing only a portion of the structures listed over the course of seven years would not sustain Air Force readiness to a mission change or national support requirement posture.

2.6 Description of the No-Action Alternative

Under the No-Action Alternative, forty four (44) structures and seven (7) tanks no longer able to support USAF mission requirements would continue to occupy accessible/usable building sites on Hill AFB where future industrial, administrative, open space and storage activities might be housed. This alternative would not meet the Seven-Year Demolition plan or selection criteria to support Hill AFB's mission. However, the framework of an EA requires that the No-Action alternative must be considered even if it does not meet all of the selection criteria.

The No-Action Alternative is analyzed within this document to give a basis of comparison for the Proposed Action.

2.7 Comparison Matrix of Environmental Effects of the Alternatives

A summary of the environmental effects of the Proposed Action, Alternative B, and No-Action alternatives are presented in **Table 2.6-3**.

Table 2.6-3 Summary Comparison of Alternatives

Issue	Proposed Action	Alternative B	No-Action
Air Quality	Temporary demolition-related emissions. Asbestos abatement would be performed wherever required.	Temporary demolition-related emissions. Asbestos abatement would be performed wherever required.	No new impact.
Solid and Hazardous Wastes	Solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled per Air Force, state, and federal requirements.	Solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled per Air Force requirements.	Opportunities to remove hazardous building components would not be realized.
Cultural Resources	The proposed demolition projects would have an adverse effect on one historic property (Building 2201); however, the adverse effect has been mitigated through a MOA with the Utah SHPO.	No impact.	No new impact.

Issue	Proposed Action	Alternative B	No-Action
Surface Soils	The potential for shallow soil contamination at buildings 1532, 1240, 1241, 1251, 1253, and the 32 housing buildings would be investigated and remediated if necessary.	The potential for shallow soil contamination at buildings 1240, 1241, 1251, and 1253 would be investigated and remediated if necessary.	Opportunities to investigate potentially contaminated shallow soils would not be realized.
Surface Water	A SWPPP, a storm water construction permit, and demolition-related erosion control measures would be required to negate any potential demolition-related erosion into the storm water system.	A SWPPP, a storm water construction permit, and demolition-related erosion control measures would be required to negate any potential demolition-related erosion into the storm water system.	No new impact.

3.0 AFFECTED ENVIRONMENT

This section presents information on baseline environmental conditions for resources potentially affected by the alternatives described in Section 2.0. Under NEPA, the analysis of environmental conditions only addresses those areas and environmental resources with the potential to be affected by the Proposed Action or alternatives; locations and resources with no potential to be affected need not be analyzed.

3.1 *Air Quality*

Hill AFB is located within both Davis and Weber Counties, Utah. Neither county is in complete attainment status with Federal clean air standards (**Figure 3-1** and **Figure 3-2**). Nonattainment areas fail to meet National Ambient Air Quality Standards (NAAQS) for one or more of the criteria pollutants: oxides of nitrogen (NO_x), sulfur dioxide (SO₂), ozone (O₃), particulates less than 10 microns in diameter (PM-10), particulates less than 2.5 microns in diameter (PM-2.5), carbon monoxide (CO), and lead. Davis County is designated by the EPA as a PM-2.5 non-attainment area, maintenance area for ozone, and an attainment area for all other NAAQS. Ogden City, in Weber County (approximately seven miles north of Hill AFB), is designated as a non-attainment area for PM-10 and PM-2.5 and a maintenance area for CO. The western half of Weber County is designated as non-attainment for PM-2.5. These designations are current as of September 2008 (personal communication Reiss, 2008) and have been updated with the new PM-2.5 designations finalized in November 2009 (EPA, 2009).

The current air quality trend at Hill AFB is one of controlling emissions. Managers implement programs to comply with the base's Title V air quality permit by:

- Eliminating ozone-depleting substances
- Limiting use of volatile organic compounds (VOCs)
- Switching to lower vapor pressure solvents and aircraft fuel
- Converting internal combustion engines from gasoline and diesel to natural gas
- Improving the capture of particulates during painting and abrasive blasting operations

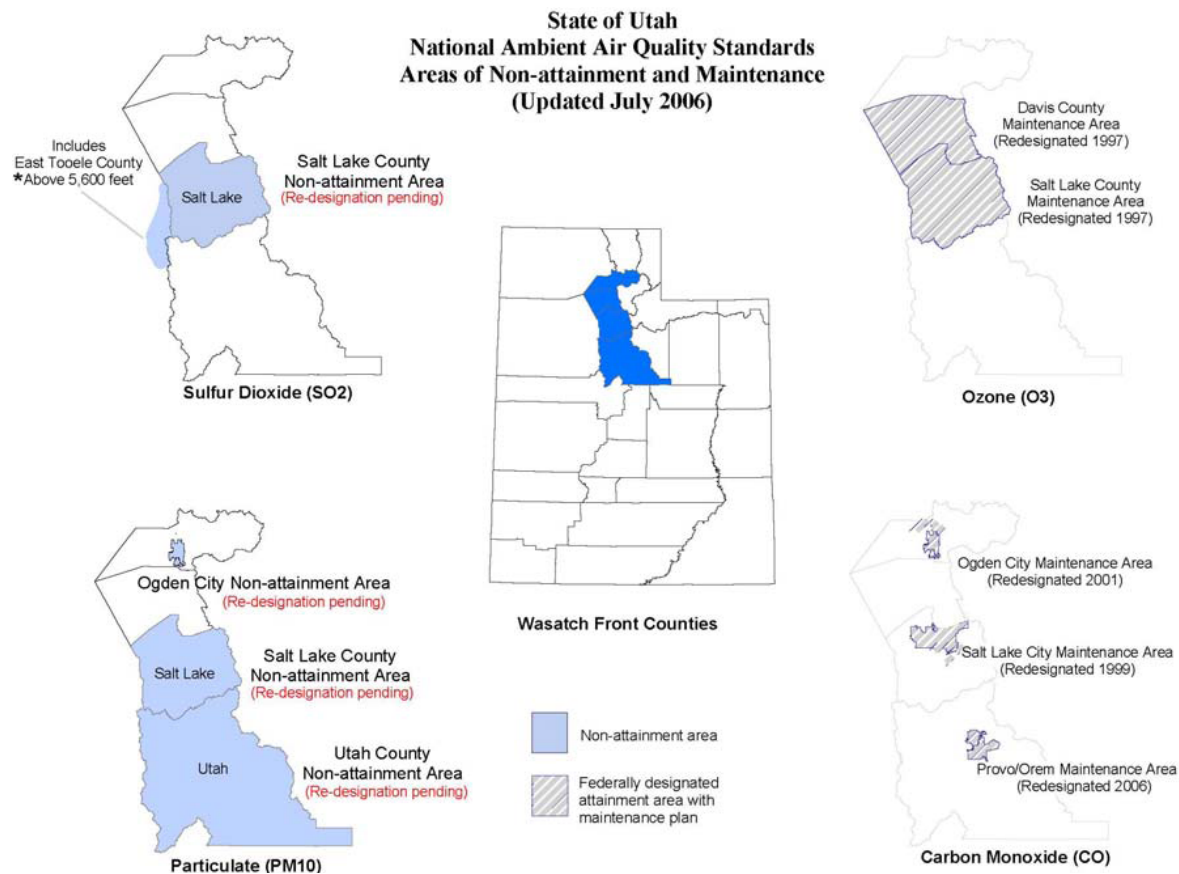


Figure 3-1 State of Utah NAAQS Areas of Non-attainment and Maintenance
 (Source: Utah Division of Air Quality)

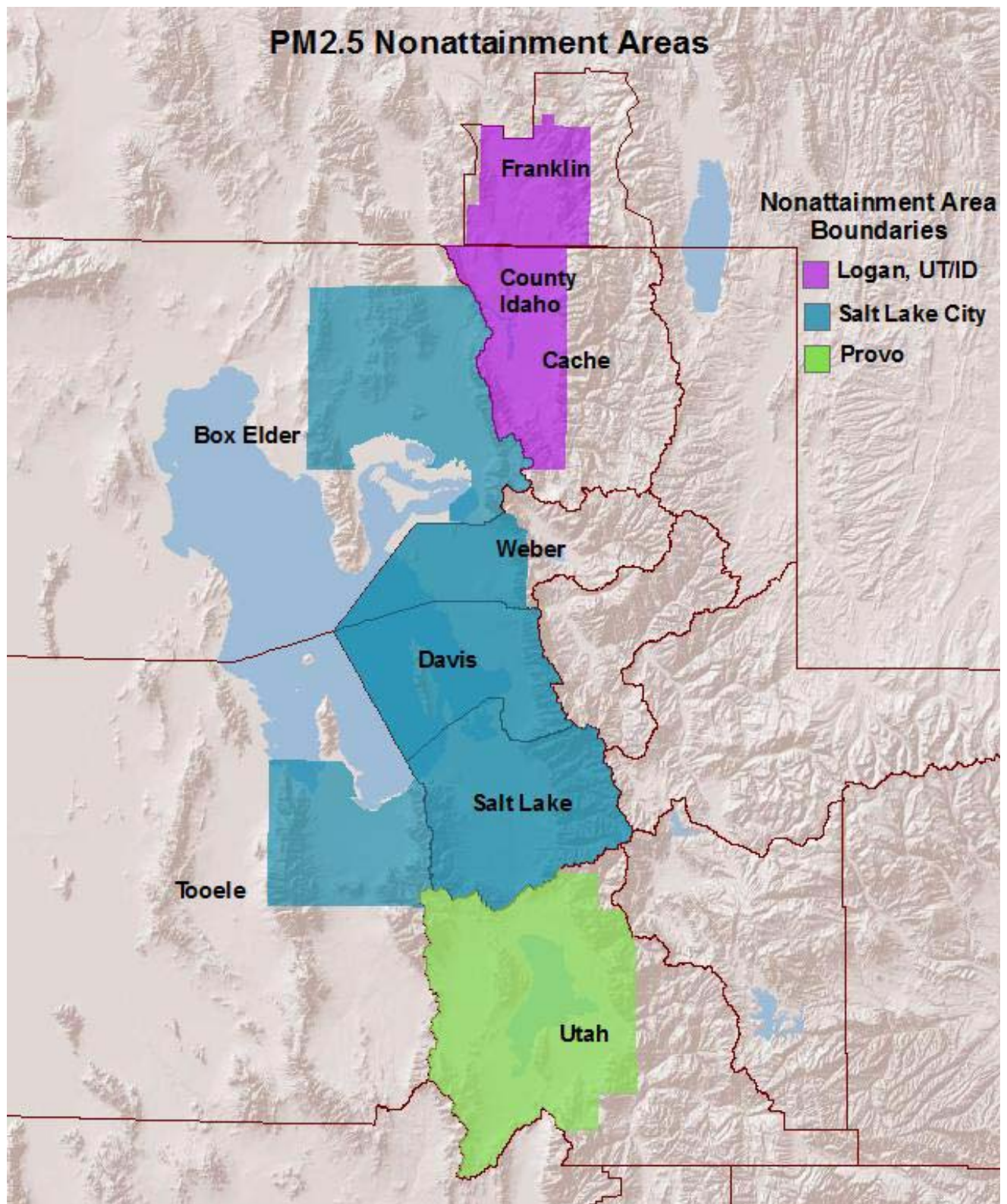


Figure 3-2 PM 2.5 Areas of Non-attainment (NA) in Utah
(Source: Utah Division of Air Quality, Current Issues PM 2.5 Map)

3.2 Solid and Hazardous Wastes

In general, hazardous wastes include substances that may pose substantial danger to public health or welfare, and to the environment when released into the environment or otherwise improperly managed. The EPA has designated various classifications for generators of hazardous wastes which have specific reporting requirements depending on their generator status. Hill AFB is considered a Large Quantity Generator (LQG) for hazardous waste by EPA. LQGs generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acute hazardous waste. Potentially hazardous wastes generated at Hill AFB are managed as specified in the Hill AFB Hazardous Waste Management Plan (Hill AFB, 2007a) with oversight by personnel from the Environmental Management Directorate and the Defense Reutilization and Marketing Office (DRMO).

For hazardous materials, Hill AFB has a Facility Response Plan, which addresses on-base storage locations and proper handling procedures of all hazardous materials to minimize potential spills and releases. The plan further outlines activities to be undertaken to minimize the adverse effects of a spill, including notification, containment, decontamination, and cleanup of spilled materials. The plan meets the Spill Prevention Control and Countermeasures requirements.

Storage Tanks

Hill AFB currently has 305 active above ground storage tanks (ASTs), and 76 active USTs. All ASTs and USTs at Hill AFB are in compliance with applicable state and Federal regulations (personal communication Aschenbrenner, 2008). **Table 3.2-1** lists the USTs which would either be removed or closed in place as part of the Proposed Action.

Table 3.2-1 USTs Proposed for Removal or Closure

Tank Number	Installation date	Size (gallons)	Contents	Action
214.3	1990	1,000	Waste solvent	Close in place.
214.4	1990	1,000	New solvent	Close in place.
592.5	1993	1,000	Motor fuel	Remove from ground.
592.6	1993	2,000	Motor fuel	Remove from ground.
592.7	1993	2,000	Motor fuel	Remove from ground.
11531.1	1989	1,000	Diesel fuel	Remove from ground.
1433	Date unknown Roof installed 1990	1,000,000	Water	Close (data is unavailable at this time to determine closing in place or removing).

Solid Waste Management

Solid waste generated on Hill AFB is removed by contract services to either the Davis County Landfill or disposed of on Hill AFB. Wood and general debris are taken to Davis County and only asphalt and concrete are disposed of in the Hill AFB landfill. Hazardous wastes are taken by contractor to an approved landfill.

Asbestos

Asbestos containing materials (ACMs) are those materials which contain greater than 1 percent asbestos. Friable, finely divided, and powdered wastes containing greater than 1 percent asbestos are subject to Federal regulations (40 CFR 763). Friable waste is one which can be reduced to a powder or dust under hand pressure when dry. Non-friable ACMs, such as floor tiles, are considered to be non-hazardous, except during removal and/or renovation, and are not subject to regulation. (40 CFR 763)

ACMs are assumed to be present in the housing units based on a composite survey of the housing units completed in 1987 (USAF, 1999). The ACMs include: 9-inch and 12-inch floor tiles and associated mastic; sheet vinyl flooring; roofing tiles; transite insulation associated with individual furnaces; and possibly in the insulation elbows and T-joints found in the basements or crawlspaces of pre-1980 constructed houses. Therefore, ACM is suspected in Housing Area F (USAF, 1999; Hill AFB, 2002b).

Hill AFB has developed an Asbestos Management Plan that provides guidance for identification of ACMs and the management of asbestos wastes. Demolition projects or building alteration projects are reviewed to determine if ACMs are present in the proposed work area. ACM wastes are removed prior to building demolition by contractor and disposed of in accordance with state and Federal regulations (personal communications Lepper, 2008).

Installation Restoration Program

The Installation Restoration Program (IRP) was developed to identify, investigate, and remediate potentially hazardous material disposal sites existing on USAF property. 108 sites have been identified on Hill AFB and are regulated under CERCLA. Over 70 percent of these sites have been closed or require no further action (Hill AFB, 2002). The Hill AFB Management Action Plan summarizes the current status of the base environmental programs and presents a comprehensive strategy for implementing actions necessary to protect human health and the environment. This strategy integrates activities under the IRP and the associated environmental compliance programs support full restoration of the base.

Demolition of buildings 1532, 1240, 1241, 1251, and 1253 would take place at or near IRP site Operable Unit (OU)-10. **Table 3.2-2** shows which buildings would be located within an IRP site. OU-10 consists of groundwater contamination beneath the 1100, 1200 and Defense Reutilization Marketing Office (DRMO) area buildings on base. The primary contaminant is Trichloroethylene (TCE), which has been detected at concentrations above the acceptable drinking water standards in the shallow groundwater aquifer. The initial investigation was completed at the DRMO and 1100 area plumes, but is continuing in the 1200 area on base. Although contamination is present in OU-10, Agency for Toxic Substances and Disease Registry (ATSDR) believes that no public health hazard exists. (ATSDR, 2008).

Petroleum products from an upgradient Base tank farm have impacted groundwater in portions of housing Areas D, E, and F. However; the portion of this housing area being considered for demolition is not within the downgradient plume. The tank farm is identified as an IRP site and source removal and groundwater monitoring are and have taken place at the tank farm and in the downgradient housing areas.

Table 3.2-2 IRP Evaluation for Buildings Proposed for Demolition

Building Number	IRP Evaluation
1146	Not located near or within an IRP site.
1818	Not located within an IRP site. However limited investigations have been conducted in the area. If unusual odor or soil discoloration is observed during demolition, Base Civil Engineering (CEVOR) would be contacted.
1819	Not located within an IRP site. However limited investigations have been conducted in the area. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1820	Not located within an IRP site. However limited investigations have been conducted in the area. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1828	Not located within an IRP site. However limited investigations have been conducted in the area. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
2201	Not located within an IRP site. However limited investigations have been conducted in the area. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1532	Located next to an IRP site. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1240	Located within IRP site OU-10. Demolition would follow Hill AFB Management Action Plan. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1241	Located within IRP site OU-10. Demolition would follow Hill AFB Management Action Plan. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1251	Located within IRP site OU-10. Demolition would follow Hill AFB Management Action Plan. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
1253	Located within IRP site OU-10. Demolition would follow Hill AFB Management Action Plan. If unusual odor or soil discoloration is observed during demolition, CEVOR would be contacted.
10922	Not located near or within an IRP site.

Source: personal communication Dettenmaier, 2008.

Lead based paint (LBP)

LBP was commonly used in and on buildings and other structures until 1978. In good condition, LBP does not generally pose a health hazard; however, when LBP is in a deteriorated condition or damaged by renovation or maintenance activities, it can release lead containing particles that pose a threat of contamination. LBP testing in Housing Area F found positive results for lead. The USAF has a policy to manage LBP “in place” and to systematically eliminate it from facilities as renovations are conducted. The proposed buildings to be demolished constructed prior to 1978 are assumed to contain LBP.

Polychlorinated biphenyls (PCBs)

PCBs are a mixture of individual chemicals which are no longer produced in the United States but can still be found in old transformers, fluorescent lighting fixtures, electrical devices, and appliances such as television sets and refrigerators that were made 30 or more years ago. As part of its pollution prevention program and in accordance with its PCB elimination technical guidance and EPA regulations, the USAF programs and budgets multiple measures to ensure elimination of PCBs. This includes ensuring PCB equipment is properly labeled, inspected, and maintained; documenting all inspections and transactions involving PCBs from their origin through disposal; and ensuring that PCBs and PCB equipment are systematically eliminated from USAF installations as equipment becomes unserviceable. Because some of the proposed demolition structures were constructed over 30 years ago, it is assumed that some fixtures and electrical devices within these buildings may contain PCBs.

Soil samples have been collected from Housing Area F. PCBs have been detected at concentrations less than 1 microgram (mg)/kilogram (kg) at several locations within the Housing Area. Ongoing testing is occurring.

Universal Wastes

Fluorescent lights which may contain mercury vapor sealed within small glass tubing, and mercury switches may also be found in buildings on Hill AFB. Mercury wastes are governed under EPAs Land Disposal Restrictions Program and are deemed Universal Wastes. Special restrictions are placed on these wastes to prevent contamination and human health hazards. Fluorescent lights and mercury switches and any other universal waste will be removed prior to demolition and turned over to the DRMO for recycling or appropriate waste disposal.

3.3 Cultural Resources

A comprehensive cultural resources inventory was conducted for Hill AFB buildings exceeding 50 years of age, as well as buildings that were not yet 50 years old but that may be eligible for their role during the Cold War. Of the 44 buildings currently proposed for demolition, building 2201 has been determined eligible as a contributing element to the Ogden Arsenal/Ogden Air Material Area (AMA) Historic District and has been previously mitigated for demolition. Building 1253 has been determined ineligible and is a non-contributing element to the Ogden Arsenal/Ogden AMA Historic District. The rest are not yet historic in age (i.e. they are under 50 years old) and are not significant for their role during the Cold War.

The Ogden Arsenal/Ogden AMA Historic District was originally designed for the primary purpose of storing and maintaining weapons and was developed over the course of three major periods (post WWI, WWII, and the Cold War) spanning roughly 70 years. A summary report

with a history and description of the Ogden Arsenal/Ogden AMA Historic District can be found in Appendix B. There are no historic structures identified in Housing Area F that meet the criteria for listing in the National Register.

There have been no findings of archaeological cultural resources near the buildings currently proposed for demolition. Given the lack of previous archaeological cultural resources and the extensive development and disturbance at Hill AFB, the potential for intact archaeological cultural resources is extremely low. Therefore, no project specific archaeological inventory was conducted or necessary. The Utah SHPO concurred with this determination on February 24, 2010 (Appendix C). In addition, Hill AFB has determined formal consultation with American Indian Tribes is not warranted given the absence of resources that may be reasonably construed as being of interest to them.

The eligibility status of the buildings proposed for demolition is shown on **Table 3.3-1**. The recommendations for the buildings listed as not Cold War eligible/not historic were made in the *Hill AFB Historic Buildings and Structures Reassessment* (Salo E., *et al*, 2003). The Utah SHPO concurred with the Hill AFB determinations in April 2008 (Appendix C).

Table 3.3-1 NRHP Eligibility Status of Proposed Demolition Buildings

Facility Number	Name of Structure	Size (sf)	Age (Year Built)	Historic Status
1146	Integrated Support Facility	6,208	1988	Not Cold War Eligible/Not historic
1818	Air Conditioning Plant Building	114	1961	Not Cold War Eligible/Not historic
1819	Air Conditioning Plant Building	114	1961	Not Cold War Eligible/Not historic
1820	Air Conditioning Plant Building	114	1961	Not Cold War Eligible/Not historic
1828	Air Conditioning Plant Building	100	1964	Not Cold War Eligible/Not historic
2201	Historic Name: Change House Current name: quarantine containment depot	2,514	1941	Eligible/Mitigated for demolition (see Appendix C)
1532	Logistic Facility Department Operations	10,920	1988	Not Cold War Eligible/Not historic
1240	Vehicle Maintenance Shop	3,000	1989	Not Cold War Eligible/Not historic
1241	Vehicle Maintenance Shop	2,400	1995	Not historic

Facility Number	Name of Structure	Size (sf)	Age (Year Built)	Historic Status
1251	Vehicle Maintenance Shop	3,224	1989	Not Cold War Eligible/Not historic
1253	Vehicle Maintenance Shop	18,717	1942	Ineligible
10922	Vehicle Maintenance Shop	3,956	1970	Not Cold War Eligible/Not historic
4072	Housing	2,588	1976	Not Cold War Eligible/Not historic
4073	Housing	2,238	1976	Not Cold War Eligible/Not historic
4074	Housing	2,238	1976	Not Cold War Eligible/Not historic
4076	Housing	2,752	1976	Not Cold War Eligible/Not historic
4077	Housing	2,238	1976	Not Cold War Eligible/Not historic
4078	Housing	2,588	1976	Not Cold War Eligible/Not historic
4079	Housing	2,588	1976	Not Cold War Eligible/Not historic
4080	Housing	2,238	1976	Not Cold War Eligible/Not historic
4081	Housing	2,214	1976	Not Cold War Eligible/Not historic
4082	Housing	2,588	1976	Not Cold War Eligible/Not historic
4084	Housing	2,588	1976	Not Cold War Eligible/Not historic
4085	Housing	2,588	1976	Not Cold War Eligible/Not historic
4086	Housing	2,238	1976	Not Cold War Eligible/Not historic
4087	Housing	2,588	1976	Not Cold War Eligible/Not historic
4090	Housing	2,238	1976	Not Cold War Eligible/Not historic
4091	Housing	2,238	1976	Not Cold War Eligible/Not historic
4098	Housing	1,904	1976	Not Cold War Eligible/Not historic
4099	Housing	2,588	1976	Not Cold War Eligible/Not historic

Facility Number	Name of Structure	Size (sf)	Age (Year Built)	Historic Status
4102	Housing	2,238	1976	Not Cold War Eligible/Not historic
4104	Housing	2,752	1976	Not Cold War Eligible/Not historic
4105	Housing	2,214	1976	Not Cold War Eligible/Not historic
4113	Housing	2,238	1976	Not Cold War Eligible/Not historic
4115	Housing	2,588	1976	Not Cold War Eligible/Not historic
4116	Housing	2,588	1976	Not Cold War Eligible/Not historic
4117	Housing	2,238	1976	Not Cold War Eligible/Not historic
4118	Housing	2,752	1976	Not Cold War Eligible/Not historic
4119	Housing	2,238	1976	Not Cold War Eligible/Not historic
4120	Housing	2,588	1976	Not Cold War Eligible/Not historic
4121	Housing	2,588	1976	Not Cold War Eligible/Not historic
4122	Housing	2,238	1976	Not Cold War Eligible/Not historic
4123	Housing	2,238	1976	Not Cold War Eligible/Not historic
4124	Housing	2,588	1976	Not Cold War Eligible/Not historic

Source: personal communication Hirschi, 2008 and 2009.

3.4 Surface Soil

Hill AFB is located on a delta created by the flow of the Weber River into ancient Lake Bonneville. The base topography is generally flat with elevations ranging from approximately 4,600 feet above mean sea level (msl) along the western boundary to approximately 5,045 feet msl along the eastern boundary. Surface soil on base consists generally of fine sandy loam (NRCS, 2006).

3.5 Storm Water

Within the boundaries of Hill AFB, there are no streams, rivers or lakes (Hill AFB, 2001). Located just off base, the Davis-Weber canal flows by on the west, north and east sides of the base. There are numerous natural wetlands close to the east and western boundaries of Hill AFB but no natural or manmade wetlands in the project area.

Storm water retention ponds are located throughout the base. Surface water runoff is typically routed by drainage lines to the retention ponds or percolates into the ground. On the west side of the base in the EUL area, storm water is discharged into a collection point then drained off base.

Hill AFB does not have a Utah Pollutant Discharge Elimination System (UPDES) permit but holds both an industrial storm water permit and a municipal storm water permit. Both permits require a SWPPP for demolition and construction activities. A SWPPP provides BMPs to control pollutant discharges into the storm water system. Under the Hill AFB's permits, all activities which disturb one acre or more are required to have a SWPPP. Each demolition project will require a storm water construction permit from the State of Utah.

4.0 ENVIRONMENTAL CONSEQUENCES

This section is organized by resource impacts. All resource impacts from each alternative appear under the discussion for that resource.

4.1 Air Quality

4.1.1 Proposed Action

Fugitive dust can be created during building demolition or construction debris clearance activities. Fugitive dust caused by demolition activities is temporary and would dissipate once demolition is completed for the day. During demolition activities, soil on site and along haul roads would be kept moist limiting fugitive dust emission. Fugitive dust emission from demolition activities should be lessened according to the Utah Administrative Code (UAC), *Rule R307-205, Emission Standards: Fugitive Emissions and Fugitive Dust*. A Fugitive Dust Control Plan must be submitted to the Utah Department of Air Quality (UDAQ) within 30-days following the start of demolition.

The internal combustion engines of heavy equipment would generate emissions of VOCs, CO, NOx, PM-10, PM-2.5, hazardous air pollutants (HAP), and oxides of sulfur (SOx). Measures would be taken to only run heavy equipment when needed and to not idle the equipment for long periods of time, thus decreasing some of the emissions.

Related to conformity with Utah's State Implementation Plan (UAC R307-110) *Environmental Quality, Air Quality* and therefore the Clean Air Act's General Conformity Rule and 40 CFR 93.154, each proposed demolition project is expected to require less than six months to complete, the projects would be completed over the next several years, and no other air emissions would be created by the Proposed Action. Therefore, conformity was determined to exist.

4.1.2 Alternative B

Impacts as a result of this alternative would be similar to those under the Proposed Action except to a lesser degree (refer to Section 4.1.1). Less fugitive dust would be generated due to the reduced number of buildings requiring demolition and the use of heavy machinery would not be as great. With fewer structures requiring demolition, no impacts to air quality would be expected under this alternative.

4.1.3 No-Action Alternative

There would be no demolition, and therefore, no demolition-related air quality impacts associated with this alternative.

4.1.4 Cumulative Impacts

The cumulative impact study area for air quality is the air quality control district of Davis and Weber counties. As discussed in Section 4.1.1, demolition activities can cause fugitive dust. With many projects currently under construction at Hill AFB and several planned, there could be periods when the dust is visually noticeable, however, the proposed demolition projects would occur over a seven-year period. While some construction and demolition could be occurring at the same time, it is unlikely to cause a cumulative effect. Fugitive dust emission controls would be used on all projects. The dust could cause minor irritation to those who are sensitive to dust

or lowered air quality. Hill AFB air quality managers would ensure that current and reasonably foreseeable projects at Hill AFB would comply with the existing Title V Permit and the Utah State Implementation Plan (SIP). The cumulative impacts from these projects should not increase air emissions from the base to a level that is unacceptable to Hill AFB and UDAQ and exceed their air permit requirements.

4.2 Solid and Hazardous Wastes

4.2.1 Proposed Action

During the proposed construction activities, concrete and other demolition debris would be generated and managed as non-hazardous solid waste. It is possible that equipment failure or a spill of fuel, lubricants, or demolition-related chemicals could create hazardous wastes. In the event of a spill of regulated materials, Hill AFB would comply with all Federal, state, and local spill reporting requirements.

Hill AFB personnel have specified procedures for the handling of demolition-related solid and hazardous wastes in their engineering construction specifications. The procedures are stated in Section 01000, General Requirements, Part 1, General, Section 1.24, Environmental Protection (Hill AFB, current version). All solid non-hazardous waste is routinely collected and disposed. The specific waste streams of uncontaminated wood, concrete, and asphalt are typically placed in the Hill AFB construction debris landfill. Samples from suspect wastes (such as rags from cleaning surfaces) are analyzed for hazardous versus nonhazardous determination. The suspect waste is safely stored while analytical results are pending. Hazardous wastes are stored at sites operated in accordance with the requirements of 40 CFR 265, (*Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities*). The regulations require the generator of the wastes to characterize hazardous wastes with analyses or process knowledge. Hazardous wastes are labeled, transported, treated, and disposed of in accordance with Federal and state regulations.

USTs would be either closed in place or removed. Hill AFB would coordinate with UDEQ regarding tank closures.

Any friable asbestos detected during the detailed asbestos survey and subsequently removed during an abatement action, would be disposed of in accordance with permit requirements at a disposal facility that is approved to accept friable asbestos. Loose flakes of LBP (confirmed to contain lead by on-site inspections using a portable X-ray fluorescence analyzer) would be scraped, collected, and properly disposed of at a permitted hazardous waste disposal facility. Dielectric fluid from any transformer or light ballasts suspected of containing PCBs would be tested, and the equipment would be properly disposed of as either a regulated waste (PCB content of 50 parts per million [ppm] or more) or as uncontaminated trash (PCB content less than 50 ppm). Any soil suspected of containing PCBs (i.e. Upper Housing Area F) would be tested, and would be properly disposed of following the same guidelines listed above.

The uncontaminated demolition debris, non-friable asbestos, and LBP that is still affixed to surfaces, would be disposed of off base, at local construction debris (Class VI) landfills. Class VI landfills are allowed to accept construction and demolition waste.

Thermostats and ballasts that contain mercury would be collected by electricians from Hill AFB facilities maintenance flight prior to demolition activities. Any thermostats not saved for reuse

would be delivered to the DRMO on Hill AFB. The DRMO would send the thermostats to be recycled, and a waste stream would not be created.

Any asphalt pavement surrounding the structures would be removed, collected, and would either be recycled, or stored and made available for reuse during future Hill AFB construction projects.

Petroleum storage tank systems would be drained of any remaining fuel and the fuel would be recycled. The petroleum tank systems would be reused, recycled, or properly disposed of at a permitted disposal facility.

The potential for contained surface soils to create a hazardous waste stream is discussed in Section 4.4.

4.2.2 Alternative B

Impacts as a result of this alternative would be similar to those under the Proposed Action except to a lesser degree (refer to Section 4.2.1). The potential for shallow soil contamination at buildings 1240, 1241, 1251, 1253 would be investigated and remediated if necessary.

Demolition-related erosion control measures would be required. No impacts would be expected under this alternative.

4.2.3 No–Action Alternative

There would be no demolition, and therefore, no demolition-related impacts to solid and hazardous wastes associated with this alternative.

4.2.4 Cumulative Impacts

The cumulative impact area for solid and hazardous wastes is Weber and Davis Counties, to account for the transportation of materials off base. Proper handling of solid and hazardous wastes during construction and operations would decrease the chance of releases of contaminants from Hill AFB to the environment. Because hazardous material is transported off base for disposal, there is a chance that a release could happen outside of Hill AFB. BMPs would be used to reduce environmental impacts. It is not expected that there would be a release from any of the current or future projects and impacts from past releases are currently being remediated by Hill AFB through their IRP. The handling and disposal of solid and hazardous waste from Hill AFB would not violate any law or regulation.

There are many companies and facilities operating outside of Hill AFB boundaries within Davis and Weber Counties that create solid and hazardous waste. These companies are also guided by rules and regulations which help to prevent releases. Although a release could occur it is unlikely because of the laws and regulations put in place to prevent this. There should be no significant impact to the environment from solid and hazardous waste.

4.3 Cultural Resources

4.3.1 Proposed Action

Under the Proposed Action, the demolition of building 2201 would result in an adverse effect to historic properties that must be mitigated under Section 106 of the National Historic Preservation Act. However, this adverse effect was previously mitigated through a Memorandum of Agreement (MOA) with the Utah SHPO in November 2005 (Appendix C). This agreement

stipulates mitigation measures to include: intensive level surveys, Historic American Engineering Record (HAER) documentation; photographs and drawings; public outreach (update of the Hill AFB website) and replacement, in kind, of historic windows in Building 1961 (base chapel).

4.3.2 Alternative B

Under Alternative B, there would be no adverse effect to historic properties. Building 1253 has been determined ineligible for the NRHP as a non-contributing element to the Ogden Arsenal/Ogden AMA Historic District. The other buildings are not yet historic in age (i.e. they are under 50 years old) and are not significant for their role during the Cold War.

4.3.3 No–Action Alternative

There would be no demolition, and therefore, no demolition-related impacts to cultural resources associated with this alternative.

4.3.4 Cumulative Impacts

Construction and demolition projects occur regularly on Hill AFB. Demolition projects of structures require a review of their historic significance. The proposed action contains one NRHP eligible historic property. However, a MOA exists which mitigates the adverse effect caused by the demolition. Hill AFB has three proposed historic districts: the Ogden Arsenal/Ogden AMA Historic District, the Hill Field Historic Housing District, and the Strategic Air Command Alert Historic District. The demolition of these structures is not expected to affect the eligibility of these districts for their inclusion in the NHRP. Therefore, no cumulative impact is expected as a result of this action.

4.4 Soils

4.4.1 Proposed Action

The proposed demolition projects would cause some areas of soil erosion. Most of the areas of the proposed demolitions are relatively flat and the potential for erosion is therefore small. Hill AFB construction specifications would decrease erosion potential that exists by requiring the contractors to restore the land to its original conditions (including re-contouring the areas back to a more natural state). The area disturbed by excavation would be backfilled and subsequently re-planted, re-seeded, or sodded to prevent soil erosion. Preventing soil erosion during demolition activities is also required to comply with storm water pollution prevention rules (see Section 4.5.1).

As stated in Section 3.2.1, five of the proposed demolition sites (1532, 1240, 1241, 1251, and 1253) are located next to or within IRP sites, or are USTs which could potentially exhibit shallow soil contamination. At these locations, soil samples would be collected beneath the surrounding structures either as part of or immediately following the demolition projects. Based on analytical laboratory results, any soil materials identified as being contaminated would be handled by existing Hill AFB policies and procedures.

4.4.2 Alternative B

Impacts as a result of this alternative would be similar to those under the Proposed Action except to a lesser degree (refer to Section 4.4.1). No USTs would be removed and only five buildings demolished. Four of the proposed demolition sites (1240, 1241, 1251, and 1253) are located next to or within an IRP site. Potential for shallow soil contamination would be investigated and remediated if necessary. No impacts to soils would be expected under this alternative.

4.4.3 No–Action Alternative

There would be no demolition, and therefore, no demolition-related impacts to soils associated with the No-Action Alternative.

4.4.4 Cumulative Impacts

The cumulative impact study area would be limited to Hill AFB. The proposed demolition projects would occur over the next seven years. While other projects may be occurring during that time, Hill AFB construction specifications would mitigate any erosion potential on a per site basis. Land disturbed would be restored as close to its original conditions as possible. If any contaminated soil is found on base, it would be handled by Hill AFB policies and procedures for disposal. No cumulative impact is expected as a result of this action.

4.5 Storm Water

4.5.1 Proposed Action

No surface water bodies or surface water drainage patterns are expected to be negatively impacted by the proposed action. By removing the asphalt associated with building demolition, the amount of permeable land available for water infiltration could increase. However, it is expected that the land area would eventually be rebuilt over time. Therefore any gain in permeable land would be short term.

As discussed in Section 4.4.1, the demolition of structures could cause minor soil erosion. To prevent future erosion, the site would also require backfilling the topography to original grade; and restoring vegetation. During the backfilling and site grading, BMPs would be used to decrease erosion and negate any potential for contamination into the storm water collection system. While the total of each individual building is less than 1 acre, annually and over the next seven years, demolition would be greater than one acre. A SWPPP and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system. Each demolition project will require a storm water construction permit from the State of Utah.

4.5.2 Alternative B

Impacts as a result of this alternative would be similar to those under the Proposed Action except to a lesser degree (refer to Section 4.5.1). While no USTs would be removed under this alternative and only five buildings demolished, A SWPPP and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system. Each demolition project will require a storm water construction permit from the State of Utah. No impacts to storm water drainage would be expected under this alternative.

4.5.3 No-Action Alternative

There would be no demolition, and therefore, no demolition-related impacts would occur under the No-Action Alternative.

4.5.4 Cumulative Impacts

The cumulative impact study area would be limited to Hill AFB. The proposed demolition projects would occur over the next seven years. While other projects may be occurring during that time, BMPs within the SWPPP would mitigate any erosion potential on a per site basis. Land disturbed would be restored as close to its original conditions as possible. No cumulative impact is expected as a result of this action.

4.6 *Summary of Impacts*

The Proposed Action, Alternative B, and the No-Action alternatives were all considered in detail. Following the demolition phase, backfill and revegetation operations would decrease erosion of the soil at sites. The Proposed Action could be implemented with minor air emissions of short-term duration. During demolition activities, solid wastes and wastes containing asbestos, LBP, PCBs, mercury, asphalt, petroleum products, and any contaminated soils would be stored, transported, disposed, and/or recycled properly. The proposed demolition projects would have an adverse effect on one historic property (Building 2201); however, the adverse effect has been mitigated through a MOA with the Utah SHPO. A SWPPP and associated BMPs would be required to negate any potential demolition-related erosion into the storm water system. No long-term environmental impacts are expected from the Proposed Action, Alternative B, or No-Action alternative.

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6.0 REFERENCES AND PERSONS AND AGENCIES CONTACTED

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APPENDIX A

PHOTOGRAPH LOG



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 1	Date: 9/10/08		
Direction Photo Taken: Northeast			
Description: Facility # 1146 Nomenclature Integrated Support Facility Owner/Organization 00-ALC/IT			

Photo No. 2	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 1818 Nomenclature Air Conditioning Plant Building Owner/Organization 75 CEG		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 3	Date:	Photo unavailable	
Direction Photo Taken:			
Description: Facility # 1819 Nomenclature Air Conditioning Plant Building Owner/Organization 75 CEG			

Photo No. 4	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 1820 Nomenclature Air Conditioning Plant Building Owner/Organization 75 CEG		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 5	Date:	Photo unavailable	
Direction Photo Taken:			
Description: Facility # 1828 Nomenclature Air Conditioning Plant Building Owner/Organization 75 CEG			

Photo No. 6	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 2201 Nomenclature Quarantine containment depot Owner/Organization 309 MXW		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 7	Date: 9/10/08		
Direction Photo Taken: Southwest			
Description: Facility # 1532 Nomenclature Logistic Facility Department Operations Owner/Organization 649 MUNS			

Photo No. 8	Date: 9/10/08	
Direction Photo Taken: Southeast		
Description: Facility # 1240 Nomenclature Vehicle Maintenance Shop Owner/Organization 75 LRS		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 9	Date: 9/10/08		
Direction Photo Taken: Southwest			
Description: Facility # 1241 Nomenclature Vehicle Maintenance Shop Owner/Organization 75 LRS			

Photo No. 10	Date: 9/10/08	
Direction Photo Taken: Southwest		
Description: Facility # 1251 Nomenclature Vehicle Maintenance Shop Owner/Organization 75 LRS		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 11	Date: 9/10/08		
Direction Photo Taken: Southwest			
Description: Facility # 1253 Nomenclature Vehicle Maintenance Shop Owner/Organization 75 LRS			

Photo No. 12	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 10922 Nomenclature Vehicle Maintenance Shop Owner/Organization 75 LRS		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 13	Date:	Photo unavailable	
Direction Photo Taken:			
Description: Facility # 214.3 Nomenclature UST Owner/Organization			

Photo No. 14	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 214.4 Nomenclature UST Owner/Organization		



PHOTOGRAPHIC LOG

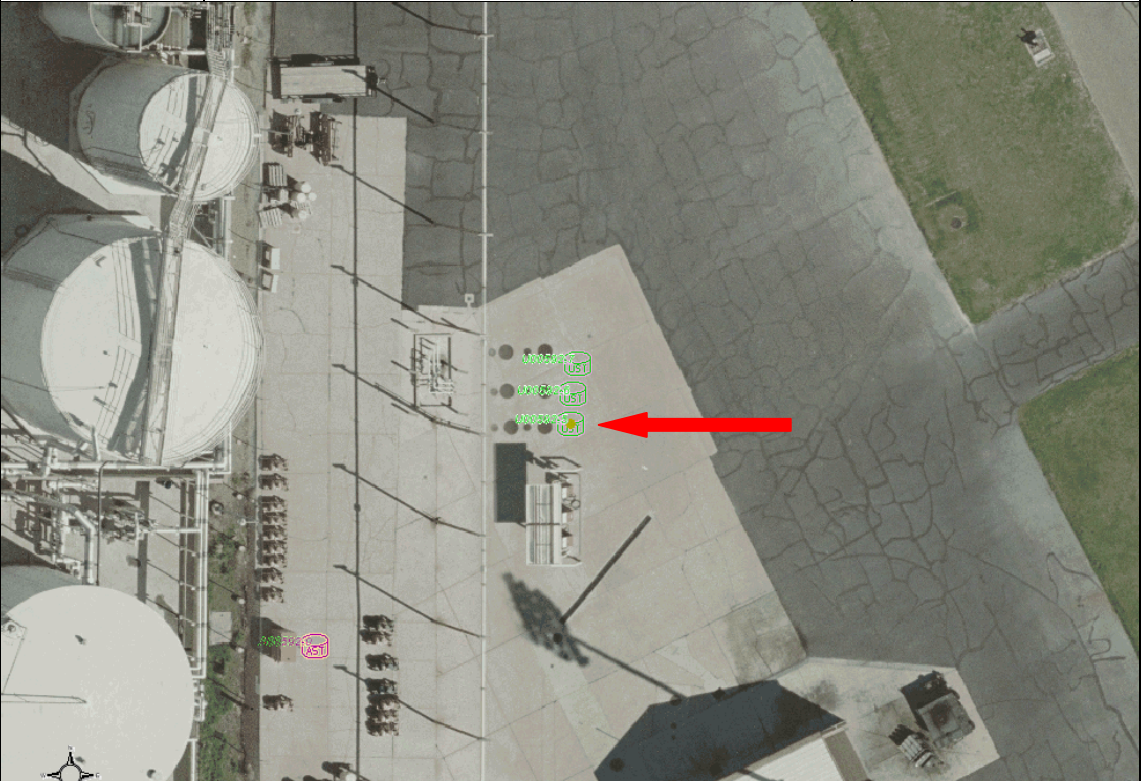
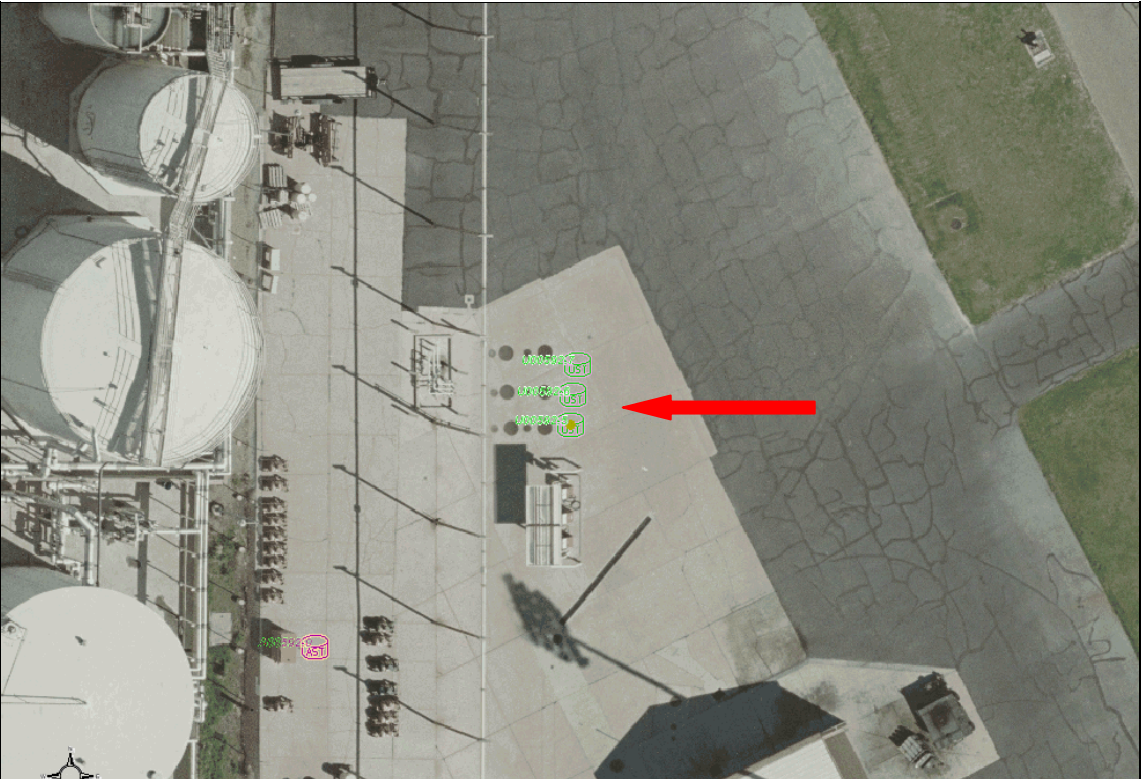
Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 15	Date:		
Direction Photo Taken:			
Description: Facility # 592.5 Nomenclature UST Owner/Organization			

Photo No. 16	Date:		
Direction Photo Taken:			
Description: Facility # 592.6 Nomenclature UST Owner/Organization			



PHOTOGRAPHIC LOG

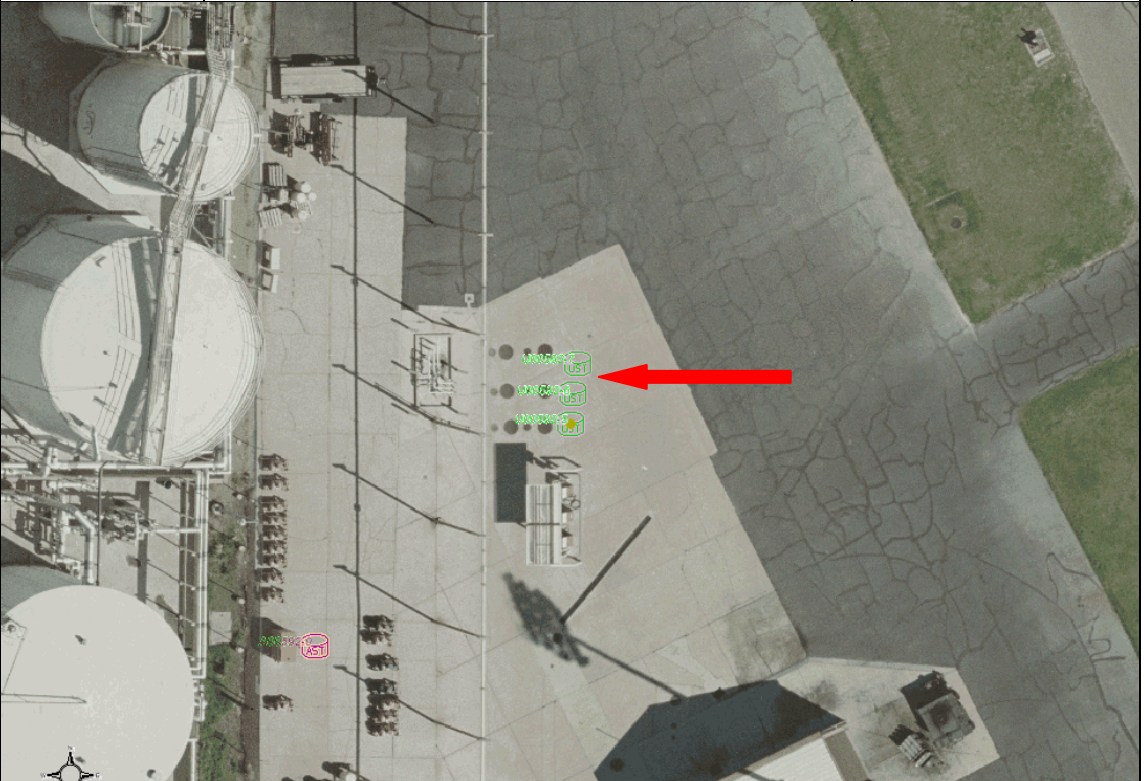
Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 17	Date:		
Direction Photo Taken:			
Description: Facility # 592.7 Nomenclature UST Owner/Organization			

Photo No. 18	Date:	Photo unavailable
Direction Photo Taken:		
Description: Facility # 11531.1 Nomenclature UST Owner/Organization		



PHOTOGRAPHIC LOG

Client Name: Department of the Air Force Air Force Material Command		Site Location: Hill Air Force Base, Utah 84056	Project No. SES PO-1336
Photo No. 19	Date: 9/10/08		
Direction Photo Taken: Northeast			
Description: Facility # 1433 Nomenclature UST Owner/Organization			

Photo No. 20	Date: 12/09/09	
Direction Photo Taken: South along upper portion of Charleston Loop		
Description: Facility # Upper Housing Area F Nomenclature Housing Owner/Organization 75 CEG		

Photo No. 21	Date: 12/09/09	
Direction Photo Taken: South/Southeast along upper portion of Charleston Loop		
Description: Facility # Upper Housing Area F Nomenclature Housing Owner/Organization 75 CEG		

Photo No. 22	Date: 12/09/09	
Direction Photo Taken: North (Bedford Circle)		
Description: Facility # Upper Housing Area F Nomenclature Housing Owner/Organization 75 CEG		

APPENDIX B

Summary Report of the Ogden Arsenal/Ogden Air Materials Area Historic District

**Hill Air Force Base Summary Report
History and Description of the
Ogden Arsenal/Ogden Air Material Area Historic District**

The following information is from the Hill Air Force Base (AFB) Integrated Cultural Resources Management Plan (2007):

Hill AFB can trace its twentieth-century military history to March 1920 when land was first purchased for the Ogden Arsenal—a storage facility for surplus ammunition. Although the U.S. had entered World War I with a short supply of ammunition and no well-established industry for producing it on a large scale, manufacturing plants quickly multiplied and generated a sizeable amount of powder and high explosives for the war effort. Between 1917 and 1918, the number of manufacturing plants rose from 11 (operated by the Ordnance Department) to 92 (both private and government-owned). The abrupt end to the war in 1918 caught the U.S. off guard, forcing the military to deal with a considerable supply of surplus munitions. Not wishing to endure another shortage if a future war erupted, the Ordnance Department was directed to store the surplus munitions. It was burdened, however, with an inadequate and insufficient number of storage facilities. As a result, the Secretary of War authorized five World War I-era depots on the Atlantic seaboard to store 25 percent of the nation's ammunition supply. Fifteen percent was to be stored at a new facility near Ogden and the remaining 60 percent stored at Savanna Ordnance Depot, Illinois.

The decision to build a storage facility near Ogden was one that benefited the U.S. military and was welcomed by Utah Senator William H. King, who had pushed to have the arsenal located there. The Ogden area offered several advantages. It allowed the military to disperse its ammunition stockpile so that all was not concentrated in the East. Furthermore, ammunition stored on the West Coast would be an advantage should the U.S. go to war with Japan, a concern noted in the War Department's document, War Plan Orange. The Ogden area was also relatively uninhabited, offered railroad transportation, and contained sandy soil that provided an added safety measure.

The original area purchased for the arsenal in March 1920, under an Act of Congress, totaled 1,260 acres. Most of the land came from 24 individual property owners whose plots ranged in size from 20 to 50 acres. More than a year later, a 212-acre watershed and right-of-way were purchased so that water could be pumped into the arsenal from a spring at Weber Canyon six miles away. Over the next 15 years, additional land purchases brought the total acreage of Ogden Arsenal to 1,900 acres.

Construction on the arsenal began in 1920 under the supervision of Quartermaster Corps Captain Ora Bundy. The first few buildings constructed at Ogden were ammunition magazines, each measuring 220 by 50 feet. In a move to speed up construction, a competitive bid process quickly awarded contracts for various projects. With several hundred people from the Ogden area employed, construction efforts at the arsenal proved to be a boost to the local economy.

The explosive nature of the material housed in the magazines at Ogden Arsenal prompted careful consideration to their design and construction materials used. The magazines had reinforced concrete frames, outer walls of hollow red tile bricks, and lightweight gabled roofs. In the event of an explosion, the design and materials were expected to minimize damage because the roof and outer wall would simply crumble while the concrete frame remained in place. Upon completion of the magazines, Major Oliver H. Presbery of the Ordnance Department assumed command of the arsenal.

Early construction at Ogden included additional support buildings, the administration building, a general warehouse, two repacking houses, a machine shop, and a locomotive house. The administration building, constructed by the W. M. Sutherland Building and Contracting Company at a cost of \$35,909.43, remains one of the oldest structures on the base. The Colonial Revival-style building served as a design model for the residential buildings that were soon constructed. The primary function of the building was to serve as both a headquarters office and residence for the commanding officer. Now known as the Hobson House, named in honor of General Kenneth B. Hobson, a former commander of Air Force Logistics Command and OO-ALC, the building serves as a guest house for visiting general officers in what is currently known as the “General’s Loop”.

As construction continued, the War Department under General Order #55 officially designated the Ogden Arsenal as the Ogden Ordnance Reserve Depot on 15 November 1921. Soon after this designation, however, the lack of defense funds relegated the depot to a nearly dormant state. Although it remained active, most of the newly constructed ammunition magazines stood vacant, with the exceptions of those few that stored material classified as excess and obsolete. Because limited funds reduced the arsenal’s level of importance, Major Presbery was reassigned in May 1923. The arsenal was left in the hands of Warrant Officer John McDonald, who in 1926 was replaced by Technical Sergeant Joseph Zaine.

By the mid 1920s, the Ogden community was debating whether or not the depot should continue as a storage site for ammunition. One of the main concerns was the threat that the arsenal posed to the safety of nearby community members. Among those in support of the arsenal’s continued role was the Bamberger Electric Railroad, which provided the closest and safest means of transportation into and out of the installation. Julian M. Bamberger, president of Bamberger Electric Railroad, argued that the rail lines ran at a safe distance from civilian roads and buildings, thereby imposing no threat. A number of citizens, including E. P. Ellison who served as president of the Davis & Weber Counties Canal Company, were opposed to restocking the depot. Ellison’s primary concern was that Ogden’s proximity posed a threat to the canal.

Although its fate was somewhat unclear, Ogden Arsenal Reserve Depot was re-designated the Ogden Ordnance Depot in 1927, and on 29 May 1928, Congress authorized the purchase of an additional 560 acres for its expansion. The following year, June 1929, Ogden Ordnance Depot suffered a heavy setback when winds and hail

destroyed all but nine buildings. The only buildings to survive were five magazines, three utility buildings, and the Administration Building.

On 23 September 1929, Patrick J. Hurley, Acting Secretary of War, instructed that the debris from the storm be cleared and that repairs be made only to those buildings that received slight damage. The depot was then placed on inactive status. Although this undoubtedly pleased Ogden community members who had earlier opposed the depot's presence, the Ogden Chamber of Commerce instigated a campaign to have the depot completely renovated. As the debate raged, however, Ogden Ordnance Depot continued to fall into a state of disarray as railroad tracks rusted, and roads and buildings deteriorated.

Doubts about the arsenal's future were finally put to rest when the nation began preparing for a second world war. In spite of having a store of surplus munitions from World War I, military strategists realized that the country's weaponry supply was inadequate for a major war effort, and thus, arranged for the manufacture of munitions at various existing facilities under the Mobilization Regulations of 1935. Ogden Arsenal began to manufacture bombs, shells, and other ammunition. With the expansion of the Army Air Corps (AAC) and increased need for bombs, the arsenal's role in manufacturing such weapons became increasingly important.

In 1935, the Works Progress Administration (WPA) allocated \$299,535 for rebuilding Ogden Arsenal, and an additional \$336,885 in 1936. Seeing an opportunity to capitalize on the arsenal's revitalization efforts, the Ogden Chamber of Commerce purchased 4,265.43 acres of land and held it in escrow, providing the government with an option to buy at \$21.43 per acre.

Upon securing the WPA funds, the arsenal was officially reactivated and Maj Carroll H. Dietrick assumed command. Local opposition to the arsenal quickly disappeared when construction jobs for community residents, here in the midst of the Great Depression, were suddenly available. Although plans were developed for the entire site, construction commenced with the \$221,000 ammunition loading plant. On 9 September 1936, Henry L. Hopkins, chief of the WPA program, presided over ground-breaking ceremonies.

Bomb production at Ogden began on 1 February 1938 when the loading plant, also referred to as the Renovation Plant, was completed. During the first full fiscal year of production, the plant loaded 4,805 bombs and 1,236 howitzer shells. Production increased in 1940 to a total of 12,690 bombs and 23,600 howitzer shells. In addition, 76,294 155-mm howitzer shells were renovated—a process that included dismantling, cleaning, painting, and reloading the shells.

The original Bomb Plant complex of buildings included the Inert Ammunition Components Building, the Melt Building, the Booster Building, the Crating and Shipping Building, the Nitrate Building, and the Daily Supply Building. The next phase of construction, following the completion of the plant, was a group of igloo-type magazines.

The arrangement of 35 40-foot igloos and 80 60-foot igloos incorporated the remaining 1921 magazines. The newly constructed igloos, similar to the 1921 magazines, relied on special design features to minimize damage in the event of an explosion. The floors, walls, and ceiling were of reinforced concrete; mounded earth covered three sides of the igloo, and the opening consisted of an explosion-proof door set in a concrete frame. Between 1935 and 1939, 8 smokeless powder magazines were also constructed.

As the threat from Axis forces grew, increased productivity and modernization between 1940 and 1942 at Ogden cost nearly \$6.1 million. Following the fall of France to Axis powers in June 1940, the newly implemented Munitions Program drastically increased production at existing plants. As a result, Ogden Arsenal became active 24 hours a day. When the United States entered the war after the Japanese attack on Pearl Harbor, the arsenal began construction on two new fuze plants, a primer factory, and three loading plants—all based on designs from Picatinny Arsenal in New Jersey. The arsenal's World War II contribution included the continued production of bombs, as well as the added production of ammunition for 20-mm and 37-mm guns, and shells for 155-mm howitzers. With adult men off to war, the Ogden workforce, averaging 5,000 to 6,000 employees, consisted largely of women, although Italian prisoners of war (POWs) worked at the arsenal also.

By the end of 1942, production was at a peak and the majority of the arsenal plants were completed. The arsenal contained eight plants and six separate areas (the Magazine Storage, Warehouse, General Supply, Railroad Yard, Smokeless Powder Magazine, and the 37-mm Magazine). Upon the war's end, personnel were cut and the arsenal's primary mission shifted to storing reserve materiel, which included ammunition and Army vehicles. As the mission of the arsenal changed, four warehouse buildings became offices, 31 other warehouses evolved into bulk or reserve storage facilities, and 17 became smaller bin storage units. In the summer of 1942, the arsenal's mission shifted to the responsibility for motor-transport vehicles. As World War II drew to a close, Ogden Arsenal scaled back its activities and consolidated various plants. The Army expanded Ogden Arsenal's jurisdiction to Utah Ordnance (Remington Arms) Plant (from July 1944 to June 1946) and the Tooele Ordnance Depot for a short period of time.

Activity at Ogden Arsenal increased again during the Korean War. Until the war's end in 1953, the arsenal produced hand grenades as well as 60-mm and 81-mm mortar shells. The workforce, again primarily composed of women, also repaired and refurbished small arms. As with World War II, the end of the Korean War called for a reduction in the workforce.

In 1955, after 35 years of service, the War Department ceased operations at Ogden Arsenal and merged the arsenal with Ogden Air Materiel Area at Hill Field. Hill AFB assumed control of the land and real estate; all ordnance functions were transferred to Tooele Ordnance Depot. The former Ogden Arsenal now supported the emerging missile industry that dominated Cold War military strategy. The Boeing Company used a number of buildings to assemble Minuteman missiles, and used the igloos for storing the missiles. The arsenal's abundant ammunition storage facilities provided Hill AFB with

the ability to consolidate air-munitions—an advantage that was recognized in January 1960 when Air Materiel Command (AMC) consolidated all functions associated with air-munitions into a single organization, the 2705th Air-munitions Wing—and made Hill AFB its headquarters.

Architectural inventories and assessments for Hill AFB were initiated with the Workman (1992) survey that examined 14 buildings associated with the original flightline and the General's Loop (a part of Ogden Arsenal). Since this survey focused on the physical attributes of the buildings, National Register of Historic Places (NRHP) recommendations were made solely on the buildings' architectural integrity and significance (Criterion C), not on their association with important events or persons (Criteria A or B). At that time, the survey considered all other buildings at Hill AFB to be not eligible for listing in the NRHP.

A more inclusive survey of buildings and structures on the main base was conducted in 1993 by Hardlines. This survey focused on 365 buildings that were 50 years or older at the time, and therefore, included only post WWI and WWII buildings and structures; no Cold War-era resources were evaluated. The survey recommended two historic districts (the original Ogden Arsenal and Hill Field areas) as eligible, and also recommended ten buildings—all of which are located within one of the two proposed districts—as individually eligible. The Ogden Arsenal Historic District, as proposed by Hardlines, included 306 contributing buildings and 96 noncontributing buildings.

Cold War-era resources associated with Hill AFB were evaluated by National Park Services (NPS) historians, McChristian and Green in 1999. In addition to recommending three individual buildings as eligible, McChristian and Greene also identified several potentially eligible historic districts. The potentially eligible districts located on the main base included: the SAC Satellite Base, MAMS I, MAMS II, the storage igloo field, the Boeing AF Plant 77 (Area 3), Minuteman Rail Mobile Facility, the 1200 Area AF Plant 77, and the Hill Engineering Test Facility. The study concluded by recommending five of the eight potential districts on the main base as eligible: MAMS I, MAMS II, the 1200 Area AF Plant 77, Hill Engineering Test Facility, and the SAC Satellite Base.

In 2002, Geo-Marine, Inc. (GMI), conducted a reassessment of the Hardlines and NPS recommendations. Although the GMI assessment agreed with some of the recommendations previously made, it did not affirm all of those made in earlier studies. On the main base, GMI proposed an Ogden Arsenal/Ogden Air Materiel Area (AMA) Historic District that combined the previously proposed Ogden Arsenal Historic District (by Hardlines) and the 1200 Area AF Plant 77, Minuteman Rail Mobile Facility, MAMS I, MAMS II, Boeing AF Plant 77 [Area 3], Storage Igloo Field, and Hill Engineering Test Facility districts proposed in the NPS Cold War investigation. Since many of the buildings and structures considered in the NPS Cold War study fell within or adjacent to the boundaries of the proposed post WWI and WWII significant Ogden Arsenal Historic District, it was prudent to combine the eligible properties into one district that acknowledged the evolution in storage and production of ammunition from WWI through the Cold War. The GMI reassessment proposed a slightly larger district that incorporated buildings and structures associated with one of these three time periods.

The proposed Ogden Arsenal/Ogden AMA Historic District includes 311 buildings and structures, out of 478, that are recommended eligible as contributing elements. Of these 311 facilities, eight are also considered to be individually eligible for listing in the NRHP. The proposed Ogden Arsenal/Ogden AMA Historic District is recommended as eligible under Criterion A for its association with three periods of significance: the storage of munitions after World War I, the production of ammunition during World War II, and the maintenance of the Minuteman ICBM during the Cold War. Furthermore, the district is recommended eligible under Criterion C for the various examples of buildings and structures constructed to store, maintain, and modify both conventional weapons and the Minuteman system.

APPENDIX C

**Hill Air Force Base Consultation and Coordination with Utah
SHPO, Memorandum of Agreement (2005), and Utah SHPO
Concurrence Letters**



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

16 February 2010

Mr. Robert T. Elliott
Chief, Environmental Management Division
75th CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

Mr. Chris Hansen
State Historic Preservation Office
300 Rio Grande
Salt Lake City, UT 84101

Dear Mr. Hansen

Hill Air Force Base (AFB) is currently proposing to demolish 44 buildings and seven underground storage tanks on Hill AFB property. These structures are no longer able to support mission requirements and the proposed demolition will assist in retaining mission readiness. Of these 51 structures, Hill AFB has previously consulted with your office on the demolition of 18 (12 buildings and six underground storage tanks) for a finding of no adverse effect (Attachment 1, January 2009 Building Demolition SHPO Package and Concurrence). The remaining 32 buildings are not yet historic or Cold War eligible. The underground storage tank was built in 1955, but has been determined an ineligible element of infrastructure (Attachment 2, SHPO Case No. 08-0579, Hill AFB Evaluations and Inventories 2008). The Area of Potential Effect (APE) includes building footprints and tank capacities (Attachment 3, Area of Potential Effect for Proposed Demolitions). A list of the additional buildings and tank proposed for demolition can be found in Attachment 4 (Hill AFB Proposed Demolitions Spreadsheet).

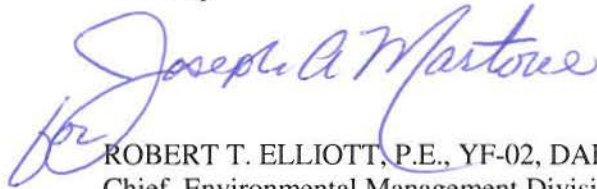
Within Hill AFB, three previous inventories have comprised cultural resources survey of 840 acres (U-91-WC-687m, U-95-WC-280p, and U-01-HL-0164m). Results from these projects include the recordation of one historic refuse dump (42Dv51) and two prehistoric isolates, all determined ineligible for listing in the National Register of Historic Places. Inventory efforts have resulted in the survey of 12.5 percent of the total area of Hill AFB. None of the previous inventories fall within the APE of the current proposed project.

Building demolition will encompass the entire APE of the current project. Given the lack of previous findings and the extensive development and disturbance of Hill AFB, the potential for archaeological historic properties is extremely low. If any archaeological resources are found during construction, ground-disturbing activities in the immediate vicinity will cease, the Hill AFB Cultural Resources Program will be notified, and the unanticipated discovery of archaeological deposits procedures shall be implemented with direction from the Hill AFB Cultural Resources Program and in accordance with the Hill AFB Integrated Cultural Resources Management Plan (Attachment 5, Unanticipated Discovery of Archaeological Deposits).

Hill AFB has determined the proposed project will have no effect to historic properties [36 CFR §800.4(d)(1)]. I request your concurrence in this determinations as specified in 36 CFR §800.

An Environmental Assessment is being prepared for the proposed demolitions. If you would like a copy of this document to review, or should you or your staff have any questions about the project, please contact our archaeologist, Ms. Jaynie Hirschi, 75th CEG/CEVP, at (801) 775-6920 or at jaynie.hirschi@hill.af.mil.

Sincerely

A handwritten signature in blue ink that reads "Robert T. Elliott". The signature is stylized with a large, flowing "R" and "E".

ROBERT T. ELLIOTT, P.E., YF-02, DAF
Chief, Environmental Management Division
75th Civil Engineer Group

Attachments:

1. January 2009 Building Demolition SHPO Package and Concurrence
2. SHPO Case No. 08-0579, Hill AFB Evaluations and Inventories 2008
3. Area of Potential Effect for Proposed Demolitions
4. Hill AFB Proposed Demolitions Spreadsheet
5. Unanticipated Discovery of Archaeological Deposits



DEPARTMENT OF THE AIR FORCE
75TH CIVIL ENGINEER GROUP (AFMC)
HILL AIR FORCE BASE UTAH

14 January 2009

Dr. W. Robert James
Chief, Environmental Management Division
75th CEG/CEV
7274 Wardleigh Road
Hill Air Force Base, Utah 84056-5137

Mr. Chris Hansen
State Historic Preservation Office
300 Rio Grande
Salt Lake City, UT 84101

Dear Mr. Hansen

Hill Air Force Base (AFB) is currently proposing to demolish 12 buildings and six underground storage tanks on Hill AFB property. These structures are no longer able to support mission requirements, and the proposed demolition will assist in retaining mission readiness. The Area of Potential Effect (APE) is approximately two acres of property, which includes building footprints and tank capacities (Attachment 1, Area of Potential Effect for Proposed Demolitions). Of these 12 buildings, building 2201 has been determined eligible for listing in the National Register of Historic Places (NRHP), and has been previously mitigated for demolition (Attachment 2, Memorandum of Agreement, Demolition of Buildings 1918 and 2201). Building 1253 has been determined ineligible for the NRHP (Attachment 3, SHPO Case No. 08-0579, Hill AFB Evaluations and Inventories 2008), and the others are not yet historic. Information regarding the buildings is located in Attachment 4 (Hill AFB Proposed Demolitions Spreadsheet and Building Information).

Within Hill AFB, three previous inventories have comprised cultural resources survey of 840 acres (U-91-WC-687m, U-95-WC-280p, and U-01-HL-0164m). Results from these projects include the recordation of one historic refuse dump (42Dv51) and two prehistoric isolates, all determined ineligible for listing in the NRHP. Inventory efforts have resulted in the survey of 12.5 percent of the total area of Hill AFB. None of the previous inventories fall within the APE of the current proposed project.

Building demolition will encompass the entire APE of the current project. Given the lack of previous findings and the extensive development and disturbance of Hill AFB, the potential for archaeological historic properties is extremely low. However, if any archaeological resources are found during construction, ground-disturbing activities in the immediate vicinity will cease, the Hill AFB Cultural Resources Program will be notified, and the unanticipated discovery of archaeological deposits procedures shall be implemented with direction from the Hill AFB Cultural Resources Program and in accordance with the Hill AFB Integrated Cultural Resources Management Plan (Attachment 5, Unanticipated Discovery of Archaeological Deposits).

Hill AFB has determined the proposed project will have no adverse effect to historic properties [36 CFR §800.4(d)(1)]. I request your concurrence in these determinations as specified in 36 CFR §800.

An Environmental Assessment is being prepared for the proposed demolitions. If you would like a copy of this document to review, or should you or your staff have any questions about the project, please contact our archaeologist, Ms. Jaynie Hirschi, 75th CEG/CEVOR, at (801) 775-6920 or at jaynie.hirschi@hill.af.mil.

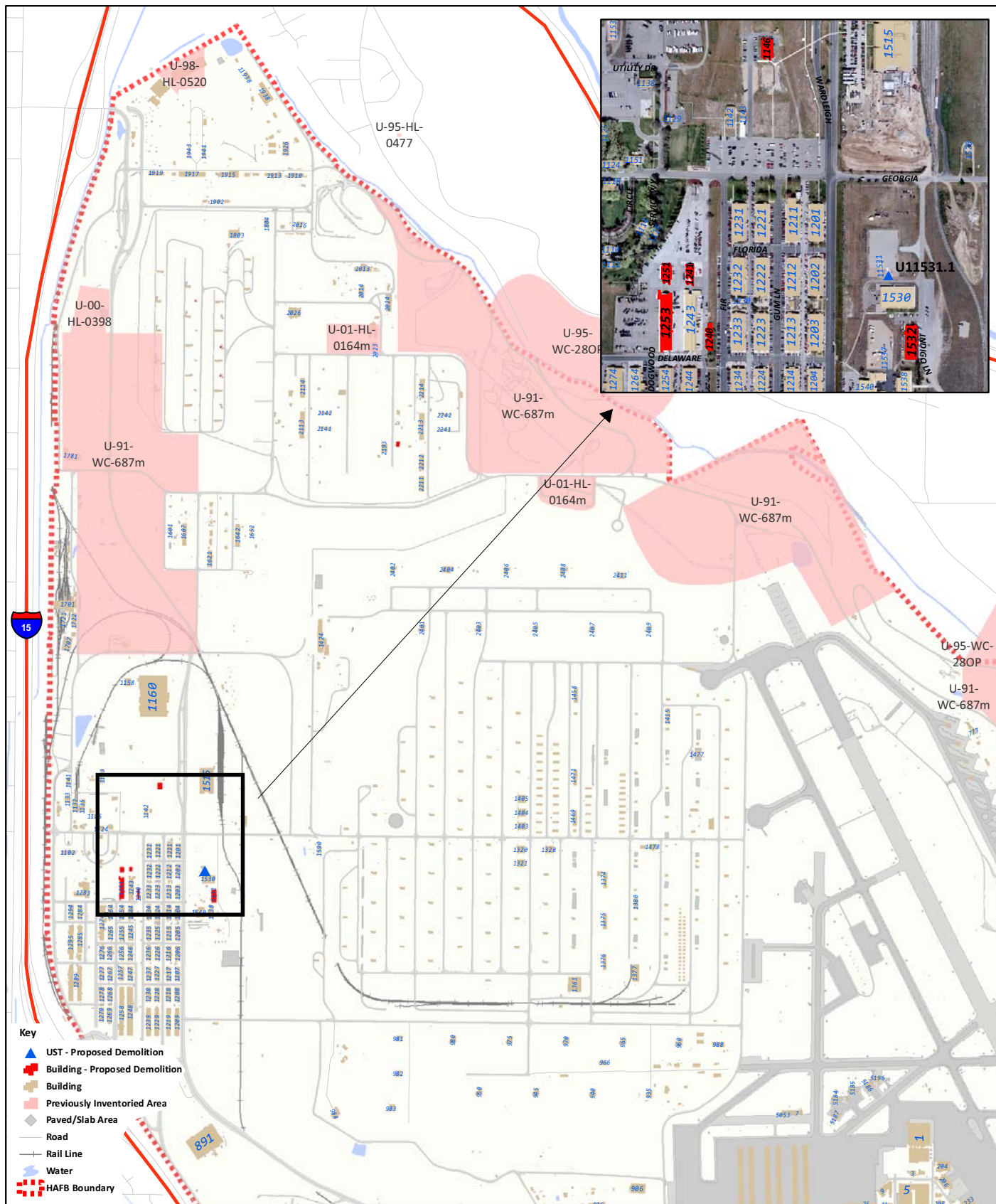
Sincerely

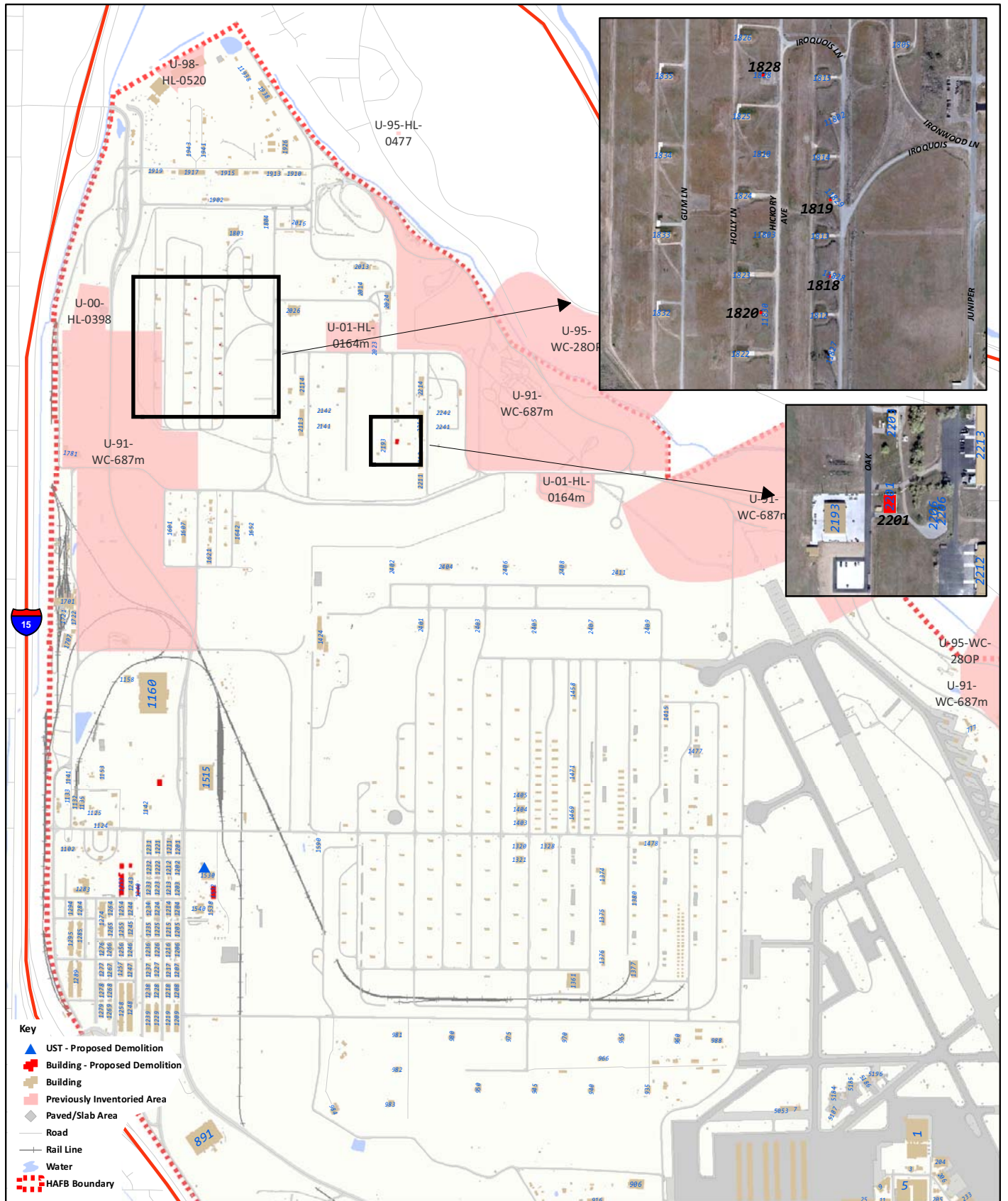
A handwritten signature in dark ink, appearing to read "W. Robert James", is positioned above the typed name.

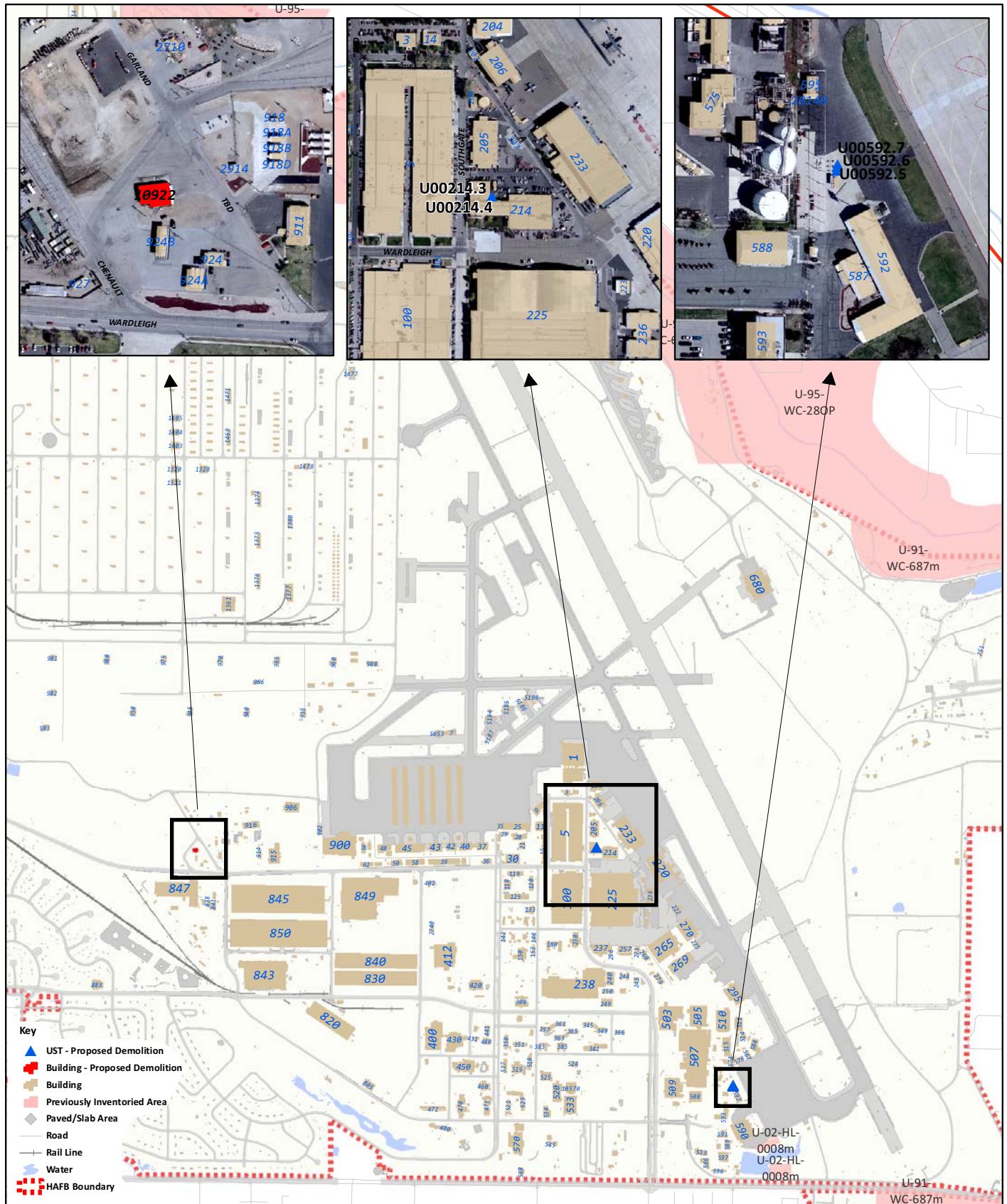
W. ROBERT JAMES, Ph.D., P.E.
Chief, Environmental Management Division
75th Civil Engineer Group

Attachments:

1. Area of Potential Effect for Proposed Demolitions
2. Memorandum of Agreement, Demolition of Buildings 1918 and 2201
3. SHPO Case No. 08-0579, Hill AFB Evaluations and Inventories 2008
4. Hill AFB Proposed Demolitions Spreadsheet and Building Information
5. Unanticipated Discovery of Archaeological Deposits







**MEMORANDUM OF AGREEMENT
BETWEEN
HILL AIR FORCE BASE
AND
THE UTAH STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR § 800
REGARDING THE
DEMOLITION OF TWO HISTORIC BUILDINGS,
HILL AIR FORCE BASE, UTAH**

WHEREAS, Hill Air Force Base (AFB) has determined that the proposed demolition of buildings 1917 and 2201 is a necessary action that constitutes an undertaking that will have an adverse effect on properties that are eligible for inclusion in the National Register of Historic Places; and

WHEREAS, Hill AFB has consulted with the Utah State Historic Preservation Office (SHPO) in accordance with Section 106 of the National Historic Preservation Act, 16 U.S.C. § 470, and its implementing regulations (36 CFR § 800); and

WHEREAS, Hill AFB, in consultation with the Utah SHPO, and after consideration of Hill AFB requirements as well as public benefit, has determined an appropriate mitigation that will be pursued; and

NOW, THEREFORE, Hill AFB and the Utah SHPO agree that the undertaking shall be implemented in accordance with the following stipulations to mitigate the adverse effect caused by the undertaking.

STIPULATIONS

1. PHOTOGRAPHS/DRAWINGS: Photographs are required of buildings 1917 and 2201, cited for demolition. It will be confirmed that an adequate number of professional quality black and white negative photographs, in archival stable protective storage pages, along with associated as-built drawings, architectural elevations, and Historic American Engineering Record (HAER) documentation detailing buildings 1917 and 2201, or their representative types, have been submitted to the Utah SHPO. It will be ensured that photographs are numbered and labeled with the address and the date that the photograph was taken, and that these photographs are keyed to a floor plan and site map. It shall be noted that if additional documentation is necessary, the photographs, as-built drawings, and architectural elevations will first be screened by Hill AFB Security personnel, and any particular information will not be publicly released if doing so would create an unreasonable security risk or violates any valid Federal security law or regulation. It is anticipated that no restrictions will be imposed if additional documentation is needed.

Additionally, an adequate number of high quality digital photographs and their associated as-built drawings, architectural elevations, and HAER documentation detailing buildings 1917 and

2201, or their representative types, shall be posted to the Hill AFB Cultural Resources Public Outreach Web Site (Web Site). Photographs, as-built drawings, architectural elevations, and HAER documentation shall be inserted into a slide show situated on a map of Hill AFB to show context. Photographs, as-built drawings, architectural elevations, and HAER documentation proposed for inclusion in the Web Site will first be screened by Hill AFB Security personnel, and any particular information will not be publicly released if doing so would create an unreasonable security risk or violates any valid Federal security law or regulation. Classified or national security sensitive information, if any, regarding building design or function shall not be posted in violation of Federal law. Any information posted to the Web Site is subject to future removal if valid Federal security laws or regulations change in the future, and such law or regulation prohibits such posting. It is anticipated that no restrictions will be imposed if additional documentation is needed.

2. INTENSIVE LEVEL SURVEY (ILS) FORM: It will be confirmed that an ILS form has been completed according to basic survey standards for buildings 1917 and 2201 and submitted to the Utah SHPO.

Additionally, portions of the ILS form shall be posted with the corresponding photographs, as-built drawings, architectural elevations, or HAER documentation for buildings 1917 and 2201 or their representative types on the Web Site. While the entire ILS form will not be posted, the most relevant portions of the form, Parts four and five, Architectural Description and History, will be posted together with photographs, as-built drawings, architectural elevations, or HAER documentation subject to the security restrictions cited above in Section 3.

3. PUBLIC BENEFIT: Building 1961, built in 1942, is the original Hill AFB chapel. The chapel was relocated to the Hill Aerospace Museum in 1987 and is open to the public for use. Due to various actions, numerous windows in the chapel have been broken and are in need of replacement. As part of the mitigation for the demolition of buildings 1917 and 2201, the broken windows in building 1961 will be repaired. Repair will include either replacement of individual glass panes or entire windows, in kind, using historic photos to guide the work.

4. DISPUTE RESOLUTION: Should the Utah SHPO or Hill AFB object within thirty (30) days to any actions proposed pursuant to this MOA, Hill AFB shall consult with the Utah SHPO to resolve the objection. If Hill AFB determines that the objection cannot be resolved, Hill AFB shall request the comments of the Advisory Council on Historic Preservation (Council) pursuant to 36 CFR § 800.7. Any Council comment provided in response to such a request will be taken into account by Hill AFB in accordance with 36 CFR § 800.7(c)(4) with reference only to the subject of the dispute, and Hill AFB's responsibility to carry out all actions under this MOA that are not the subject of dispute will remain unchanged.

5. EFFECTIVE DATE and DURATION: This MOA shall become effective upon execution by both parties. If, after three (3) years, any of the stipulations of this MOA have not been fulfilled, Hill AFB will notify the Utah SHPO and determine whether the MOA needs to be revised.

MOA for Buildings 1917 & 2201-Hill AFB, UT

Execution of this MOA by Hill AFB and the SHPO, and implementation of its terms, evidence that Hill AFB has taken into account the effects of the proposed demolitions on historic properties and have mitigated the adverse effect.

DEPARTMENT OF THE AIR FORCE

By:  Date: 8 Nov 05
SHARON K. G. DUNBAR, Colonel, USAF
Commander, 75th Air Base Wing

UTAH STATE HISTORIC PRESERVATION OFFICER

CH By:  Date: 30 Nov 05
Utah State Historic Preservation Officer



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

April 9, 2008

Ms Jaynie Hirschi
75 CEG/CEVOR
7274 Wardleigh Road
Hill Air Force Base UT 84056-5137

RE: HAFB Evaluations and Inventories 2008

In Reply Please Refer to Case No. 08-0579

Dear Ms Hirschi:

The Utah State Historic Preservation Office received materials on the above-referenced project on February 28, 2008. The Utah SHPO is comfortable with and concurs with Hill Air Force Base's determinations of eligibility based on the information sent to our office and recommendations of the historic buildings and structures reports regarding the districts in HAFB proper—Ogden Arsenal/Ogden AMA Historic District, Hill Field Historic Housing Historic District, and the Strategic Air Command Historic District; the two HAFB districts outside of HAFB proper—Little Mountain Text Annex Historic District and the Boulder Seismological Research Site Historic District; and individual buildings throughout HAFB (including individual buildings located at the Utah Test and Training Range). We appreciate your efforts in taking into account Utah's historic resources as HAFB plans and moves forward with projects. We will add these reports and forms to our files. We look forward to working with you further in putting all of this data into our Historic Sites Database.

This information is provided to assist with Section 106 responsibilities as per §36CFR800. If you have questions, please contact me at clhansen@utah.gov or (801) 533-3561.

Regards,

Chris Hansen
Preservation Planner



UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments	HABS/HAER
Hill	1146	Integrated Support Facility	1988	Assess When 50 Years Old	Not Cold War Eligible/Not Historic	Resource in proposed Ogden Arsenal/Ogden AMA Historic District	
Hill	1240	Vehicle Maintenance Shop	1989	Assess When 50 Years Old	Not Cold War Eligible/Not Historic	Resource in proposed Ogden Arsenal/Ogden AMA Historic District	
Hill	1241	Vehicle Maintenance Shop	1995	Assess When 50 Years Old	Not Historic	Resource in proposed Ogden Arsenal/Ogden AMA Historic District	
Hill	1251	Vehicle Maintenance Shop	1989	Assess When 50 Years Old	Not Cold War Eligible/Not Historic	Resource in proposed Ogden Arsenal/Ogden AMA Historic District	
Hill	1253	Vehicle Maintenance Shop	1942	Ineligible	Lacks Architectural Integrity	Previously determined eligible as a contributing element to the Ogden Arsenal Historic District	UT-84-P
Hill	1532	Munitions Maintenance Administration	1988	Assess When 50 Years Old	Not Cold War Eligible/Not Historic	Resource in proposed Ogden Arsenal/Ogden AMA Historic District	
Hill	1818	Air Conditioning Plant Building	1961	Assess When 50 Years Old	Not Cold War Eligible/Not Historic		

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments	HABS/HAER
Hill	1819	Air Conditioning Plant Building	1961	Assess When 50 Years Old	Not Cold War Eligible/Not Historic		
Hill	1820	Air Conditioning Plant Building	1961	Assess When 50 Years Old	Not Cold War Eligible/Not Historic		
Hill	1828	Air Conditioning Plant Building	1964	Assess When 50 Years Old	Not Cold War Eligible/Not Historic		
Hill	2201	Munitions Storage	1941	Eligible	Contributing Element to Ogden Arsenal/Ogden AMA Historic District	2005 Bldgs. 1917 & 2201 MOA - Mitigated for demolition	UT-84-AS
Hill	10922	Vehicle Service Rack	1970	Assess When 50 Years Old	Not Cold War Eligible/Not Historic		
Hill	214.3	Underground Storage Tank	1990	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		
Hill	214.4	Underground Storage Tank	1990	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments	HABS/HAER
Hill	592.5	Underground Storage Tank	1993	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		
Hill	592.6	Underground Storage Tank	1993	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		
Hill	592.7	Underground Storage Tank	1993	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		
Hill	11531.1	Underground Storage Tank	1989	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure		



Building 1253, a vehicle maintenance shop, was built in 1942 to serve the ordnance repair shops. It is identical in design and function to 1243. The building's tripartite configuration consists of a two-story central space, flanked by full-length, single-story wings. The roof structure of the central portion is gabled, with steel-truss supports, and was originally roofed with corrugated iron. The roofs of the wings, supported by steel beams, were also originally surfaced with corrugated iron. Continuous clerestory windows light the central space, though every two windows have been painted. Exterior platforms, ramps, and steps were added in 1955 when a comprehensive loading dock improvement program was implemented throughout the 1200-series "Warehouse Area."

When first recorded in 1994 by Hardlines: Design & Delineation, the building was labeled as a contributing element to the proposed Ogden Arsenal Historic District. A 2002 reassessment by Geo-Marine, Inc. (GMI) combined previously proposed historic districts (including the Ogden Arsenal Historic District) into the Ogden Arsenal/Ogden Air Materiel Area Historic District. Because of changes impacting the historic integrity of numerous buildings, some that were previously recommended as eligible as contributing elements to the Ogden Arsenal Historic District have now been determined ineligible for the National Register of Historic Places, including building 1253.



Building 2201 was built in 1941 and originally functioned as a Change House for workers to don government issued protective coverall uniforms. It is a one-story, gable-roofed building framed with reinforced concrete columns which articulate four bays along its length. It originally consisted of two halves separated by a continuous concrete wall. One side housed a lunch room; the other, the men's and women's locker and toilet facilities. The west contains two single door entries that lead into the original lunch room and men's locker room. Similar doors on the east façade lead into the lunch room and women's locker room. Modifications to convert the structure into a munitions storage and shop facility include the addition of an oil tank storage rack in front of the west elevation.

Building 2201 has been determined eligible for the National Register of Historic Places as a contributing element to the Ogden Arsenal/Ogden Air Materiel Area Historic District. A Utah State Historic Site Form has been completed for building 2201, and Level III HABS/HAER documentation was completed for Building 1901, the representative type for building 2201 (HAER No. UT-84-AS). It was mitigated for demolition through a Memorandum of Agreement with the Utah State Historic Preservation Office in November 2005.

Standard Operating Procedure

UNANTICIPATED DISCOVERY OF ARCHAEOLOGICAL DEPOSITS

APPLICABLE LAWS AND REGULATIONS

- ◆ National Historic Preservation Act
- ◆ National Environmental Policy Act
- ◆ Native American Graves Protection and Repatriation Act
- ◆ AFI 32-7065 (June 2004), *Cultural Resources Management Program*

OVERVIEW

All undertakings that disturb the ground surface have the potential to discover buried and previously unknown archaeological deposits. The accidental discoveries of archaeological deposits during an undertaking can include but are not limited to:

- ◆ Undiscovered/undocumented structural and engineering features; and
- ◆ Undiscovered/undocumented archaeological resources such as foundation remains, burials, artifacts, or other evidence of human occupation.

POLICY

When cultural resources are discovered during the construction of any undertaking or ground-disturbing activities, Hill AFB shall:

- ◆ Evaluate such deposits for NRHP eligibility.
- ◆ Treat the site as potentially eligible and avoid the site insofar as possible until an NRHP eligibility determination is made.
- ◆ Make reasonable efforts to minimize harm to the property until the Section 106 process is completed.
- ◆ **The BHPO will ensure that the provisions of NAGPRA are implemented first if any unanticipated discovery includes human remains, funerary objects, or American Indian sacred objects (see SOP #6).**

PROCEDURE

Step 1: Work shall cease in the area of the discovery (Figure 5-5). Work may continue in other areas.

- ◆ The property is to be treated as eligible and avoided until an eligibility determination is made. Hill AFB will continue to make reasonable efforts to avoid or minimize harm to

Further construction activities in the vicinity of the site will be suspended until an agreed-upon testing strategy has been carried out and sufficient data have been gathered to allow a determination of eligibility. The size of the area in which work should be stopped shall be determined in consultation with the **BHPO**.

the property until the Section 106 process is completed.

Step 2: Immediately following the discovery, the **Project Manager** shall notify the installation **BHPO**.

Step 3: The **BHPO** or a professional archaeologist shall make a field evaluation of the context of the deposit and its probable age and significance, record the findings in writing, and document with appropriate photographs and drawings.

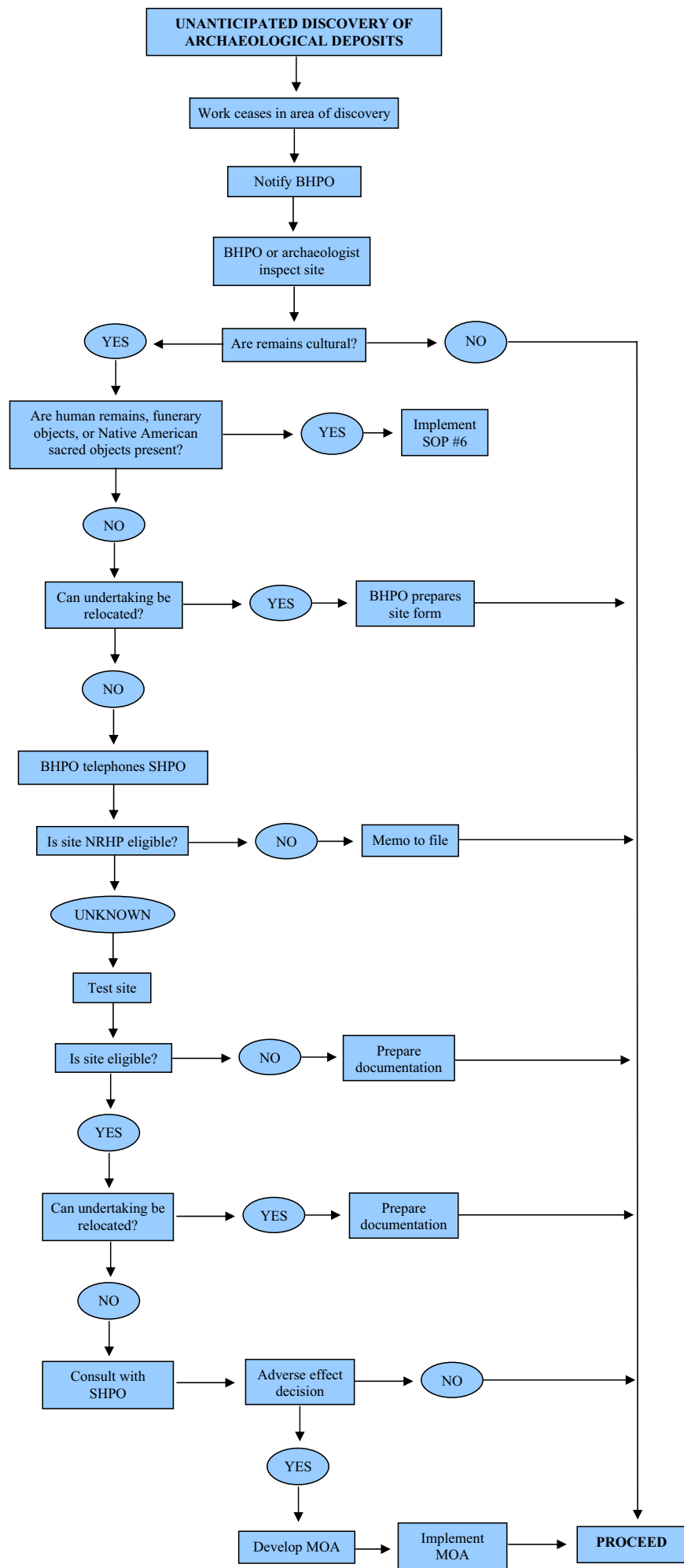
- ◆ If disturbance of the deposits is minimal and the excavation can be relocated to avoid the site, the **BHPO** will file appropriate site forms in a routine manner.
- ◆ If the excavation cannot be relocated, the **BHPO** shall notify the office of the **SHPO** to report the discovery and to initiate an expedited consultation.

The Section 106 review process is initiated at this point.

- ◆ If the deposits are determined to be ineligible for inclusion in the NRHP, then Hill AFB **BHPO** will prepare a memorandum for record and the construction may proceed.
- ◆ If the existing information is inadequate for an NRHP eligibility determination, Hill AFB **BHPO** shall develop an emergency testing plan in coordination with the SHPO.

Step 4: Hill AFB shall have qualified personnel conduct test excavations of the deposits to determine NRHP eligibility.

- ◆ Hill AFB BHPO, in consultation with the SHPO, will determine appropriate methodology for NRHP eligibility determination.
- ◆ If the SHPO and Hill AFB agree that the deposits are ineligible for inclusion in the NRHP, then work on the undertaking may proceed.
- ◆ If the deposits appear to be eligible, or Hill AFB and the SHPO cannot agree on the question of eligibility, then Hill AFB shall implement alternative actions, depending on the urgency of the proposed action.
 - Hill AFB may relocate the project to avoid the adverse effect.
 - Hill AFB may request the Keeper of the National Register to provide a determination.
 - Hill AFB may proceed with a data recovery plan under a MOA developed in coordination with the SHPO and possibly the ACHP and interested parties.
 - **Hill AFB may request comments from the ACHP and may develop and implement actions that take into account the effects of the undertaking on the property to the extent feasible and the comments of the SHPO, ACHP, and interested parties. Interim comments must be provided to Hill AFB within 48 hours; final comments must be provided within 30 days.**





State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

January 22, 2009

Ms Jaynie Hirschi
Archaeologist
75th CEG/CEVOR
7274 Wardleigh Road
Hill Air Force Base UT 84056-5137

RE: Hill Air Force Base Proposed Demolitions Buildings 2201 and 1253

In reply please refer to Case No. 09-0117

Dear Ms. Hirschi:

The Utah State Historic Preservation Office received information on the above-referenced project on January 15, 2008. After review of the materials provided, our office concurs with a determination of No Adverse Effect for the proposed project (acknowledging that building 2201 has previously been addressed).

This information is provided to assist with Section 106 responsibilities as per §36CFR800. If you have any questions, please contact me at clhansen@utah.gov or (801) 533-3561.

Regards,

Chris Hansen
Preservation Planner

UTAH STATE
HISTORY

UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS

300 S. RIO GRANDE STREET, SALT LAKE CITY, UT 84101-1182 · TELEPHONE 801 533-3500 · FACSIMILE 801 533-3503 · HISTORY.UTAH.GOV



State of Utah

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Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

April 9, 2008

Ms Jaynie Hirschi
75 CEG/CEVOR
7274 Wardleigh Road
Hill Air Force Base UT 84056-5137

RE: HAFB Evaluations and Inventories 2008

In Reply Please Refer to Case No. 08-0579

Dear Ms Hirschi:

The Utah State Historic Preservation Office received materials on the above-referenced project on February 28, 2008. The Utah SHPO is comfortable with and concurs with Hill Air Force Base's determinations of eligibility based on the information sent to our office and recommendations of the historic buildings and structures reports regarding the districts in HAFB proper—Ogden Arsenal/Ogden AMA Historic District, Hill Field Historic Housing Historic District, and the Strategic Air Command Historic District; the two HAFB districts outside of HAFB proper—Little Mountain Text Annex Historic District and the Boulder Seismological Research Site Historic District; and individual buildings throughout HAFB (including individual buildings located at the Utah Test and Training Range). We appreciate your efforts in taking into account Utah's historic resources as HAFB plans and moves forward with projects. We will add these reports and forms to our files. We look forward to working with you further in putting all of this data into our Historic Sites Database.

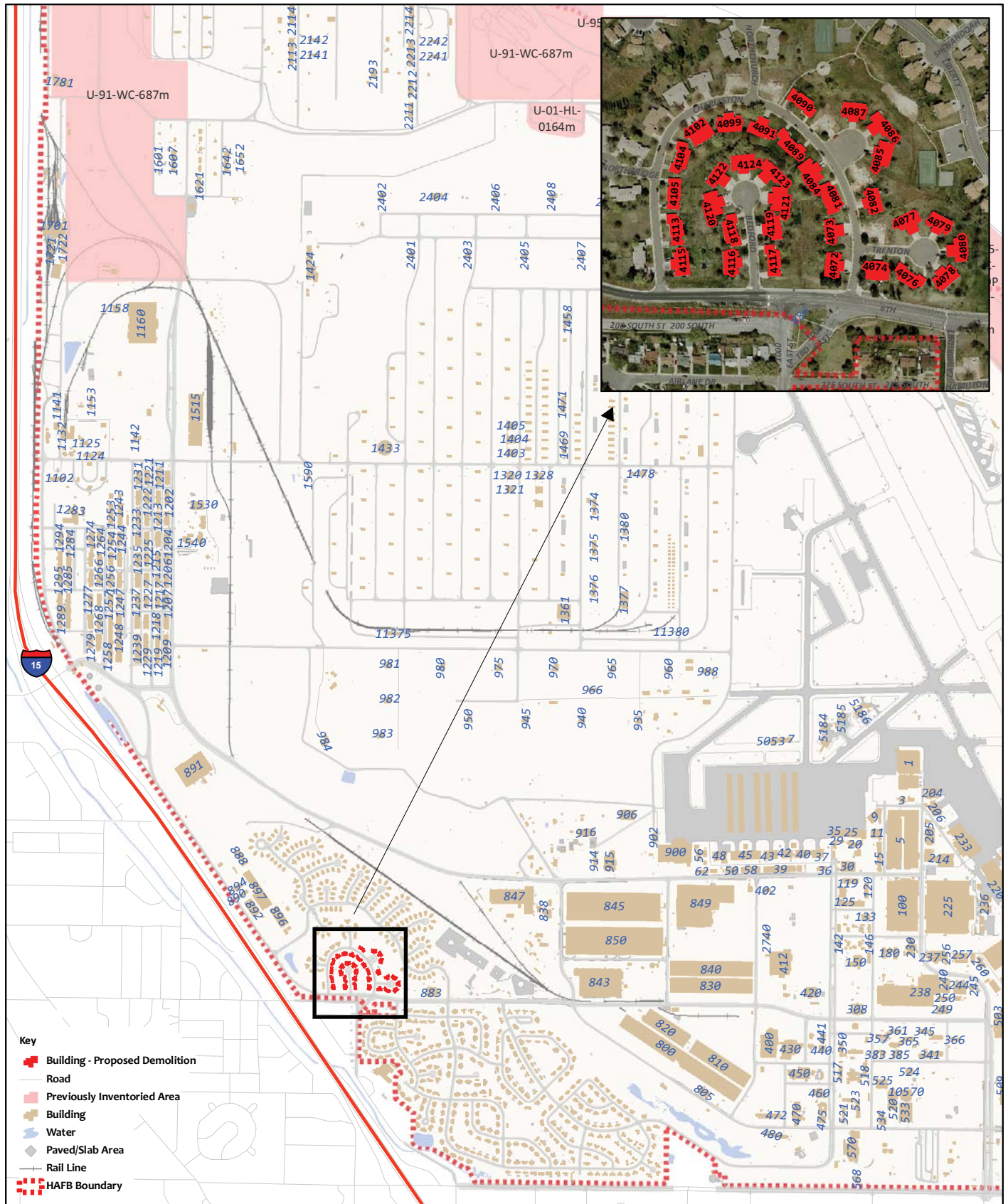
This information is provided to assist with Section 106 responsibilities as per §36CFR800. If you have questions, please contact me at clhansen@utah.gov or (801) 533-3561.

Regards,

Chris Hansen
Preservation Planner



UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS



HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments
Hill	1433	Water Storage Reservoir	1955	No Further Assessment Needed - Ineligible Infrastructure	Element of Infrastructure	Resource in proposed Ogden Arsenal/Ogden AMA Historic District
Hill	4072	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4073	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4074	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4076	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4077	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4078	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments
Hill	4079	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4080	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4081	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4082	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4084	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4085	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4086	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments
Hill	4087	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4089	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4090	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4091	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4099	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4102	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4104	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments
Hill	4105	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4113	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4115	Military Family Housing	1975	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4116	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4117	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4118	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4119	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	

HILL AIR FORCE BASE PROPOSED DEMOLITIONS SPREADSHEET

Installation	Building Number	Building Name	Year	Eligibility	Justification	Comments
Hill	4120	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4121	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4122	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4123	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	
Hill	4124	Military Family Housing	1976	Assess When 50 Years Old	Not Cold War Eligible/ Not Historic	

Standard Operating Procedure

UNANTICIPATED DISCOVERY OF ARCHAEOLOGICAL DEPOSITS

APPLICABLE LAWS AND REGULATIONS

- ◆ National Historic Preservation Act
- ◆ National Environmental Policy Act
- ◆ Native American Graves Protection and Repatriation Act
- ◆ AFI 32-7065 (June 2004), *Cultural Resources Management Program*

OVERVIEW

All undertakings that disturb the ground surface have the potential to discover buried and previously unknown archaeological deposits. The accidental discoveries of archaeological deposits during an undertaking can include but are not limited to:

- ◆ Undiscovered/undocumented structural and engineering features; and
- ◆ Undiscovered/undocumented archaeological resources such as foundation remains, burials, artifacts, or other evidence of human occupation.

POLICY

When cultural resources are discovered during the construction of any undertaking or ground-disturbing activities, Hill AFB shall:

- ◆ Evaluate such deposits for NRHP eligibility.
- ◆ Treat the site as potentially eligible and avoid the site insofar as possible until an NRHP eligibility determination is made.
- ◆ Make reasonable efforts to minimize harm to the property until the Section 106 process is completed.
- ◆ **The BHPO will ensure that the provisions of NAGPRA are implemented first if any unanticipated discovery includes human remains, funerary objects, or American Indian sacred objects (see SOP #6).**

PROCEDURE

Step 1: Work shall cease in the area of the discovery (Figure 5-5). Work may continue in other areas.

- ◆ The property is to be treated as eligible and avoided until an eligibility determination is made. Hill AFB will continue to make reasonable efforts to avoid or minimize harm to

Further construction activities in the vicinity of the site will be suspended until an agreed-upon testing strategy has been carried out and sufficient data have been gathered to allow a determination of eligibility. The size of the area in which work should be stopped shall be determined in consultation with the **BHPO**.

the property until the Section 106 process is completed.

Step 2: Immediately following the discovery, the **Project Manager** shall notify the installation **BHPO**.

Step 3: The **BHPO** or a professional archaeologist shall make a field evaluation of the context of the deposit and its probable age and significance, record the findings in writing, and document with appropriate photographs and drawings.

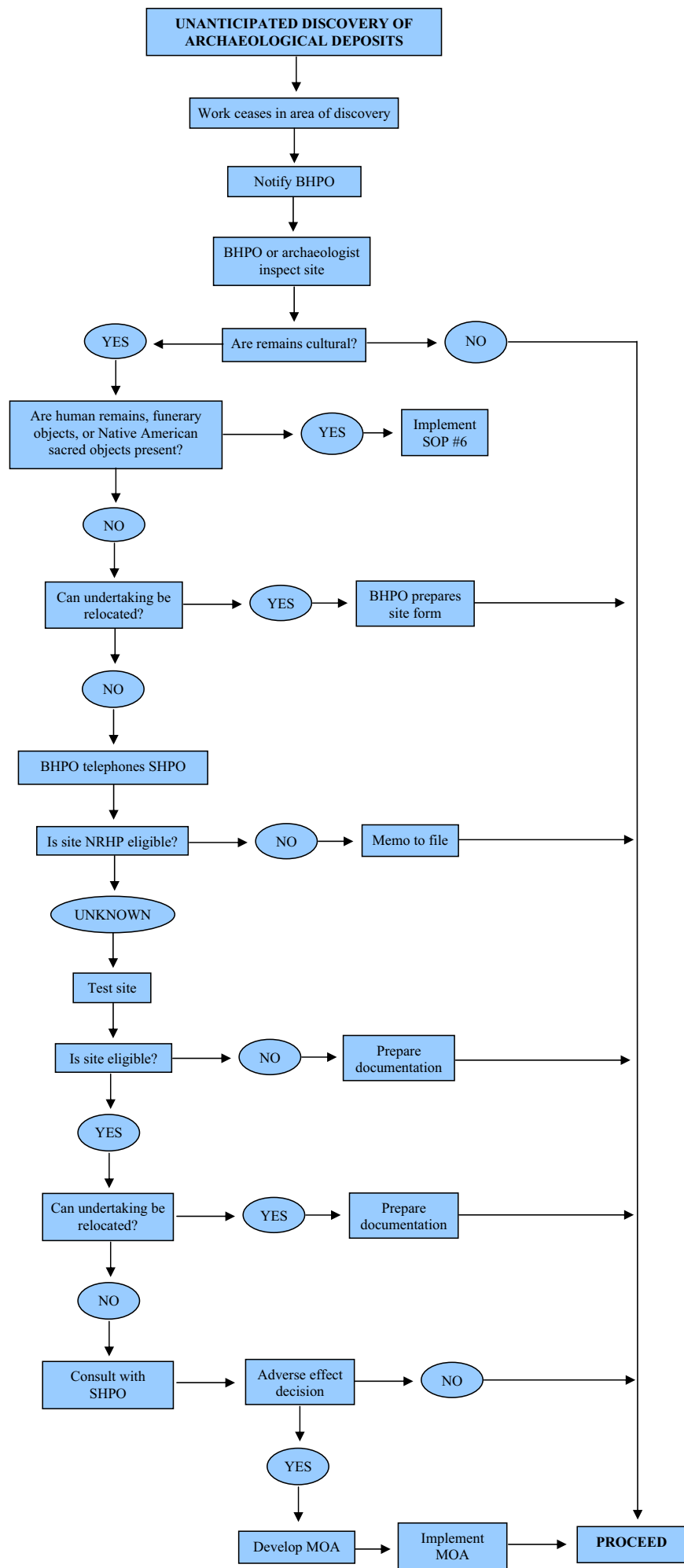
- ◆ If disturbance of the deposits is minimal and the excavation can be relocated to avoid the site, the **BHPO** will file appropriate site forms in a routine manner.
- ◆ If the excavation cannot be relocated, the **BHPO** shall notify the office of the **SHPO** to report the discovery and to initiate an expedited consultation.

The Section 106 review process is initiated at this point.

- ◆ If the deposits are determined to be ineligible for inclusion in the NRHP, then Hill AFB **BHPO** will prepare a memorandum for record and the construction may proceed.
- ◆ If the existing information is inadequate for an NRHP eligibility determination, Hill AFB **BHPO** shall develop an emergency testing plan in coordination with the SHPO.

Step 4: Hill AFB shall have qualified personnel conduct test excavations of the deposits to determine NRHP eligibility.

- ◆ Hill AFB BHPO, in consultation with the SHPO, will determine appropriate methodology for NRHP eligibility determination.
- ◆ If the SHPO and Hill AFB agree that the deposits are ineligible for inclusion in the NRHP, then work on the undertaking may proceed.
- ◆ If the deposits appear to be eligible, or Hill AFB and the SHPO cannot agree on the question of eligibility, then Hill AFB shall implement alternative actions, depending on the urgency of the proposed action.
 - Hill AFB may relocate the project to avoid the adverse effect.
 - Hill AFB may request the Keeper of the National Register to provide a determination.
 - Hill AFB may proceed with a data recovery plan under a MOA developed in coordination with the SHPO and possibly the ACHP and interested parties.
 - **Hill AFB may request comments from the ACHP and may develop and implement actions that take into account the effects of the undertaking on the property to the extent feasible and the comments of the SHPO, ACHP, and interested parties. Interim comments must be provided to Hill AFB within 48 hours; final comments must be provided within 30 days.**





State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

February 24, 2010

Ms Jaynie Hirschi
Archaeologist
75th CEG/CEVOR
7274 Wardleigh Road
Hill Air Force Base UT 84056-5137

RE: Demolition of 44 buildings and seven underground storage tanks on Hill AFB property

In reply please refer to Case No. 10-0260

Dear Ms. Hirschi:

The Utah State Historic Preservation Office (SHPO) has reviewed the submittal (letter dated February 16, 2010 with accompanying materials) from Hill Air Force Base (AFB) regarding the building demolition project and offer the following comments relative to Section 106 of the National Historic Preservation Act:

Based on the recent submission and past submissions to our office (see Hill AFB letters and consultation packages sent to our office in February 2008 and January 2009) and upon request, the Utah SHPO concurs with the determination that no historic properties will be affected by the proposed undertaking.

This information is provided to assist with Section 106 responsibilities as per §36CFR800. If you have any questions, please contact me at clhansen@utah.gov or (801) 533-3561.

Regards,

Chris Hansen
Preservation Planner

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