


REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS

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

SECTION I - PROPONENT INFORMATION

1. TO (Environmental Planning Function) 20 CES/CEIA	2. FROM (Proponent organization and functional address symbol) 20 CES/CEN	2a. TELEPHONE NO. 965-9621
3. TITLE OF PROPOSED ACTION Demolition of Derelict Structures at Shaw AFB		
4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) <p>The Purpose of the Proposed Action is to address deficiencies in older buildings that no longer support the missions of the 20th Fighter Wing and Shaw Air Force Base (AFB) mission partners, and to improve the human environment at Shaw AFB by removing derelict structures.</p> <p>The Proposed Action is needed because six buildings structures are no longer capable of mission requirements, and DoDI 4165.72.5(1) mandates the disposal of unnecessary real property square footage to be removed from base inventory. These structures no longer meet foreseeable military requirements, either in peacetime or for mobilization, and in their existing condition detract from the mission of Shaw AFB due to safety and health concerns. Currently, buildings slated for demolition are locked (if applicable), and not in use. Other buildings have already absorbed the functionality of the six structures slated for demolition, underlying the need for their demolition. The Proposed Action is needed by 31 July 2026.</p>		
5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) (Provide sufficient details for evaluation of the total action) Preferred Alternative: Demolition of 6 structures.		
Facility Number - Total Area Impacted in square feet (sf) - Facility Description and Demolition Justification. 1) B5237 - 130 sf - Vehicle Check Point: 20 SFS no longer operates security checkpoints from the subject facility. 2) B924 - 15,960 sf - Visiting Officer Quarters: Due to occupancy and overall building condition, this facility was 1 of 147 NAF funded lodging facilities identified by AFIMSC, AFCEC, and AFSVC for demolition. 3) B1102PAV - 662 sf - Recreation Pavilion (Adjacent to AFCENT B1102): Pavilion is in a state of disrepair and no longer being maintained by the user. The adjacent Designated Tobacco Area will remain in place. 4) B1724 - 240 sf - POL Maintenance Shed: Facility was previously used for additional POL storage. POL no longer occupies this area and has no need for the facility. 5) B212PAV - 192 sf - Recreation Pavilion (Adjacent to B212): Pavilion is in a state of disrepair and no longer being maintained by the user. The adjacent Designated Tobacco Area will remain in place. 6) B1908HWST - 543 sf - Decommissioned Hazardous Waste Storage Area: The existing hazardous waste storage has been decommissioned and no longer needed for storage.		
Please see Tab 2 for photographs and descriptions of facilities.		
Cont. on page 2.		
6. PROPONENT APPROVAL (Name and Grade) Nichols, Ashley, GS-12	6a. SIGNATURE NICHOLS.ASHLEY.N.1561868227  Digitally signed by NICHOLS.ASHLEY.N.1561868227 Date: 2025.05.29 08:39:22 -04'00'	6b. DATE 2025/05/29

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY (Check appropriate box and describe potential environmental effects including cumulative effects) (+=positive effect; 0=no effect; -= adverse effect; U=unknown effect)	+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE (Noise, accident potential, encroachment, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. AIR QUALITY (Emissions, attainment status, state implementation plan, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. WATER RESOURCES (Quality, quantity, source, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. SAFETY AND OCCUPATIONAL HEALTH (Asbestos/radiation/chemical exposure, explosives safety quantity distance, bird/wildlife aircraft hazard, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. HAZARDOUS MATERIALS/WASTE (Use/storage/generation, solid waste, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. BIOLOGICAL RESOURCES (Wetlands/floodplains, threatened or endangered species, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. CULTURAL RESOURCES (Native American burial sites, archaeological, historical, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. GEOLOGY AND SOILS (Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. SOCIOECONOMIC (Employment/population projections, school and local fiscal impacts, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. OTHER (Potential impacts not addressed above.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. ☒ PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # 32 CFR part 651, Apx B. (c)(2) ; OR

☐ PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS

20 FW/JA & ACC AF/JA Concurrence with the Environmental Analysis Determination in Block 17 completed 3 July 2025.

32 CFR part 651, Appendix B. (c)(2): Demolition of non-historic buildings, structures, or other improvements and disposal of debris therefrom, or removal of a part thereof for disposal, in accordance with applicable regulations, including those regulations applying to removal of asbestos, polychlorinated biphenyls (PCBs), lead-based paint, and other special hazard items (REC required).

The DAF specifically determines that this proposed project is substantially the same as those which qualify for a CATEX under 32 CFR Appendix B to Part 651 § II(c)(2) and that there are no extraordinary circumstances that require either an EIS or EA.

Public notice on Shaw AFB website required for 30 days.

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION
(Name and Grade)

Laura Junge - GS-12

19a. SIGNATURE



Digitally signed by
JUNGE.LAURA.ANNE.158854346
0
Date: 2025.07.09 10:49:07 -04'00'

19b. DATE

9 July 2025

AF IMT 813, SEP 99, CONTINUATION SHEET

Continue of Section 5.

The Preferred Alternative of demolition for the listed 6 structures would lower the footprint of Real Property at Shaw AFB by 17,727 sf throughout the base (please see attached map). No airspace, aircraft, or personnel assignments will be altered as a result of the Proposed Action. Of the 17,727 sf of impermeable surfaces currently existing, this demo project would increase the permeable surface by 16,330 sf (92% of total area). All work will be contracted, and contractors will comply with Shaw AFB and DOD specific environmental requirements, such as lead testing, asbestos abatement, and hazardous materials and waste requirements. In addition, the AFF 813 Environmental review will encompass all additional environmental requirements for demolition, which will then be added to the Statement of Work for contractors to comply with while demolishing structures. While no Connected Actions are associated with these demo projects, availability of build-able land at Shaw is valuable for future space planning as potential locations of MILCON projects to serve future mission needs.

Alternative 2: Refurbishment of six Real Property structures. An alternative to demolition for all structures is refurbishment of the buildings to current DoDI and United Facility Code (UFC) standards. In this alternative, all structures would also be reassigned to facilitate new mission needs.

No Action Alternative: If no action is taken on demolition of these structures, Shaw AFB would be out of compliance with DoDI requirements to demolish non-functioning facilities (DoDI 4165.72), and these structures would continue to create human and environmental health hazards for residents and visitors to Shaw. Unused buildings are potential infestation areas for pests and hazards to people conducting inspection and maintenance.

Alternatives Eliminated from Further Consideration: Alternative 2 was eliminated from consideration. The cost of repair and/or refurbishment for the six listed structures exceeds the replacement value for all structures. Additionally, mission needs change overtime and some real property assets are no longer needed, even if refurbished. For example, B5237 is a security checkpoint for a gate no longer in use by 20 SFS, so investing federal dollars into the building would not benefit the current mission at Shaw AFB.

The DAF is aware of the November 12, 2024 decision in *Marin Audubon Society v. Federal Aviation Administration*, No. 23-1067 (D.C. Cir. Nov. 12, 2024). To the extent that a court may conclude that the Council on Environmental Quality (CEQ) regulations implementing NEPA are not judicially enforceable or binding on this agency action, the DAF has nonetheless elected to follow those regulations at 40 C.F.R. Parts 1500– 1508, in addition to the DAF's procedures/regulations implementing NEPA at 32 CFR 989, to meet the agency's obligations under NEPA, 42 U.S.C. §§ 4321 et seq.

AICUZ/Land Use: POC - Ashley Nichols (20 CES/CEN): 0 = No Effect. The subject request identified in Section I has been reviewed and evaluated for impact to Shaw's existing AICUZ, noise contours, natural and cultural resources, and installation and off-installation land uses, and no impact is anticipated. The identified demolition projects are consistent with installation planning efforts to identify underutilized or obsolete facilities, reduce base footprint to meet current Air Force guidance, and maximize mission readiness. Projects, as depicted within the subject 813 and associated documents, have received Facilities Board review and approval to demolish upon completion of any applicable due diligence process.

Air Quality: POC - Jamal Lewis (20 CES/CEIEC): 0 = No Effect. No effect for Air Quality. Sumter County is in an attainment area due to the 2015 Ozone National Ambient Air Quality Standards. Digging and construction vehicles can impact air quality in the work area. These can be reduced by dust suppression and reducing vehicle idling time.

Water Resources: POC - Candler Mathews (20 CES/CEIEC): 0 = No Effect. A stormwater permit would be necessary if a DEMO project is one acre or more. None of the individual sites is one acre and the total of all of the sites is less than one acre if considering them as part of an LCP. There would be NO effects on the Water program.

Occupational Health/Bioenvironmental: POC - TSgt Toledo (20 MDG) or Capt. Rataj (20 MDG): 0 = No Effect. Contractors will comply with applicable OSHA standards to include but not limited to:

29 CFR § 1926.57, Ventilation

29 CFR § 1926.52, Occupational noise exposure

29 CFR § 1926.101, Hearing Protection

29 CFR § 1926 Subpart E, Personal Protective Equipment

29 CFR § 1926.103, Respiratory Protection (refers to 1910.134)

29 CFR § 1926.51, Sanitation

29 CFR § 1926.1203, General requirements.

29 CFR § 1926.55, Gases, vapors, fumes, dusts, and mists Appendix A, Threshold limit values of airborne contaminants for construction

Silica See 1926.55, Appendix A

29 CFR § 1926.62, Lead

29 CFR § 1926.1101, Asbestos

29 CFR § 1926.1153, Respirable crystalline silica

29 CFR § 1926.59, Hazard Communication (refers to 1910.1200)

Compliance with the above is expected to result in no effect to government employees.

Safety: MSgt McNeese (or other POC) (20 FW/SE): 0=No effect. ensure workers comply with all applicable requirements as outlined in OSHA Standards CFR 29 Part 1910, 1926, National Electric Code and the National Fire Codes. Use only qualified and properly licensed operators for powered construction equipment. (Ref: 29 CFR 1910.178(1)(1)(ii)). Ensure employees use and are trained as necessary on the proper use of Personal Protective Equipment (29 CFR 1910.132).

Hazardous Materials/Waste: POC - Tyler West (20 CES/CEIEC): 0 = No effect. The demolition of the six outdated structures pose no direct Hazardous Material (HM)/Hazardous Waste (HW) risk due to the stated management plan which includes compliance with lead testing, asbestos abatement, and upholding standards set by the DoD/SAFB Plan(s) 32-7002A HM Management/32-7002C HW Management. Contractors must provide a list of all Hazardous Materials and Hazardous waste used/generated prior to/throughout the entirety of the project to CEIEC by utilizing the SAFB Contractors Worksheet found in the 20 CES Contractor Environmental Requirements document. Please note that building "B1908HWST - 543 sf" has been identified as a "Decommissioned Hazardous Waste Storage Area." However, after reviewing the 1993 AF Form 332 for the construction of this site it was established for the management of used oil which the EPA began classifying as a non-hazardous waste in 1988 under 40 CFR Part 279. Which makes this building a decommissioned non-hazardous/recyclable waste storage site that is exempt from RCRA subtitle C HW requirements.

Biological Resources: Wetlands/Floodplain POC - Laura Junge (20 CES/CEIEA): 0=No effect. Projects are not in wetland areas. No permits needed.

Threatened or Endangered Species POC: Sharna Tolfree (20 CES/CEIEA): 0 = no effect. Upon review of the project description there are no anticipated effects on threatened/endangered species and species protected by MBTA. All demo projects except Building 924 inspected by myself (ST) on 9 June 2025. Tree felling or bush removal around demo projects should not occur without approval from T&E biologist for the protection of migratory birds IAW the Migratory Bird Treaty Act (MBTA; 16 U.S.C. 703-712) and Endangered Species Act of 1973 (ESA).

Cultural Resources: POC - Laura Junge (20 CES/CEIEA): 0=No effect. None of the demo projects/buildings are listed or eligible for registration on NRHP.

Geology and Soils: Juvenal Salomon (20 CES/AFCEC/CZOE): 0=No effect. Please note restoration wells and system lines during demolition. B5237- No Environmental Restoration impacts. 0=No effect

B924- Environmental Restoration Treatment System lines and groundwater monitoring well near adjacent parking lot. Locate during dig permit. 0=No effect

B1102PAV- Environmental Restoration Treatment System lines located along Nelson Ave. 0=No effect
B1724- Groundwater monitoring wells located 150'+ away. 0=No effect
B212PAV- Groundwater monitoring wells located 50'+ away. 0=No effect
B1908HWST- No Environmental Restoration impacts. 0=No effect
Socioeconomic: POC - Ashley Nichols (20 CES/CEN): 0 = No Effect. No adverse socioeconomic impact is anticipated with the subject project identified in Section I.
Other: Christopher Hirak (20 CES/CEIAP): 0 = No Effect. All final paperwork will be completed in RP records upon demolition of buildings.