DRAFT Environmental Assessment

Replacement of the Central Booking and Detention Facility
Escambia County, Florida
July 2016

FEMA

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Region IV – Atlanta, GA

TABLE OF CONTENTS

ACRONYMS AND ABBREVIATIONS v
1.0 INTRODUCTION 1
2.0 PURPOSE AND NEED 1
3.0 ALTERNATIVES 2
3.1 Alternative 1 – Construct New Central Booking and Detention Facility on McDonald Property 2
3.2 Alternative 2 – Reconstruct Central Booking and Detention Facility on Existing Site 3
3.3 No Action Alternative 3
3.4 Alternatives Eliminated from Detailed Analysis 4
4.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES 4
4.1 Air Quality 11
4.2 Noise 12
4.3 Soils 13
4.4 Surface Water 14
4.5 Floodplains 16
4.6 Vegetation 18
4.7 Fish and Wildlife 19
4.8 Cultural Resources 20
4.9 Hazardous Materials/Waste and Solid Waste 22
4.10 Utilities 23
4.11 Land Use 24
4.12 Transportation and Traffic 25
4.13 Occupational Health and Safety 26
4.14 Socioeconomics 27
4.15 Environmental Justice and Protection of Children 28
5.0 CUMULATIVE IMPACTS 30
6.0 PUBLIC INVOLVEMENT 32
7.0 AGENCY COORDINATION 33
8.0 CONCLUSIONS 33
9.0 LIST OF PREPARERS 34
10.0 REFERENCES 34

Appendixes

A Figures
B Floodplain Management Checklists
C Public Meeting Links
D Public Notice

ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing materials
BMP	best management practice
Board	Escambia Board of County Commissioners
CBDF	Central Booking and Detention Facility
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
County	Escambia County
dB	decibel
dBA	A-weighted decibel
DBH	diameter at breast height
EA	Environmental Assessment
EO	Executive Order
ERP	Environmental Resource Permit
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FNAI	Florida Natural Areas Inventory
FONSI	Finding of No Significant Impact
ft	feet
GHG	greenhouse gas
GIS	Geographic Information System
HMGP	Hazard Mitigation Grant Project
LBP	lead-based paint
LDC	Land Development Code
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOA	Notice of Availability
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWFWMD	Northwest Florida Water Management District
OSHA	Occupational Safety and Health Administration
PA	Public Assistance
RLI	Request for Letters of Interest

SHPO	State Historic Preservation Office
Stafford Act	Robert T. Stafford Disaster Relief and Emergency Assistance Act
SWPPP	Stormwater Pollution Prevention Plan
USC	United States Code
USEPA	United States Environmental Protection Agency
UWF	University of West Florida
VOC	volatile organic compound

1.0 INTRODUCTION

Prior to April 29, 2014, Escambia County (County) had two primary inmate detention facilities: the Main Jail, which housed 770 inmates and the Central Booking and Detention Facility (CBDF), which housed 697 inmates, for a total housing capacity of 1,476 inmates. During April 29 to 30, 2014, the County experienced 26 inches of rainfall in less than 24 hours (the 4177-FL flood event), which caused substantial flooding in the basement of the CBDF. A natural gas leak, potentially caused by the flooding in the CBDF, resulted in a massive explosion that severely damaged the facility and rendered it a total loss. Since the explosion, the CBDF has remained vacant and the inmates who were housed in the facility have been accommodated in the County's Main Jail, Road Prison, and Work Release Facility, and in facilities in neighboring counties (Santa Rosa, Okaloosa, and Walton).

The Main Jail, which currently houses some of the inmates displaced from the CBDF, was constructed in the 1980s and is deteriorating due to its age. On August 21, 2014, the Escambia Board of County Commissioners (the Board) proposed to construct a new correctional facility complex that would have a minimum housing capacity of 1,476 inmates to replace the deteriorating Main Jail and the damaged CBDF. The County evaluated more than 3,500 potential sites for the new facility and held 14 public meetings to solicit public input during the site selection process. The Board ultimately proposed to locate the new complex near the Main Jail and the existing CBDF, and to begin the process of acquiring the McDonald property as the site for the complex (Escambia County, 2015).

The County has applied for Public Assistance (PA) funds from the Federal Emergency Management Agency (FEMA) under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), 42 United States Code (USC) 5121-5207, to replace the CBDF damaged by the 4177-FL flood event (PA-04-FL-4177-PW-01006). FEMA will provide funding only for the replacement of the CBDF. In accordance with the Stafford Act and regulations promulgated pursuant thereto and codified in 44 Code of Federal Regulations (CFR) Part 206, FEMA is required to analyze the potential environmental impacts of the Proposed Action prior to making a decision regarding whether to provide funding for the project. FEMA has prepared this Environmental Assessment (EA) to analyze the potential environmental impacts of replacing the damaged CBDF in the County. This EA has been prepared in accordance with the implementing requirements of the National Environmental Policy Act (NEPA) (Public Law 91-190, as amended) and regulations adopted pursuant thereto (44 CFR Part 10).

2.0 PURPOSE AND NEED

The purpose of the Proposed Action is to provide the County the means to adequately house the inmates under its custody. The need for the Proposed Action has resulted from the 4177-FL flood event, which severely damaged the County's CBDF and rendered it a total loss. Since the loss of the CBDF, the correctional facilities that have accommodated the inmates displaced from the CBDF have experienced overcrowded housing conditions. The situation has negatively impacted the functionality of those facilities and the County's ability to manage effectively its inmate population. In addition, the County has incurred additional costs due to leasing detention space in surrounding counties. The proposed new CBDF would eliminate the County's current inmate housing deficiencies. The

Proposed Action is consistent with Title IV of the Stafford Act, which directs PA disaster relief funds to be allocated to local, county, and state governments to repair or replace infrastructure damaged during a declared disaster.

3.0 ALTERNATIVES

Under NEPA, this EA is required to analyze the potential environmental impacts of the Proposed Action, No Action Alternative, and reasonable alternatives. Reasonable alternatives are those that meet the underlying purpose of and need for the Proposed Action, are feasible from a technical and economic standpoint, and meet reasonable screening criteria (selection standards) that are suitable to a particular action. Screening criteria may include requirements or constraints associated with operational, technical, environmental, budgetary, and time factors. Alternatives that are determined not reasonable can be eliminated from detailed analysis in this EA.

During project planning and scoping, the County conducted an alternatives analysis to identify potential reasonable site alternatives for the proposed new CBDF. These alternatives were evaluated to determine if they met the goals and intent of the Proposed Action, were feasible from a technical and economic standpoint, and met applicable screening criteria. The screening criteria used to identify reasonable sites for the facility included, but were not limited to, site size sufficiency; site accessibility to users; site proximity to judicial services, public transportation, and schools; utility availability; land use compatibility; environmental impacts; and public concerns. Based on the alternatives analysis conducted, two sites were determined to be reasonable sites for the new facility: the McDonald property (Alternative 1 – Preferred Alternative) and the existing CBDF site (Alternative 2). These alternatives along with the No Action Alternative were selected to be carried forward for detailed analysis in this EA.

For the sake of public health and safety, the existing CBDF will be demolished as an independent action regardless of the alternative that is selected. Demolition of the facility is statutorily excluded from NEPA per Section 316 of the Stafford Act (42 USC 5159); therefore, it is not analyzed in this EA. The demolition is scheduled to occur during summer 2016 under FEMA Project PA-04-FL-4177-PW-01019.

3.1 Alternative 1 – Construct New Central Booking and Detention Facility on McDonald Property

Under Alternative 1, which is the Preferred Alternative, a new CBDF would be constructed on the McDonald property. The McDonald property is located along the southeastern corner of the intersection of North Pace Boulevard and West Fairfield Drive/State Road-295 in the County (Latitude: 30.263643, Longitude: -87.141917) (Appendix A, Figure 1). The site is approximately 14 acres and is bordered by North Pace Boulevard to the west, West Fairfield Drive to the north, developed land and West St. Mary Avenue to the south, and developed land to the east. The McDonald property is contiguous with the Main Jail property and is located approximately one block west of the existing CBDF (Appendix A, Figure 1). The site consists primarily of a grassy field, patchy tree cover, and several buildings (operating businesses or vacant) that have frontage to North Pace Boulevard or

West Fairfield Drive. The entire property is currently owned by a single-family trust; businesses on the property lease building space from the current owner.

The new CBDF on the site would consist of approximately 700 beds to replace the beds lost at the existing CBDF, as well as the core service infrastructure (medical, food, laundry, maintenance, etc.) needed to support up to approximately 1,500 inmates. Construction of the new CBDF on the McDonald property may involve demolition of some or all existing structures on the site, depending on the final site layout that is developed by the County. Upon completion of the CBDF, all core service functions of the Main Jail would be relocated to the new CBDF. At a future undetermined date, the County would relocate the Main Jail, which would involve expansion of the complex by approximately 700 to 800 beds to replace the beds at the Main Jail, as well as demolition of the Main Jail. The Main Jail construction and demolition, and potential future use of the Main Jail property are not addressed under Alternative 1.

Construction of a new CBDF on the McDonald property would allow the County to construct a stormwater detention pond on the existing CBDF site, which is proposed based on the recommendations of the 2012 Delano Street Drainage Improvements Study (HDR, 2014) to improve stormwater capacity in the basin. The proposed detention pond is part of the FEMA Hazard Mitigation Grant Project (HMGP) Delano Street Drainage Improvement (FEMA 4177-18-R). Construction of this pond is included under Alternative 1 in this EA.

3.2 Alternative 2 – Reconstruct Central Booking and Detention Facility on Existing Site

Under Alternative 2, the CBDF would be reconstructed on the existing site. The existing CBDF site, which is located at 1200 West Leonard Street in the County, is approximately 4.5 acres and bordered by West Leonard Street to the south, North H Street to the east, and developed land to the north and west (Latitude: 30.263130, Longitude: -87.135744) (Appendix A, Figure 1). Reconstruction of the CBDF on the existing site would involve demolition of the existing structure and construction of a new facility. Due to the extensive damage sustained by the CBDF during the explosion and the subsequent deterioration of the facility from weather exposure and lack of maintenance, reconstruction of the CBDF via renovation of the existing structure would not be practicable. If Alternative 2 is not implemented, the CBDF would still be demolished, as discussed previously.

Due to the size of the existing site, the reconstructed CBDF under Alternative 2 would have similar inmate housing capacity and core service space as the existing CBDF prior to being damaged. Therefore, Alternative 2 would not allow the County to relocate the inmates and core service functions of the Main Jail to the reconstructed CBDF. Reconstruction of the CBDF on the existing site also would not allow the County to construct the stormwater detention pond on the site proposed to improve stormwater capacity in the basin.

3.3 No Action Alternative

The No Action Alternative is to maintain existing conditions. The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or

construction of a stormwater detention pond at the existing CBDF site. Under the No Action Alternative, the correctional facilities that are accommodating the inmates displaced from the CBDF would continue to experience overcrowded housing conditions and the County would continue to incur additional costs for leasing detention space in other counties. The No Action Alternative also would not allow the County to demolish the deteriorating Main Jail.

3.4 Alternatives Eliminated from Detailed Analysis

During project planning and scoping, the County issued two Requests for Letters of Interest (RLIs) for prospective property sellers and used the County's Geographic Information System (GIS) to identify potential sites large enough to accommodate the proposed new CBDF. This process resulted in 10 initial sites that the County evaluated further based on the screening criteria used for site selection. The 10 initial sites included the McDonald property, the existing CBDF site, and other properties in the County. The County held 14 public meetings to solicit input from the public during the site selection process. The site selection process resulted in the elimination of all sites except the McDonald property and the existing CBDF site. The primary criteria that led to site elimination were site distance from judicial services and public concerns of economic impacts from moving the CBDF too far from the existing site (Escambia County, 2015).

4.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

This section addresses the Affected Environment (existing conditions) and Environmental Consequences (potential impacts) of the Proposed Action. The following terms are used to describe the magnitude of impacts in this EA:

- No Effect: The action would not cause a detectable change.
- Negligible: The impact would be at the lowest level of detection; the impact would not be significant.
- Minor: The impact would be slight but detectable; the impact would not be significant.
- Moderate: The impact would be readily apparent; the impact would not be significant.
- Major: The impact would be clearly adverse or positive; the impact has the potential to be significant. The significance of adverse and positive impacts is subject to interpretation and should be determined based on the final proposal. In cases of adverse impacts, the impact may be reduced to less than significant by mitigation, design features, and other measures that may be taken.

The Proposed Action was determined to have no effect on geology, groundwater, wetlands, or threatened or endangered species; therefore, these resources were eliminated from detailed analysis in this EA. The Proposed Action would have no effect on geology because it would not involve any intrusive activity that would affect subsurface geological formations. Furthermore, infrastructure construction would be conducted using standard methods that would not impact geology. The Proposed Action would not involve withdrawals from groundwater and any dewatering necessary

during construction would be conducted using standard methods that would have no effect on groundwater quality or flow. The Proposed Action would have no effect on wetlands because there are no wetlands on or adjacent to the McDonald property or existing CBDF site. Potential impacts on surface water (stormwater) are analyzed in the EA. Potential occurrence of threatened or endangered species on or near the McDonald property or existing CBDF site was evaluated during the field investigation conducted for the EA in March 2016. This potential also was evaluated using the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Map Server, which is a screening tool that provides data on rare species occurrences in Florida. No evidence of threatened or endangered species occurrence, or suitable habitat for threatened or endangered species were identified on the McDonald property or existing CBDF site during the field investigation conducted for the EA. Based on the FNAI Biodiversity Matrix Map Server, there are no documented occurrences of any federally-listed or state-listed threatened or endangered species on or within 1 mile of either site (FNAI, 2016). Based on the analysis conducted, the Proposed Action is expected to have no effect on threatened or endangered species.

The potential environmental consequences of Alternative 1, Alternative 2, and the No Action Alternative are summarized in Table 4-1.

Table 4-1. Summary of Environmental Consequences
FEMA CBDF Replacement EA

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Air Quality See Section 4.1 for details.	**Alternative 1:** *Negligible Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative:** *No Effect*	Generated fugitive dust would be controlled using standard construction best management practices (BMPs), including watering of exposed surfaces and enclosing or covering stockpiled material.
Noise See Section 4.2 for details.	**Alternative 1:** *Minor Impact – Not Significant* **Alternative 2:** *Minor Impact – Not Significant* **No Action Alternative:** *No Effect*	All construction and demolition activities would comply with local noise ordinances.
Geology	**Alternative 1:** *No Effect* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	Not applicable
Soils See Section 4.3 for details.	**Alternative 1:** *Negligible Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative***: No Effect*	Appropriate BMPs and engineering controls would be implemented during construction to prevent and minimize soil erosion and sedimentation, per the Stormwater Pollution Prevention Plan (SWPPP) that would be prepared and implemented.

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Wetlands	**Alternative 1:** *No Effect* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	Not applicable
Surface Water See Section 4.4 for details.	**Alternative 1:** *Moderate Positive Impact – Not Significant* **Alternative 2:** *Moderate Impact – Not Significant* **No Action Alternative***: Moderate Impact – Not Significant*	Construction of the proposed new CBDF and stormwater detention pond under Alternative 1 and reconstruction of the CBDF under Alternative 2 would require an Environmental Resource Permit (ERP) from the Northwest Florida Water Management District (NWFWMD). Under each alternative, the County would obtain a National Pollutant Discharge Elimination System (NPDES) stormwater construction permit from the Florida Department of Environmental Protection (FDEP) and implement an associated SWPPP for the proposed development. The SWPPP would outline the BMPs and engineering controls to be used to prevent and minimize erosion, sedimentation, and pollution impacts on water resources during construction activities.
Floodplains See Section 4.5 for details.	**Alternative 1:** *Moderate Positive Impact – Not Significant* **Alternative 2:** *Moderate Impact – Not Significant* **No Action Alternative***: Moderate Impact – Not Significant*	Under Alternative 2, the reconstructed CBDF would be required to be protected to the 500-year floodplain elevation.
Groundwater	**Alternative 1:** *No Effect* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	Not applicable

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Vegetation See Section 4.6 for details.	**Alternative 1:** *Minor Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative:** *No Effect*	Under Alternative 1, the County would pay an in-lieu fee in accordance with the tree replacement requirements of the County's Land Development Code (LDC) to compensate for the removal of protected trees on the McDonald property. Vegetation planting would be incorporated into the design of Alternative 1 or Alternative 2; the types and amount of vegetation that would be planted would be determined during final design.
Fish and Wildlife See Section 4.7 for details.	**Alternative 1:** *Negligible Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative:** *No Effect*	Not applicable
Threatened and Endangered Species	**Alternative 1:** *No Effect* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	Not applicable
Cultural Resources See Section 4.8 for details.	**Alternative 1:** *No Effect* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	FEMA would implement specified measures to protect human remains or intact archaeological deposits that could be unexpectedly discovered during ground disturbing activities within the project area.

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Hazardous Materials/Wastes and Solid Waste See Section 4.9 for details.	**Alternative 1:** *Negligible Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative:** *No Effect*	Handling, storage, and disposal of hazardous materials and wastes during construction activities, including measures to prevent releases, would be conducted in accordance with all applicable environmental compliance regulations. Under Alternative 1, asbestos-containing materials (ACM) and lead-based paint (LBP) surveys would be conducted prior to potential demolition of any existing structures on the McDonald property. Any necessary asbestos or LBP abatement would be conducted prior to demolition in accordance with all applicable plans and regulations. Non-hazardous solid waste generated under both alternatives would be disposed of at an offsite landfill or recycled/reused as appropriate.
Utilities See Section 4.10 for details.	**Alternative 1:** *Minor Impact – Not Significant* **Alternative 2:** *Minor Impact – Not Significant* **No Action Alternative:** *No Effect*	All new utility connections would be sized appropriately. Planned outages would be avoided to the extent possible; if planned outages are necessary, utility customers would be given advanced notice. To avoid accidental outages, utilities in the area would be located prior to construction and the County would coordinate construction activities with utility companies.
Land Use See Section 4.11 for details.	**Alternative 1:** *Minor Impact – Not Significant* **Alternative 2:** *No Effect* **No Action Alternative***: No Effect*	Not applicable
Transportation and Traffic See Section 4.12 for details.	**Alternative 1:** *Minor Impact – Not Significant* **Alternative 2:** *Minor Impact – Not Significant* **No Action Alternative***: No Effect*	Construction vehicles would use defined haul routes.

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Occupational Health and Safety See Section 4.13 for details.	**Alternative 1:** *Negligible Impact – Not Significant* **Alternative 2:** *Negligible Impact – Not Significant* **No Action Alternative***: No Effect*	To minimize occupational health and safety risks, workers would wear and use appropriate personal protective equipment and follow all applicable Occupational Safety and Health Administration (OSHA) standards and procedures. A health and safety plan would be developed and implemented. Work areas would be clearly marked with appropriate signage and secured against unauthorized entry. Standard construction traffic control measures would be used to protect workers, residents, and the travelling public.
Socioeconomics See Section 4.14 for details.	**Alternative 1:** *Moderate Positive Impact – Not Significant* **Alternative 2:** Moderate Positive Impact – Not Significant **No Action Alternative:** *Moderate Impact – Not Significant*	Not applicable

Resource	Environmental Consequences	Environmental Protection Measures and Required Permits
Environmental Justice and Protection of Children See Section 4.15 for details.	**Alternative 1:** Alternative 1 would have no disproportionately high or adverse human health or environmental effects on minority or low-income populations. Alternative 1 would have no disproportionate environmental health or safety risks to children. **Alternative 2:** Alternative 2 would have no disproportionately high or adverse human health or environmental effects on minority or low-income populations. Alternative 2 would have no disproportionate environmental health or safety risks to children. **No Action Alternative:** The No Action Alternative would have no disproportionately high or adverse human health or environmental effects on minority or low-income populations. The No Action Alternative would have no disproportionate environmental health or safety risks to children.	All work areas would be secured against unauthorized entry to prevent environmental health or safety risks to children.
Cumulative Impacts See Section 5.0 for details.	**Alternative 1:** When added to past, present, and reasonably foreseeable actions, Alternative 1 is not expected to have significantly adverse cumulative impacts on any resource. **Alternative 2:** When added to past, present, and reasonably foreseeable actions, Alternative 2 is not expected to have significantly adverse cumulative impacts on any resource. **No Action Alternative:** When added to past, present, and reasonably foreseeable actions, the No Action Alternative is not expected to have significantly adverse cumulative impacts on any resource.	Not applicable

4.1 Air Quality

Existing Environment

The United States Environmental Protection Agency (USEPA) has established National Ambient Air Quality Standards (NAAQS) for the following criteria pollutants: carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide. Areas that meet the air quality standard for the criteria pollutants are designated as being in attainment. Areas that do not meet the air quality standard for one of the criteria pollutants are designated as being in nonattainment for that standard. The County currently is classified as being in attainment for all criteria pollutants stipulated under NAAQS.

Greenhouse gases (GHGs) are emitted by both natural processes and human activities, and their accumulation in the atmosphere regulates temperature. GHGs include carbon dioxide, methane, nitrous oxide, and other compounds. There are no established thresholds or standards for GHGs. However, according to current guidance from the Council on Environmental Quality (CEQ), a quantitative analysis and disclosure of GHG emissions is not warranted unless the proposed action's direct annual emissions would be greater than 25,000 metric tons of carbon dioxide equivalent.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF and potential demolition of existing structures on the McDonald property, and construction of the proposed new stormwater detention pond on the existing CBDF site would generate short-term construction equipment exhaust emissions and short-term fugitive dust emissions. These air emissions would vary daily, depending on the level and type of work conducted.

Pollutants that would be emitted from the internal combustion engine exhausts of construction vehicles and equipment include certain criteria pollutants, volatile organic compounds (VOCs), and certain GHGs. Annual construction and demolition emissions are expected to be less than the federal *de minimis* thresholds for criteria pollutants and VOCs. Construction and demolition are estimated to generate well below 25,000 metric tons of carbon dioxide equivalent, the suggested reference point per current CEQ guidance for quantitative analysis and disclosure of GHG emissions.

Fugitive dust would be generated by construction vehicle and equipment operation on dirt surfaces and by wind action on stockpiled materials. Generated fugitive dust would consist primarily of nontoxic particulate matter and would be controlled at the sites using BMPs, including watering of exposed surfaces and enclosing/covering stockpiled material.

Based on the analysis conducted, Alternative 1 would have a negligible impact on air quality. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would generate short-term construction equipment exhaust emissions and short-term fugitive dust emissions. These air emissions would vary daily, depending on the level and type of work conducted.

Pollutants that would be emitted from the internal combustion engine exhausts of construction vehicles and equipment include certain criteria pollutants, VOCs, and certain GHGs. Annual construction and demolition emissions are expected to be less than the federal *de minimis* thresholds for criteria pollutants and VOCs. Construction and demolition are estimated to generate well below 25,000 metric tons of carbon dioxide equivalent, the suggested reference point per current CEQ guidance for quantitative analysis and disclosure of GHG emissions.

Fugitive dust would be generated by construction vehicle and equipment operation on dirt surfaces and by wind action on stockpiled materials. Generated fugitive dust would consist primarily of nontoxic particulate matter and would be controlled at the sites using BMPs, including watering of exposed surfaces and enclosing/covering stockpiled material.

Based on the analysis conducted, Alternative 2 would have a negligible impact on air quality. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on air quality.

4.2 Noise

Existing Environment

Noise is unwanted sound. Sound levels are measured in decibels (dB). A-weighted sound measurements emphasize the frequency range of human hearing and are expressed in terms of A-weighted decibels (dBA). The effects of noise on humans include annoyance, sleep disturbance, and health impacts. The primary source of ambient noise in the area of the Proposed Action is vehicular traffic.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF and potential demolition of existing structures on the McDonald property, and construction of the proposed new stormwater detention pond on the existing CBDF site would temporarily increase ambient noise levels in and around the sites. The nearest residential communities are located approximately 500 feet (ft) to the west and south of the McDonald property and approximately 400 ft east and southeast of the existing CBDF site.

Based on data presented in the USEPA publication, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances* (USEPA, 1971), the main phases of outdoor

construction typically generate noise levels that range from 78 dBA to 89 dBA, approximately 50 ft from the construction site. Noise levels are estimated to decrease by approximately 6 dBA with every doubling of distance from a noise source. Therefore, construction noise from the existing CBDF site is expected to be between approximately 60 and 71 dBA in the nearest residential communities and construction noise from the McDonald property is expected to be at slightly lower levels in the nearest residential communities. Based on the expected noise levels, construction and demolition under Alternative 1 would have only minor noise impacts on residential communities. Noise that is audible in the nearest residential communities would be intermittent, and heard only during daytime and only over the duration of the construction period. All construction and demolition conducted under Alternative 1 would comply with local noise ordinances.

Based on the analysis conducted, Alternative 1 would have minor noise-related effects. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would temporarily increase ambient noise levels in and around the site. The nearest residential communities are located approximately 400 ft east and southeast of the existing CBDF site.

Based on the analysis presented for Alternative 1, construction noise from the existing CBDF site is expected to be between approximately 60 and 71 dBA in the nearest residential communities. Based on the expected noise levels, construction under Alternative 2 would have only minor noise impacts on residential communities. Noise that is audible in the nearest residential communities would be intermittent, and heard only during daytime and only over the duration of the construction period. All construction conducted under Alternative 2 would comply with local noise ordinances.

Based on the analysis conducted, Alternative 2 would have minor noise-related effects. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no noise-related effects.

4.3 Soils

Existing Environment

Soil types in the area of the Proposed Action are identified and mapped in the Natural Resources Conservation Service (NRCS) *Soil Survey of Escambia County, Florida* (NRCS, 2004). Based on this soil survey, only one soil map unit occurs on the McDonald property and existing CBDF site: Troup sand, 0 to 5 percent slopes. This map unit is described by the NRCS as being very deep, somewhat excessively drained soil. Typically, this soil transitions from a dark grayish-brown sand in the surface layer to red sandy loam and sandy clay loam in the subsoil to a depth of 80 inches. The depth to the seasonal high water table in this soil is more than 6 ft. This map unit is not classified as a prime

farmland by the NRCS. Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses.

Environmental Consequences

Alternative 1

Under Alternative 1, soils within the footprint of the proposed new CBDF on the McDonald property would be disturbed via excavation and application of pavement/concrete. Soils within the footprints of any new stormwater detention basin constructed on the McDonald property and the footprint of the proposed new stormwater detention pond proposed to be constructed on the existing CBDF site would be excavated but not covered by pavement. Soils on the McDonald property and existing CBDF site are not prime farmland and are covered by existing development or have been otherwise disturbed by excavation/filling in the past. Appropriate BMPs and engineering controls would be implemented during construction to prevent and minimize potential soil erosion and sedimentation (further discussed in Section 4.4).

Based on the analysis conducted, Alternative 1 would have a negligible impact on soils. The impact would not be significant.

Alternative 2

Under Alternative 2, soils within the footprint of the reconstructed CBDF at the existing site would be disturbed via excavation and application of pavement/concrete. Soils within the footprints of any new stormwater detention basins constructed on the site would be excavated but not covered by pavement. Soils on the existing CBDF site are not prime farmland and are covered by existing development or have been otherwise disturbed by excavation/filling in the past. Appropriate BMPs and engineering controls would be implemented during construction to prevent and minimize potential soil erosion and sedimentation (further discussed in Section 4.4).

Based on the analysis conducted, Alternative 2 would have a negligible impact on soils. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on soils.

4.4 Surface Water

Existing Environment

There are no surface water bodies on the McDonald property or existing CBDF site. The only surface water body in the vicinity of the Proposed Action is the L Street Pond, which is a stormwater pond located on the southern side of West Leonard Street (Appendix A, Figure 2).

In addition to dredging and filling in wetlands and surface waters, Florida's ERP program regulates activities in uplands that generate stormwater runoff or otherwise alter surface water flows.

In Florida, a NPDES stormwater construction permit is required from the FDEP or any proposed project that would disturb 1 acre or more of land. As part of this permit, the proponent of the project is required to prepare and implement a SWPPP, which outlines the BMPs and engineering controls to be used to prevent and minimize erosion, sedimentation, and pollution during construction.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF and potential demolition of existing structures on the McDonald property would have no direct impact on any surface water body. Construction of the new CBDF would require an ERP Permit from the NWFWMD for the associated alteration and management of stormwater on the site. The number, size, and location of any stormwater detention basins, and any other types of stormwater management systems (for example, culverts) that would be constructed on the site would be determined during the design and permitting phases of the development. In addition to the ERP Permit, the County would obtain a NPDES stormwater construction permit from FDEP and implement an associated SWPPP for the proposed development. The SWPPP would outline the BMPs and engineering controls to be used to prevent and minimize erosion, sedimentation, and pollution impacts on water resources during construction activities.

Under Alternative 1, a stormwater detention pond would be constructed on the existing CBDF site to improve stormwater capacity in the basin. This pond would be one of eight stormwater ponds included in the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R). Together, the ponds are designed to reduce the flood stages in the Delano Drainage Area. The proposed new pond on the existing CBDF site would be located in the lowest part of the drainage study area and would function as a dry percolation pond. It would be connected via an underground storm pipe to the existing L Street Pond on the southern side of West Leonard Street (see Figure 2). The proposed new pond would add substantial stormwater storage capacity to the L Street Pond. An ERP Permit from the NWFWMD would be required for the proposed new pond. In addition, the County would obtain a NPDES stormwater construction permit from FDEP and implement an associated SWPPP for construction of the pond.

Based on the analysis conducted, Alternative 1 would have a moderate positive impact on surface water. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would have no direct impact on any surface water body. Reconstruction of the CBDF would require an ERP Permit from the NWFWMD for the associated alteration and management of stormwater on the site. The number, size, and location of any stormwater detention basins, and any other types of stormwater management systems (for example, culverts) that would be constructed on the site would be determined during the design and permitting phases of the development. In addition to the ERP Permit, the County would

obtain a NPDES stormwater construction permit from FDEP and implement an associated SWPPP for the proposed development. The SWPPP would outline the BMPs and engineering controls to be used to prevent and minimize erosion, sedimentation, and pollution impacts on water resources during construction activities.

Implementation of Alternative 2 would not allow the County to construct the proposed new stormwater detention pond on the existing CBDF site, which would negatively impact planned improvements to stormwater capacity in the basin under the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R).

Based on the analysis conducted, Alternative 2 would have a moderate impact on surface water. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Not constructing the proposed new stormwater pond on the existing CBDF site would negatively impact planned improvements to stormwater capacity in the basin under the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R). Therefore, the No Action Alternative would have a moderate impact on surface water. The impact would not be significant.

4.5 Floodplains

Existing Environment

Executive Order (EO) 11988, *Floodplain Management*, amended January 29, 2015, and as implemented in 44 CFR 9, requires federal agencies to "avoid to the extent possible the long and short term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative."

The 100-year floodplain is the area covered by water in the event of a 100-year flood, which is a flood that has a 1 percent chance of being equaled or exceeded in magnitude in any given year. The 500-year floodplain is the area covered by water in the event of a 500-year flood, which is a flood that has a 0.2 percent chance of being equaled or exceeded in magnitude in any given year. The 100- and 500-year floodplains are mapped on FEMA Flood Insurance Rate Maps (FIRMs).

Based on the current FEMA FIRM that covers the area of the Proposed Action, no portion of the McDonald property or existing CBDF site is located within the 100-year or 500-year floodplain (Appendix A, Figure 3). Both sites are identified on the FEMA FIRM as being within Flood Zone X, which is defined as moderate to low risk areas outside the floodplain (Appendix A, Figure 3). Although the existing CBDF site is identified on the FEMA FIRM as being entirely within Flood Zone X, FEMA currently considers the site to be within the 500-year floodplain based on the extent of flooding experienced at the site during the 4177-FL flood event.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF and potential demolition of existing structures on the McDonald property would have no effect on floodplains and is expected to have no effect on flooding potential in the area. The proposed new stormwater detention pond that would be constructed on the existing CBDF site under Alternative 1 is designed, along with the other stormwater ponds that are part of the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R), to reduce the flood stages in the Delano Drainage Area (further discussed in Section 4.4). Therefore, construction of the stormwater detention pond under Alternative 1 would improve floodplain function and reduce flooding potential on and around the existing CBDF site.

Based on the analysis conducted, Alternative 1 would have a moderate positive impact on floodplains. The impact would not be significant. The 8-step decision-making process, as described in 44 CFR Part 9, for projects that have the potential for impacts to or within a floodplain was completed for construction of the stormwater detention pond on the existing CBDF site (Appendix B).

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would have no effect on floodplains. However, implementation of Alternative 2 would not allow the County to construct the proposed new stormwater detention pond on the existing CBDF site, which would negatively impact planned drainage projects to improve floodplain function and reduce flooding potential in the basin under the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R). Although the existing CBDF site is currently identified on the FEMA FIRM as being entirely within Flood Zone X, FEMA considers the site to be within the 500-year floodplain based on the extent of flooding experienced at the site during the 4177-FL flood event. Therefore, the reconstructed CBDF would be required to be protected to the 500-year floodplain elevation.

Based on the analysis conducted, Alternative 2 would have a moderate impact on floodplains. The impact would not be significant. The 8-step decision-making process, as described in 44 CFR Part 9, for projects that have the potential for impacts to or within a floodplain was completed for reconstruction of the CBDF on the existing site (Appendix B).

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Not constructing the proposed new stormwater pond on the existing CBDF site would negatively impact planned drainage projects to improve floodplain function and reduce flooding potential in the basin under the FEMA HMGP Delano Street Drainage Improvement (FEMA 4177-18-R). Therefore, the No Action Alternative would have a moderate impact on floodplains. The impact would not be significant.

4.6 Vegetation

Existing Environment

Vegetation on the McDonald property consists primarily of maintained grass in the central part of the site and patchy tree cover along portions of the eastern and southern boundaries of the site (Appendix A, Figure 1). The tree cover is dominated by laurel oak (*Quercus laurifolia*) and includes cabbage palm (*Sabal palmetto*). The developed portions of the site contain small amounts of landscaping vegetation. The existing CBDF site is mostly developed and has sparse cover of maintained grass and landscaping vegetation.

Per the County's LDC, removal of protected trees in the County requires payment of the fee necessary to replace the total tree trunk diameter removed, measured as diameter at breast height (DBH) in inches, with the same total caliper inches of standard replacement trees according to the current adopted fee schedule (Escambia County, 2016a). The Design Standards Manual included in the LDC defines the types of trees that are protected and outlines the requirements for tree removal and replacement in the County.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF on the McDonald property would displace some or all the existing vegetation on the site, depending on the final design that is developed. Based on a tree survey conducted by the County in April 2016, there are a total of 57 protected trees on the McDonald property (Day, 2016, personal communication). These trees are protected per the County's LDC because they are 12 inches or greater in DBH. However, there are no heritage trees (60 inches or greater in DBH) on the McDonald property. The County would pay an in-lieu fee in accordance with the tree replacement requirements of the LDC to compensate for the removal of protected trees on the McDonald property. The required in-lieu fee payment would be based on the actual number and condition of protected trees removed, which would be determined during the final design phase of the project. Based on the type and amount of vegetation that exists on the McDonald property and the compensation that would be provided by the County for the removal of protected trees, construction of the proposed new CBDF on the site would have an overall minor impact on vegetation.

Construction of the proposed new stormwater detention pond on the existing CBDF site under Alternative 1 would displace only maintained grass and landscaping vegetation. Vegetation planting would be incorporated into the design of the new CBDF on the McDonald property and the new stormwater pond at the existing CBDF site; the types and amount of vegetation that would be planted on the sites would be determined during the final design phases of the projects.

Based on the analysis conducted, Alternative 1 would have a minor impact on vegetation. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would displace some or all the existing vegetation on the site, depending on the final design that is developed. The existing CBDF site is mostly developed and contains only small amounts of maintained grass and landscaping vegetation. Vegetation planting would be incorporated into the design of the reconstructed CBDF; the types and amount of vegetation that would be planted on the site would be determined during the final design phase of the project.

Based on the analysis conducted, Alternative 2 would have a negligible impact on vegetation. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on vegetation.

4.7 Fish and Wildlife

Existing Environment

The McDonald property consists primarily of a grassy field, patchy tree cover, several buildings, and parking lots, and is surrounded by development. The site provides low quality habitat for wildlife based on the type and amount of vegetation it contains and its location within an urban area. The existing CBDF site provides very low quality habitat for wildlife because it is mostly developed, contains only small amounts of maintained grass and landscaping vegetation, and is surrounded by development. Wildlife usage of each site is expected to be limited to species adapted to urban settings. During the field investigation conducted for the EA in March 2016, the only wildlife species sighted on the McDonald property were the northern mockingbird (*Mimus polyglottos*), northern cardinal (*Cardinalis cardinalis*), and eastern grey squirrel (*Sciurus carolinensis*). A cat and unidentifiable bird were sighted on the existing CBDF site during the field investigation.

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF on the McDonald property and the proposed new stormwater detention pond on the existing CBDF site would displace some or all the existing vegetation on the sites, depending on the final designs that are developed. Both sites provide low quality habitat for wildlife based on the type and amount of vegetation they contain and their location within an urban area. As discussed in Section 4.6, the County would pay an in-lieu fee in accordance with the tree replacement requirements of the LDC to compensate for the removal of protected trees on the McDonald property. Construction of the proposed new stormwater pond on the existing CBDF site would likely provide habitat for waterfowl, turtles frogs, fish and other types of wildlife that typically occur in and around ponds; therefore, there would likely be a net increase in wildlife usage of the site under Alternative 1. Noise generated during construction on both sites may

temporarily disturb wildlife adapted to urban settings; however, any disturbance experienced by wildlife would be limited to the construction period and is expected to be negligible.

Based on the analysis conducted, Alternative 1 would have a negligible impact on fish and wildlife. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would displace some or all the existing vegetation on the site, depending on the final design that is developed. The existing CBDF site provides very low quality habitat for wildlife because it is mostly developed, contains only small amounts of maintained grass and landscaping vegetation, and is surrounded by development. Noise generated during construction on the site may temporarily disturb wildlife adapted to urban settings; however, any disturbance experienced by wildlife would be limited to the construction period and is expected to be negligible.

Based on the analysis conducted, Alternative 2 would have a negligible impact on fish and wildlife. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on fish and wildlife.

4.8 Cultural Resources

Existing Environment

The National Historic Preservation Act of 1966 (NHPA), as amended, requires federal agencies to take into account the effects of their undertakings on historic properties. The NHPA created the National Register of Historic Places (NRHP), with criteria to discern cultural resources that are eligible for listing in the NRHP. When NRHP-eligible properties are present, federal agencies must assess the effect of the undertaking and consider ways to minimize or mitigate potential adverse effects.

The McDonald property (Appendix A, Figure 1) includes a strip mall (McDonalds Shopping Center), restaurant, pawn shop, parking lots, and an open field that once served as a drive-in movie theater (circa 1958). The existing commercial structures on the site were built during 1959 to 1960.

The CBDF (Appendix A, Figure 1) was originally constructed to serve as the Escambia County General Hospital in 1959. Multiple additions and renovations have occurred through the years including complete upgrades in 1998 and 1999. It was also renovated in 2012 due to repairs from a non-federal declared flooding event. The building suffered extensive damages from the 2014 (4177-FL) flood event and a natural gas explosion. Due to the extensive damages, the facility is planned to be demolished during summer 2016.

In a letter dated January 20, 2015, the University of West Florida (UWF) informed the County that it determined no recorded archaeological sites, cemeteries, NRHP sites, historic structures, cemeteries, bridges or resource groups are on file with the Florida Master Site File for either the McDonald property or existing CBDF site. The UWF determined that the McDonald property and the northern part of the existing CBDF site are located in an area of low probability for encountering prehistoric cultural resources or historic sites, and that the southern part of the existing CBDF site is located in an area that has a high probability for encountering prehistoric archaeological sites. This high probability area is characterized by naturally well drained soils on a fairly level area near a potable water source (pond), which is considered a suitable environment for human habitation or exploitation.

Environmental Consequences

Alternative 1

Alternative 1 would involve construction of the proposed new CBDF and potential demolition of existing structures on the McDonald property, and construction of the proposed new stormwater detention pond on the existing CBDF site. FEMA consulted with the Florida SHPO on its effect determinations for the proposed activities under Alternative 1 via letters dated March 15, 2016 and April 11, 2016. In these letters, FEMA concluded that no properties listed or considered eligible for listing in the NRHP are located on the McDonald property or existing CBDF site, and that the proposed activities on the sites would have no effect on historic properties. In its letter to SHPO dated March 15, 2016 FEMA specified the measures that would be taken to protect human remains or intact archaeological deposits that are unexpectedly discovered during ground disturbing activities within the project area. FEMA also consulted with the following Native American Tribes on the proposed activities under Alternative 1 via letters dated March 15, 2016 and April 11, 2016: Alabama-Coushatta Tribe of Texas, Choctaw Nation of Oklahoma, Jena Band of Choctaw Indians, Mississippi Band of Choctaw Indians, Miccosukee Tribe of Indians of Florida, Muscogee (Creek) Nation, Poarch Band of Creek Indians, Seminole Tribe of Florida, Seminole Nation of Oklahoma, and Thlopthlocco Tribal Town.

In a letter dated April 25, 2016, the Florida SHPO concurred with FEMA's determination of no historic properties affected. In an email dated April 8, 2016, the Jena Band of Choctaw Indians concurred with FEMA's determination of no effect to historic properties and requested notification if any inadvertent discoveries or unanticipated impacts occur. No responses were received from the other Native American Tribes consulted.

Based on the analysis conducted, Alternative 1 would have no effect on cultural resources.

Alternative 2

Alternative 2 would involve reconstruction of the CBDF on the existing site. FEMA consulted with the Florida SHPO on its effect determinations for the proposed activities under Alternative 2 via a letter dated March 15, 2016. In this letter, FEMA concluded that no properties listed or considered eligible for listing in the NRHP are located on the existing CBDF site, and that the proposed activities on the site would have no effect on historic properties. In its letter to SHPO, FEMA specified the measures that would be taken to protect human remains or intact archaeological deposits that are

unexpectedly discovered during ground disturbing activities within the project area. FEMA also consulted with the same Native American Tribes listed in Alternative 1 on the proposed activities under Alternative 2 via letters dated March 15, 2016. FEMA obtained the same response from SHPO and the Jena Band of Choctaw Indians, as stated in Alternative 1.

Based on the analysis conducted, Alternative 2 would have no effect on cultural resources.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on cultural resources.

4.9 Hazardous Materials/Waste and Solid Waste

Existing Environment

Hazardous materials have been declared hazardous through various regulations including 40 CFR Parts 302.4 and 355, and 29 CFR Part 1910.1200. Hazardous waste is any solid, liquid, or contained gas waste that is dangerous or potentially harmful to human health or the environment.

A Phase 2 Environmental Site Assessment (ESA) conducted for the McDonald property concluded that adverse environmental impacts to site soil and groundwater above applicable regulatory standards associated with historical land use was not evident at the locations investigated (PPM Consultants, 2016).

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF on the McDonald property and the proposed new stormwater detention pond on the existing CBDF site would involve use of typical construction-related hazardous materials. Handling, storage, and disposal of hazardous materials and wastes during construction activities, including measures to prevent releases, would be conducted in accordance with all applicable environmental compliance regulations. ACM and LBP surveys would be conducted prior to potential demolition of any existing structures on the McDonald property. Any necessary asbestos or LBP abatement would be conducted prior to demolition in accordance with all applicable plans and regulations. Non-hazardous solid waste generated during construction and demolition would be disposed at an offsite landfill or recycled/reused as appropriate.

Based on the analysis conducted, Alternative 1 would have a negligible impact on hazardous materials and wastes and solid waste. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site would involve use of typical construction-related hazardous materials. Handling, storage, and disposal of hazardous materials and wastes during construction activities, including measures to prevent releases, would be conducted in accordance with all applicable environmental compliance regulations. Non-hazardous solid waste

generated during construction would be disposed of at an offsite landfill or recycled/reused as appropriate.

Based on the analysis conducted, Alternative 2 would have a negligible impact on hazardous materials and wastes and solid waste. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on hazardous materials/wastes or solid waste.

4.10 Utilities

Existing Environment

Existing utilities on or near the McDonald property and exiting CBDF site include electrical power, natural gas, communication, potable water, sanitary sewer, and storm sewer lines and systems.

Environmental Consequences

Alternative 1

Alternative 1 is expected to have little to no effect on the number of correctional staff employed by the County or the number of inmates housed by the County. Therefore, Alternative 1 is expected to have no appreciable effect on associated energy or potable water consumption or domestic wastewater generation. The proposed new CBDF on the McDonald property would require connections to existing utility lines and systems on and near the site; all new utility connections would be sized appropriately.

Under Alternative 1, there could potentially be utility service disruptions during construction activities. Planned outages would be avoided to the extent possible; if planned outages are necessary, utility customers would be given advanced notice. To avoid accidental outages, utilities in the area would be located prior to construction and the County would coordinate construction activities with utility companies.

Based on the analysis conducted, Alternative 1 would have a minor impact on utilities. The impact would not be significant.

Alternative 2

Alternative 2 is expected to have little to no effect on the number of correctional staff employed by the County or the number of inmates housed by the County. Therefore, Alternative 2 is expected to have no appreciable effect on associated energy or potable water consumption or domestic wastewater generation. The reconstructed CBDF on the existing site would require connections to existing utility lines and systems on and near the site; all new utility connections would be sized appropriately.

Under Alternative 2, there could potentially be utility service disruptions during construction activities. Planned outages would be avoided to the extent possible; if planned outages are

necessary, utility customers would be given advanced notice. To avoid accidental outages, utilities in the area would be located prior to construction and the County would coordinate construction activities with utility companies.

Based on the analysis conducted, Alternative 2 would have a minor impact on utilities. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on utilities.

4.11 Land Use

Existing Environment

The McDonald property consists primarily of a grassy field, patchy tree cover, several buildings (operating businesses or vacant), and parking lots, and is surrounded by development. The existing CBDF site consists primarily of the former CBDF, parking lots, maintained grass, and landscaping vegetation, and is surrounded by development.

Based on FDEP land use data, the land use of the developed portion of the McDonald property is currently classified as Commercial and Services and the land use of the undeveloped portion of the property is currently classified as Open Land (Appendix A, Figure 4). The McDonald property is bordered by Institutional, Commercial and Services, and Transportation land uses. The land use of the existing CBDF site is currently classified as Institutional, and the site is bordered by Institutional and Commercial and Services land uses (Appendix A, Figure 4).

Environmental Consequences

Alternative 1

Under Alternative 1, construction of the proposed new CBDF on the McDonald property is expected to change the current land use classification of the site from Commercial and Services and Open Land to Institutional. Construction of the proposed new stormwater detention pond on the existing CBDF site is expected to change the current land use classification of the site from Institutional to Utilities. Alternative 1 would have no effect on the classifications of land uses that border either site. The proposed new CBDF and stormwater pond would be compatible with bordering land uses.

Based on the analysis conducted, Alternative 1 would have a minor impact on land use. The impact would not be significant.

Alternative 2

Under Alternative 2, reconstruction of the CBDF on the existing site is expected to have no effect on the current land use classification of the site, which is Institutional. Alternative 2 would have no effect on the classifications of land uses that border the site. The reconstructed CBDF would be compatible with bordering land uses.

Based on the analysis conducted, Alternative 2 would have no effect on land use.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on land use.

4.12 Transportation and Traffic

Existing Environment

The McDonald property is bordered by North Pace Boulevard to the west, West Fairfield Drive/State Road-295 to the north, and West St. Mary Avenue to the south; other roads near the property include North L Street to the east and West Leonard Street to the southeast (Appendix A, Figure 1). The existing CBDF site is bordered by West Leonard Street to the south and North H Street to the east; other roads near the site include West Fairfield Drive/State Road-295 to the north, and North L Street to the west (Appendix A, Figure 1).

Environmental Consequences

Alternative 1

Alternative 1 is expected to have no appreciable effect on overall commuter traffic in the local area because it would have little to no effect on the number of correctional staff employed by the County and because the proposed new CBDF would be in the same general area as the former CBDF.

The proposed new CBDF on the McDonald property would include new access roads, parking lots, and other transportation features on the McDonald property and potential demolition of existing transportation features on the site. The new transportation features that would be constructed and the existing features that would potentially be demolished on the site would be based on the final design that is developed. Construction and modification of transportation features for the proposed new stormwater detention pond on the existing CBDF site would be based on the final design for that project.

Construction of the proposed new CBDF and stormwater pond would temporarily increase traffic near the sites. The overall associated impact on commuter traffic is expected to be minor as it would be intermittent, localized (limited to defined haul routes), and temporary (limited to the construction period).

Based on the analysis conducted, Alternative 1 would have a minor impact on transportation and traffic. The impact would not be significant.

Alternative 2

Alternative 2 is expected to have no appreciable effect on overall commuter traffic in the local area because it would have little to no effect on the number of correctional staff employed by the County and because the CBDF would be reconstructed on the existing site.

Reconstruction of the CBDF may involve construction of new access roads, parking lots, and other transportation features on the existing site or modification of existing transportation features on the site. Construction and modification of transportation features for the reconstructed CBDF would be based on the final design that is developed.

Reconstruction of the CBDF would temporarily increase traffic near the site. The overall associated impact on commuter traffic is expected to be minor as it would be intermittent, localized (limited to defined haul routes), and temporary (limited to the construction period).

Based on the analysis conducted, Alternative 2 would have a minor impact on transportation and traffic. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect transportation or traffic.

4.13 Occupational Health and Safety

Existing Environment

Occupational health and safety hazards could include chemical agents (for example, asbestos or lead), physical agents (such as, noise or vibration), physical hazards (for example, slip, trip, and fall hazards, electricity, or machinery), or biological hazards (such as, infectious waste, poisonous plants, ticks, or other hazardous biota). Occupational health and safety concerns could affect workers as well as non-workers near the project site. County employees and contractors are responsible for following all applicable OSHA regulations and for conducting their work in a manner that does not pose any risk to other workers or the public.

Environmental Consequences

Alternative 1

Occupational health and safety hazards under Alternative 1 would include those common to construction and potential demolition work, such as loud noise, heavy machinery, debris, electricity, and hazardous materials used or encountered during work. To minimize occupational health and safety risks, workers would wear and use appropriate personal protective equipment and follow all applicable OSHA standards and procedures. A health and safety plan would be developed and implemented for the projects. Work areas would be clearly marked with appropriate signage and secured against unauthorized entry. Standard construction traffic control measures would be used to protect workers, residents, and the travelling public. ACM and LBP surveys would be conducted prior to potential demolition of any existing structures on the McDonald property. Any necessary asbestos or LBP abatement would be conducted prior to demolition in accordance with all applicable plans and regulations.

Based on the analysis conducted, Alternative 1 would have a negligible impact on occupational health and safety. The impact would not be significant.

Alternative 2

Occupational health and safety hazards under Alternative 2 would include those common to construction work, such as loud noise, heavy machinery, debris, electricity, and hazardous materials used or encountered during work. To minimize occupational health and safety risks, workers would wear and use appropriate personal protective equipment and follow all applicable OSHA standards and procedures. A health and safety plan would be developed and implemented for the project. Work areas would be clearly marked with appropriate signage and secured against unauthorized entry. Standard construction traffic control measures would be used to protect workers, residents, and the travelling public.

Based on the analysis conducted, Alternative 2 would have a negligible impact on occupational health and safety. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. Therefore, the No Action Alternative would have no effect on occupational health and safety.

4.14 Socioeconomics

Existing Environment

In 2010, the population of the County was 297,619 (U.S. Census Bureau, 2010). Based on American Community Survey 5-year estimates for 2010 to 2014, the median age in the County is 37.2, the total labor force is 152,999, the median household income is $44,883, and the per capita income is $24,014 (U.S. Census Bureau, 2014).

The destruction of the CBDF has adversely affected the economy of the County. Since the loss of the CBDF, the County has incurred additional costs from leasing detention space in surrounding counties to house the inmates displaced from the CBDF. Loss of the CBDF has also required the displaced County correctional staff to work in other locations and, in some cases, perform job duties that are different from those they performed at the former CBDF.

Environmental Consequences

Alternative 1

Alternative 1 is expected to have little to no effect on the number of correctional staff employed by the County. Construction and potential demolition work under Alternative 1 would also not involve permanent personnel relocations or permanent employee hires. Therefore, Alternative 1 would have no appreciable effect on the demographics, number of persons living in housing, number of children attending schools, or demand for emergency services (medical, police, and fire-fighting) in the area.

Construction of the new CBDF on the McDonald property may involve demolition of some or all existing structures on the site, depending on the final design that is developed. Therefore,

Alternative 1 may displace some or all the businesses on the McDonald property that lease building space from the current property owner. The operations of any affected businesses would be disrupted; however, the associated impacts would be temporary as the businesses would be able to lease other building space.

Under Alternative 1, construction of the proposed new CBDF would eliminate the additional costs being incurred by the County from leasing detention space in surrounding counties and would enable displaced County correctional staff to return to work in the CBDF. Construction and potential demolition work under Alternative 1 would have a minor, short-term, positive impact on the local economy. Construction work would have a negligible impact on the total labor force and employment in the region due to the low number of jobs that would be created.

Based on the analysis conducted, Alternative 1 would have a moderate positive impact on socioeconomics. The impact would not be significant.

Alternative 2

Alternative 2 is expected to have little to no effect on the number of correctional staff employed by the County. Construction work under Alternative 2 would also not involve permanent personnel relocations or permanent employee hires. Therefore, Alternative 2 would have no appreciable effect on the demographics, number of persons living in housing, number of children attending schools, or demand for emergency services (medical, police, and fire-fighting) in the area.

Under Alternative 2, reconstruction of the CBDF would eliminate the additional costs being incurred by the County from leasing detention space in surrounding counties and would enable displaced County correctional staff to return to work in the CBDF. Construction work under Alternative 2 would have a minor, short-term, positive impact on the local economy. Construction work would have a negligible impact on the total labor force and employment in the region due to the low number of jobs that would be created.

Based on the analysis conducted, Alternative 2 would have a moderate positive impact on socioeconomics. The impact would not be significant.

No Action Alternative

The No Action Alternative would not involve reconstruction of the existing CBDF, construction of a new CBDF in another location, or construction of a new stormwater detention pond at the existing CBDF site. The No Action Alternative would not eliminate the additional costs being incurred by the County from leasing detention space in surrounding counties and would not enable displaced County correctional staff to return to work in the CBDF. Therefore, the No Action Alternative would have a moderate impact on socioeconomics. The impact would not be significant.

4.15 Environmental Justice and Protection of Children

Existing Environment

On February 11, 1994, the President issued EO 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*. This EO requires federal agencies to address

disproportionate environmental and human health impacts from federal actions on minority populations and low-income populations. The President directed all federal agencies to analyze the environmental effects on minority and low-income communities, including human health, social, and economic effects.

Guidelines for the protection of children are specified in EO 13045, *Protection of Children from Environmental Health Risks and Safety Risk* (*Federal Register*, Volume 62, Number 78, April 23, 1997). This EO requires that federal agencies make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children, and ensure that policies, programs, and standards address disproportionate risks to children that result from environmental health or safety risks.

In 2010, the population of the County was 297,619 (U.S. Census Bureau, 2010). Based on American Community Survey 5-year estimates for 2010 to 2014, children 14 years and younger in age in the County are 17.6 percent of the population; minorities are 30.8 percent of the population; and persons below the poverty level are 17.1 percent of the population (U.S. Census Bureau, 2014).

Environmental Consequences

Alternative 1

Alternative 1 would have at most, minor impacts on the resources most relevant for assessing impacts on human populations, which are air quality, noise, groundwater, surface water, and hazardous materials/wastes. The potential impacts that Alternative 1 would have on these resources would not adversely affect human populations. Therefore, Alternative 1 would not have disproportionately high or adverse human health or environmental effects on minority or low-income populations. No activity under Alternative 1 would result in disproportionate environmental health or safety risks to children.

Alternative 2

Alternative 2 would have at most, minor impacts on the resources most relevant for assessing impacts on human populations. The potential impacts that Alternative 2 would have on these resources would not adversely affect human populations. Therefore, Alternative 2 would not have disproportionately high or adverse human health or environmental effects on minority or low-income populations. No activity under Alternative 2 would have disproportionate environmental health or safety risks to children.

No Action Alternative

The No Action Alternative would have at most, minor impacts on the resources most relevant for assessing impacts on human populations. The potential impacts that the No Action Alternative would have on these resources would not adversely affect human populations. Therefore, the No Action Alternative would not have disproportionately high or adverse human health or environmental effects on minority or low-income populations. No activity under the No Action Alternative would have disproportionate environmental health or safety risks to children.

5.0 CUMULATIVE IMPACTS

Cumulative impacts are defined in the CEQ regulations implementing provisions of NEPA (CEQ 1508.7) as "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."

The County has experienced steady population and economic growth over the last few decades. Past and ongoing major actions in the area were/are primarily associated with residential and commercial development, and development of supporting infrastructure such as roadways and utility systems. The goals, objectives, policies, and regulations pertaining to growth management in the County are presented in the *2030 Escambia County Comprehensive Plan* (Escambia County, 2016b). The County's current and foreseeable future capital improvement projects are presented in the *Escambia County 2015 to 2019 Update to the Five-Year Capital Improvements Schedule* (Escambia County, 2016c), which is an attachment to the 2030 Comprehensive Plan. Specific ongoing and foreseeable County projects, as well as information on certain private-sector projects planned in the County can be found on the main Web site, *myescambia.com*. Foreseeable future projects within or in the vicinity of the Proposed Action include demolition of the CBDF, the Delano Street Drainage Improvement Project, and various projects involving improvements to roads, bridges, parks, and utility systems. Demolition of the Main Jail and expansion of the new correctional facility complex on the McDonald property are also planned for the foreseeable future if Alternative 1 is implemented.

The Proposed Action would have no effect or only a negligible impact on air quality, geology, soils, wetlands, groundwater, fish and wildlife, threatened and endangered species, cultural resources, hazardous materials and waste, solid waste, occupational health and safety, environmental justice, or protection of children. Therefore, when added to past, present, and reasonably foreseeable actions, the Proposed Action is not expected to have significantly adverse cumulative impacts on any of these resources.

Noise

Construction and potential demolition noise under the Proposed Action would be temporary and intermittent, and would comply with local noise ordinances. Construction noise from other current and foreseeable future projects in the area would also be required to comply with local noise ordinances; therefore, significantly adverse cumulative impacts are not expected from potential concurrent construction noise from the Proposed Action and other planned projects.

Surface Waters

The Proposed Action would have no direct impact on any surface water body. Alternative 1 would involve construction of the proposed new stormwater detention pond on the existing CBDF site. When combined with the other planned improvements to stormwater capacity in the basin under the Delano Street Drainage Improvement Project, Alternative 1 would have positive cumulative impacts on stormwater drainage in the area. Alternative 2 and the No Action Alternative would not allow the

County to construct the proposed new stormwater detention pond on the existing CBDF site. These alternatives would negatively impact the overall Delano drainage project and would have negative cumulative impacts on stormwater drainage in the area. The associated cumulative impact would not be significantly adverse as the other planned drainage improvements could still be implemented without the proposed new pond being constructed on the existing CBDF site.

Floodplains

The Proposed Action would have no effect on floodplains. Alternative 1 would involve construction of the proposed new stormwater detention pond on the existing CBDF site. When combined with the other planned improvements to reduce flood stages in the basin under the Delano Street Drainage Improvement Project, Alternative 1 would have positive cumulative impacts on floodplain function and flooding potential in the area. Alternative 2 and the No Action Alternative would not allow the County to construct the proposed new stormwater detention pond on the existing CBDF site. These alternatives would negatively impact the overall Delano drainage project and, therefore, would have negative cumulative impacts on floodplain function and flooding potential in the area. The associated cumulative impact would not be significantly adverse as the other planned drainage improvements could still be implemented without the proposed new pond being constructed on the existing CBDF site.

Vegetation

The Proposed Action would displace some or all the existing vegetation on the project sites, depending on the final design that is developed. Under Alternative 1, the County would pay an in-lieu fee in accordance with the tree replacement requirements of the County's LDC to compensate for the removal of protected trees on the McDonald property. Other current and foreseeable future projects in the area would also be required to provide compensation in accordance with the LDC for the removal of any protected trees; therefore, significantly adverse cumulative impacts on vegetation are not expected from the Proposed Action and other planned projects.

Utilities

The Proposed Action is expected to have no appreciable effect on overall energy or potable water consumption or domestic wastewater generation in the area. There could potentially be utility service disruptions during construction activities. Planned outages would be avoided to the extent possible; if planned outages are necessary, utility customers would be given advanced notice. To avoid accidental outages, utilities in the area would be located prior to construction and the County would coordinate construction activities with utility companies. Potential impacts on utilities from other current and foreseeable future projects in the area would be comparable and mitigated in a similar manner. A number of these projects specifically involve utility improvements and would have an overall positive impact on utilities in the area.

Land Use

Alternative 1 would change the current land use classifications of the McDonald property and existing CBDF site. Alternative 1 and Alternative 2 would be compatible with bordering land uses. None of the current and foreseeable future projects in the area are expected to require major changes to current

land use classifications or result in incompatible land use; therefore, no significantly adverse cumulative impacts to land use are expected under the Proposed Action.

Transportation and Traffic

The Proposed Action is expected to have no appreciable effect on overall commuter traffic in the local area. Construction would temporarily increase traffic near the project sites. The overall associated impact on commuter traffic is expected to be minor as it would be intermittent, localized (limited to defined haul routes), and temporary (limited to the construction period). Any cumulative impacts on traffic levels in the area that may result from other construction activity that occurs concurrently with construction under the Proposed Action would be temporary and not expected to be significantly adverse. A number of current and foreseeable future projects in the area specifically involve roadway improvements and, therefore, would have an overall positive impact on transportation and traffic in the area.

Socioeconomics

The Proposed Action would have no appreciable effect on the demographics, number of persons living in housing, number of children attending schools, or demand for emergency services in the area. Alternative 1 may displace some or all the businesses on the McDonald property. Associated impacts would be temporary and no adverse cumulative impacts to these businesses or other businesses in the area are expected when the Proposed Action is combined with other current and foreseeable future projects in the area. The Proposed Action would eliminate the additional costs being incurred by the County from leasing detention space in surrounding counties and would enable displaced County correctional staff to return to work in the CBDF. Implementation of Alternative 1 would allow demolition of the Main Jail and expansion of the new CBDF on the McDonald property, which would have additional positive cumulative impacts on the County's correctional facilities, staff, and budget. The combined effect of the Proposed Action and other current and foreseeable future projects in the area would have positive cumulative impacts on the local economy resulting from short-term, temporary increases in employment and expenditures.

Conclusion for Cumulative Impacts

Based on the analysis conducted, when added to past, present, and reasonably foreseeable actions, the Proposed Action is not expected to have significantly adverse cumulative impacts on any resource.

6.0 PUBLIC INVOLVEMENT

FEMA is the federal agency conducting the NEPA analysis for the proposed replacement of the CBDF. The County has engaged with the public during the site selection process for the new CBDF over the last 2 years.

In August 2014, the County began searching for potential sites that could accommodate the new CBDF. The County issued two RLIs to the public and used its GIS system to identify parcels that could meet the requirements of the CBDF. The Board held 14 public meetings between September 2014 and November 2015 to solicit public input during the site selection process. These meetings

were workshops, town halls or Special Board Meetings. The County website includes the details of each meeting; the links to the public meetings are provided in Appendix C and the public notice is provided in Appendix D.

FEMA determined an expedited 15-day public comment period is appropriate for the EA based on the public involvement previously conducted by the County. The County will post the Notice of Availability (NOA) for the EA public comment period in the *Pensacola News Journal*; a copy of the NOA is provided in Appendix D. The County also will issue a press release and post the NOA on the County and FEMA websites. Hardcopies of the Draft EA and Draft Finding of No Significant Impact (FONSI) will be available at the Pensacola Library and the Escambia County Ernie Lee Magaha Governmental Complex (at the Clerk's Official Records office on the 1st floor and in Suite 400). The Draft EA and Draft FONSI will be available on the County and FEMA websites.

Note to reviewer: Discussion of received public comments will be added here.

7.0 AGENCY COORDINATION

The following agencies and organizations were contacted during the preparation of this EA.

- Florida Division of Historical Resources (SHPO)
- Florida State Clearinghouse
- Alabama-Coushatta Tribe of Texas
- Choctaw Nation of Oklahoma
- Jena Band of Choctaw Indians
- Mississippi Band of Choctaw Indians
- Miccosukee Tribe of Indians of Florida
- Muscogee (Creek) Nation
- Poarch Band of Creek Indians
- Seminole Tribe of Florida
- Seminole Nation of Oklahoma
- Thlopthlocco Tribal Town

Consultations with the SHPO and Native American Tribes are discussed in Section 4.8. In an email dated May 27, 2016, the Florida State Clearinghouse concluded that allocation of federal funds for the Proposed Action is consistent with the Florida Coastal Management Program.

8.0 CONCLUSIONS

Based on the analysis in the EA, FEMA concludes that Alternative 1 or Alternative 2 would not have a significant impact on the natural or human environment either by itself or considering cumulative impacts. The environmental protection measures that will be implemented and the required permits that will be obtained for the Proposed Action are identified the EA. The NEPA requirements for the Proposed Action have been fulfilled. An Environmental Impact Statement is not required and will not be prepared.

9.0 LIST OF PREPARERS

Name	Organization	Primary Responsibility
Stephanie Madson	FEMA	Project Manager
Andrea Naccarato	CCPRS	Project Manager/Quality Control
Tunch Orsoy	CCPRS	Technical Lead/ Author
Melanie Nable	CCPRS	Cultural Resources/Support
Eric Thurston	FEMA	Section 106 Coordination

10.0 REFERENCES

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Appendix A
Figures

Notes:

1. Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
   Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

Approximate Site Boundary

North

0 0.15 0.3 Miles

FIGURE 1
Project Location Map
FEMA CBDF Replacement EA

Data Source:
1. Escambia County, 2016
2. National Wetland Inventory, October 2015.

Notes:
1. Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

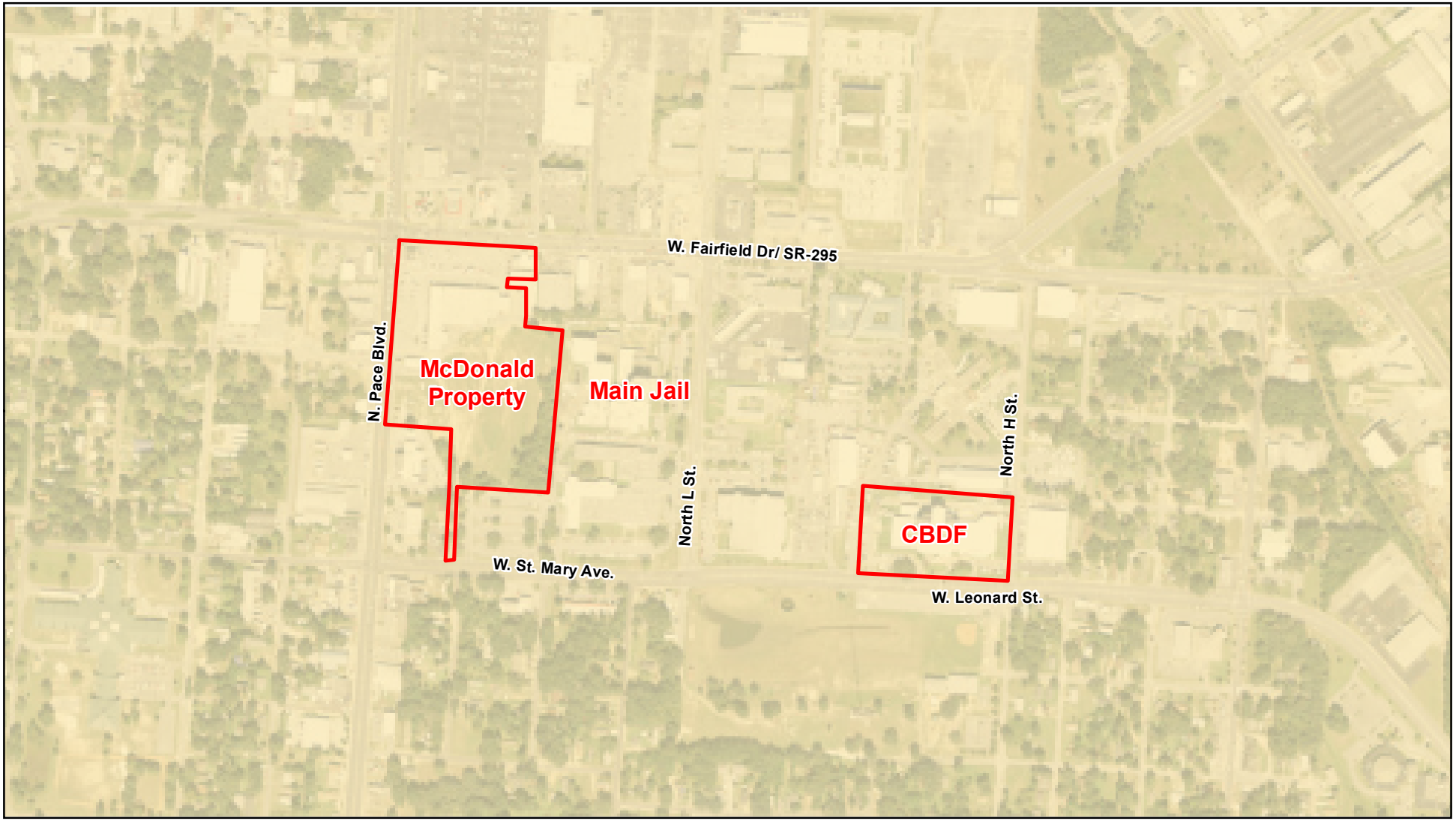
Wetland and L Street Pond

Approximate Site Boundary

North

0 0.15 0.3 Miles

FIGURE 2
Wetlands and Surface Waters
FEMA CBDF Replacement EA



Data Source:
1. Federal Emergency Management Agency (FEMA), February 2015.

Notes:
1. Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

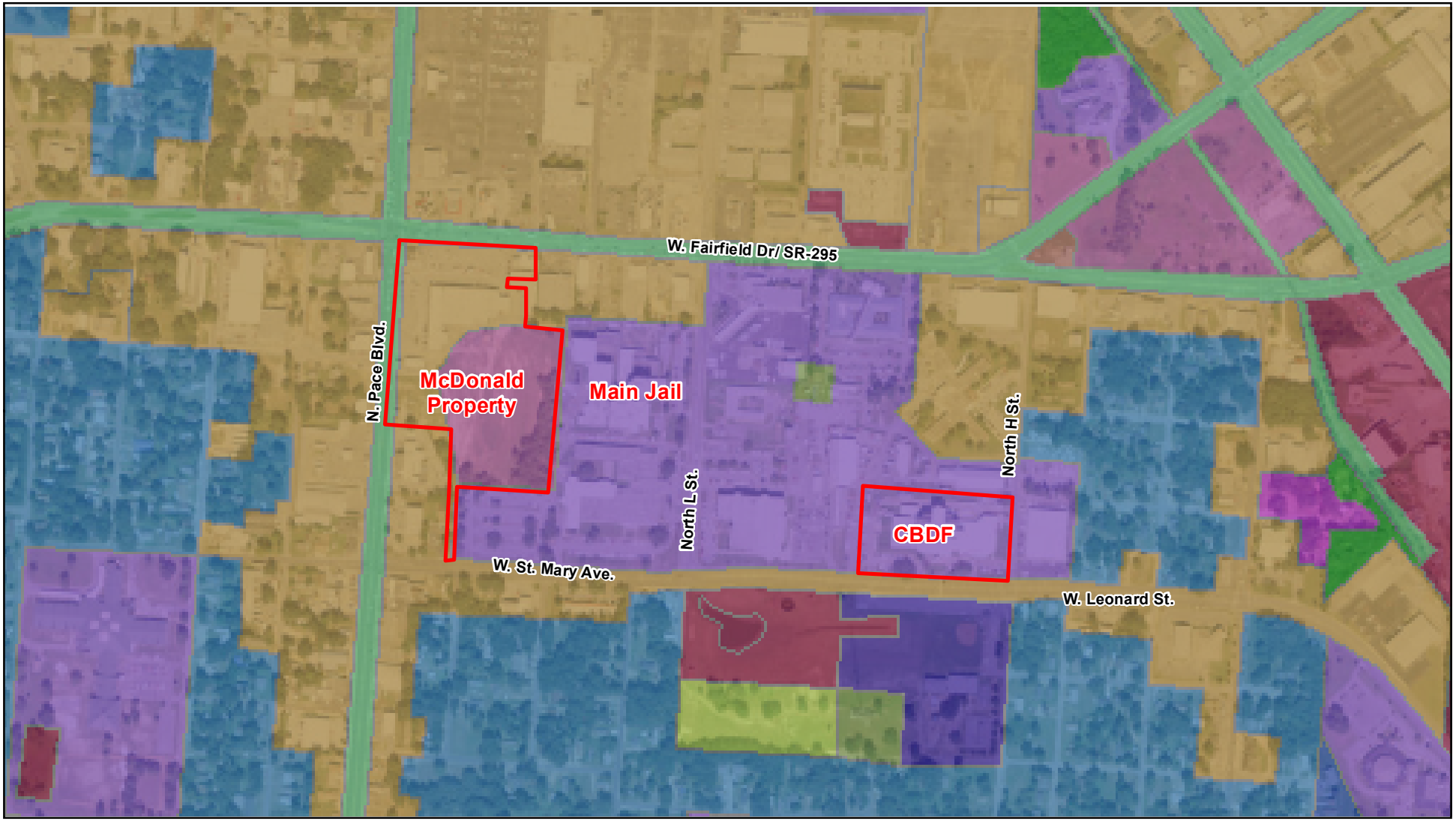
Approximate Site Boundary

Zone X (Moderate to Low Risk Areas Outside Floodplain)

North

0 0.15 0.3 Miles

FIGURE 3
FEMA Flood Insurance Rate Map
FEMA CBDF Replacement EA



Legend

- Approximate Site Boundary
- COMMERCIAL AND SERVICES
- COMMUNICATIONS
- HERBACEOUS (DRY PRAIRIE)
- INDUSTRIAL
- INSTITUTIONAL
- OPEN LAND
- TRANSPORTATION
- UPLAND HARDWOOD FORESTS
- RECREATIONAL
- RESIDENTIAL, HIGH DENSITY (SIX OR MORE DWELLING UNITS PER ACRE)
- RESIDENTIAL, LOW DENSITY (LESS THAN TWO DWELLING UNITS PER ACRE)
- RESIDENTIAL, MEDIUM DENSITY (TWO-FIVE DWELLING UNITS PER ACRE)
- UTILITIES

Data Source:
1. Florida Department of Environmental Protection (FDEP), 2013.

Notes:
1. Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

North

0 0.15 0.3 Miles

FIGURE 4
Existing Land Use
FEMA CBDF Replacement EA

Appendix B
Floodplain Management Checklists

EXECUTIVE ORDER 11988

FLOODPLAIN MANAGEMENT – CHECKLIST (44 CFR Part 9)

TITLE: Replacement of the Escambia County Central Booking and Detention Facility (CBDF)

An Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act (NEPA) to evaluate the potential environmental impacts of the Proposed Action and its alternatives, and to make this information available to the public as part of the federal decision making process. Details of the alternatives can be found in the EA.

PROPOSED ACTION: Replace the damaged CBDF in Escambia County. Two Alternatives for replacement were considered. Alternative 1 consists of construction of the replacement CBDF on the McDonald Property and construction of a stormwater detention pond on the existing CBDF site (covered in this 8-step checklist). Alternative 2 consists of reconstruction of the CBDF on the existing site (see the separate 8-step checklist for the CBDF).

APPLICABILITY: Actions which have the potential to affect floodplains or their occupants, or which are subject to potential harm by location in floodplains.

☒ **YES** ☐ **NO** The proposed action could potentially adversely affect the floodplain.

Remarks: The proposed construction of the stormwater detention pond on the existing CBDF site would occur in the floodplain.

☐ **YES** ☒ **NO** The proposed action could potentially be adversely affected by the floodplain.

Remarks:

IF ANSWER IS NO, REVIEW IS COMPLETED, OTHERWISE CONTINUE WITH REVIEW.

Mark the review steps required per applicability: ☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☒ 7 ☒ 8

CRITICAL ACTION:

☐ **YES** **Review against 500 Year floodplain**

☒ **NO** **Review against 100 Year floodplain**

STEP NO. 1 **Determine whether the proposed action is located in the 100-year floodplain (500-year floodplain for critical actions);**

Flood Hazard data available (check the box that applies)

☐ **YES** ☐ **NO** The project is located in a 100 Year floodplain as mapped by FIRM Panel No: , Dated: Lat: Long:

☐ **YES** ☐ **NO** The project is located in a 500 Year floodplain as mapped by FIRM Panel No. , Dated .

☐ **YES** ☐ **NO** The project is located in a floodplain as mapped by a FEMA draft/preliminary study. Name Dated .

☐ **YES** ☐ **NO** The project is located in a floodplain as mapped by the local community. Name Dated .

☐ **YES** ☐ **NO** The project is located in a floodplain as mapped by another Agency (State, Corps, USGS, NRCS, and etc.) Agency, Name Dated ,

Flood Hazard data not available

☒ **YES** ☐ **NO** The proposed action is subject to flooding based on evaluation from soil surveys, aerial photos, site visits and other available data. Evaluation material used in determination: Project Worksheet 01006

☒ **YES** ☐ **NO** FEMA assumes the proposed action is subject to flooding based on previous flooding of the facility/structure.

IF ANY OF THE ANSWERS ARE YES, CONTINUE WITH THE FOLLOWING STEPS, OTHERWISE REVIEW IS COMPLETE.

STEP NO. 2 **Notify the public at the earliest possible time of the intent to carry out an action in a floodplain, and involve the affected and interested public in the decision-making process.**

☒ Notice was provided as part of a disaster cumulative notice.

Date of Public Notice: July 14, 2013 (Published in the *Pensacola News Journal)*

☒ Project Specific Notice was provided by:

Type of Public Notice:

- ☐ Newspaper, (name:)
- ☐ Post Site, (location:)
- ☐ Broadcast, (station:)
- ☐ Direct Mailing, (area:)
- ☒ Public Meetings, (See Section 6.0 and Appendix C of the EA.)
- ☐ Other:

STEP NO. 3 **Identify and evaluate practicable alternatives to locating the proposed action in a floodplain (including alternatives sites, actions and the "no action" option). If a practicable alternative exists outside the floodplain, FEMA must locate the action at the alternative site.**

Alternative Options

☐ **YES** ☒ **NO** Is there a practicable alternative site location outside of the 100-Year floodplain?

Site location: The existing CBDF site will be used for stormwater detention.

☐ **YES** ☒ **NO** For Critical Actions, is there a practicable alternative site location outside of the 500-Year floodplain?

Site location:

☐ **YES** ☒ **NO** Is there a practicable alternative action outside of the 100-Year floodplain that will not affect the floodplain?

Alternative action: None.

☐ **YES** ☒ **NO** Is the NO Action alternative the most practicable alternative?

The No Action Alternative does not meet the purpose and need of replacing the CBDF.

IF ANY ANSWER IS YES, THEN FEMA SHALL TAKE THAT ACTION AND THE REVIEW IS CONCLUDED.

STEP NO. 4 **Identify the potential direct and indirect impacts associated with the occupancy or modification of floodplains and the potential direct and indirect support of floodplain development that could result from the proposed action. 44CFR Part 9.10**

☐ **YES** ☒ **NO** Is the Proposed Action based on incomplete information?

☒ **YES** ☐ **NO** Is the proposed action in compliance with the NFIP?

☐ **YES** ☒ **NO** Does the proposed action increase the risk of flood loss?

☐ **YES** ☒ **NO** Will the proposed action result in an increased base discharge or increase the flood hazard potential to other properties or structures?

☒ **YES** ☐ **NO** Does the proposed action minimize the impact of floods on human health, safety and welfare?

☐ **YES** ☒ **NO** Will the proposed action induce future growth and development, which will potentially adversely affect the floodplain?

☐ **YES** ☒ **NO** Does the proposed action involve dredging and/or filling of a floodplain?

☐ **YES** ☒ **NO** Will the proposed action result in the discharge of pollutants into the floodplain?

☐ **YES** ☒ **NO** Does the proposed action avoid long and short-term adverse impacts associated with the occupancy and modification of floodplains?

☐ **YES** ☒ **NO** Will the proposed action result in any indirect impacts that will affect the natural values and functions of floodplains?

NOTE: If wetlands are near or potentially affected, refer review to the Environmental Section.

☒ **YES** ☐ **NO** Will the proposed action forego an opportunity to restore the natural and beneficial values served by floodplains?

☐ **YES** ☒ **NO** Does the proposed action restore and/or preserve the natural and beneficial values served by floodplains?

☒ **YES** ☐ **NO** Will the proposed action result in an increase to the useful life of a structure or facility?

While not all structures in the vicinity are in the floodplain, those structures would continue to be vulnerable to flooding if the existing site is not used for stormwater detention.

STEP NO. 5 — Minimize the potential adverse impacts and support to or within floodplains to be identified under Step 4, restore and preserve the natural and beneficial values served by floodplains.

☒ **YES** ☐ **NO** Were flood hazard reduction techniques (see technical bulletins) applied to the proposed action to minimize the flood impacts if site location is in the 100-Year floodplain?

Constructing the detention pond is a technique to minimize flood impacts in the area. No technical bulletin exists for the construction of the detention pond.

If No, Identify Flood Hazard Reduction Techniques required as a condition of the grant:

☐ **YES** ☒ **NO** Were avoidance and minimization measures applied to the proposed action to minimize the short and long term impacts on the 100-Year floodplain?

If no, identify measures required as a condition of the grant: Using the site for stormwater detention will minimize the impacts of flooding in the future.

☐ **YES** ☒ **NO** Were measures implemented to restore and preserve the natural and beneficial values of the floodplain.

If no, identify measures required as a condition of the grant: Construction of the detention pond will increase the flood reduction function within the floodplain.

STEP NO. 6 — Reevaluate the proposed action to determine first, if it is still practicable in light of its exposure to flood hazards, the extent to which it will aggravate the hazards to others, and its potential to disrupt floodplain values and second, if alternatives preliminarily rejected at Step 3 are practicable in light of the information gained in Steps 4 and 5. FEMA shall not act in a floodplain unless it is the only practicable location.

☒ **YES** ☐ **NO** The action is still practicable at a floodplain site in light of the exposure to flood risk and ensuing disruption of natural values;

☒ **YES** ☐ **NO** The floodplain site is the only practicable alternative.

☒ **YES** ☐ **NO** There is no potential for limiting the action to increase the practicability of previously rejected non-floodplain sites and alternative actions.

☒ **YES** ☐ **NO** Minimization of harm to or within the floodplain can be achieved using all practicable means.

☒ **YES** ☐ **NO** The action in a floodplain clearly outweighs the requirement of E.O. 11988.

STEP NO. 7 **Prepare and provide the public with a finding and public explanation of any final decision that the floodplain is the only practicable alternative.**

☐ Final Notice was provided as part of the floodplain notice. See EO 11988 checklist.

☐ Notice will be provided as part of a disaster cumulative notice.

☒ Project Specific Notice was provided by:

Type of Public Notice:

- ☒ Newspaper, (name: The *Pensacola News Journal*)
- ☐ Post Site, (location:)
- ☐ Broadcast, (station:)
- ☐ Direct Mailing, (area:)
- ☐ Public Meeting, (dates:)
- ☐ Other:

Date of Public Notice: July 8, 2016

After providing the final notice, FEMA shall, without good cause shown, wait at least 15 days before carrying out the proposed action.

STEP NO. 8 **Review the implementation and post - implementation phases of the proposed action to ensure that the requirements stated in Section 9.11 are fully implemented. Oversight responsibility shall be integrated into existing processes.**

☒ **YES** ☐ **NO** Was Grant conditioned on review of implementation and post-implementation phases to insure compliance of EO 11988?

EXECUTIVE ORDER 11988

FLOODPLAIN MANAGEMENT – CHECKLIST (44 CFR Part 9)

TITLE: Replacement of the Escambia County Central Booking and Detention Facility (CBDF)

An Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act (NEPA) to evaluate the potential environmental impacts of the Proposed Action and its alternatives, and to make this information available to the public as part of the federal decision making process. Details of the alternatives can be found in the EA.

PROPOSED ACTION: Replace the damaged CBDF in Escambia County. Two Alternatives for replacement were considered. Alternative 1 consists of construction of the replacement CBDF on the McDonald Property and construction of a stormwater detention pond on the existing CBDF site (see the separate 8-step checklist for the detention pond). Alternative 2 consists of reconstruction of the CBDF on the existing site (covered in this 8-step checklist).

APPLICABILITY: Actions which have the potential to affect floodplains or their occupants, or which are subject to potential harm by location in floodplains.

☒**YES** ☐**NO** The proposed action could potentially adversely affect the floodplain.

Remarks: Alternative 1 would not adversely affect the floodplain. Alternative 2 would not allow for the construction of the stormwater detention pond on the existing CBDF site, which would have moderate impact on floodplains.

☒**YES** ☐**NO** The proposed action could potentially be adversely affected by the floodplain.

Remarks: Alternative 2 would require the reconstructed CBDF to be protected to the 500-year floodplain elevation.

IF ANSWER IS NO, REVIEW IS COMPLETED, OTHERWISE CONTINUE WITH REVIEW.

Mark the review steps required per applicability: ☒ 1 ☒ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8

CRITICAL ACTION:

☒**YES** **Review against 500 Year floodplain**

☐**NO** **Review against 100 Year floodplain**

STEP NO. 1 **Determine whether the proposed action is located in the 100-year floodplain (500-year floodplain for critical actions);**

Flood Hazard data available (check the box that applies)

☐**YES** ☐**NO** The project is located in a 100 Year floodplain as mapped by FIRM Panel No: , Dated: Lat: Long:

☐**YES** ☐**NO** The project is located in a 500 Year floodplain as mapped by FIRM Panel No. , Dated .

☐**YES** ☐**NO** The project is located in a floodplain as mapped by a FEMA draft/preliminary study. Name Dated .

☐**YES** ☐**NO** The project is located in a floodplain as mapped by the local community. Name Dated .

☐**YES** ☐**NO** The project is located in a floodplain as mapped by another Agency (State, Corps, USGS, NRCS, and etc.) Agency, Name Dated ,

Flood Hazard data not available

☒**YES** ☐**NO** The proposed action is subject to flooding based on evaluation from soil surveys, aerial photos, site visits and other available data. Evaluation material used in determination: Project Worksheet 01006

☒**YES** ☐**NO** FEMA assumes the proposed action is subject to flooding based on previous flooding of the facility/structure.

IF ANY OF THE ANSWERS ARE YES, CONTINUE WITH THE FOLLOWING STEPS, OTHERWISE REVIEW IS COMPLETE.

STEP NO. 2 **Notify the public at the earliest possible time of the intent to carry out an action in a floodplain, and involve the affected and interested public in the decision-making process.**

☒ Notice was provided as part of a disaster cumulative notice.

Date of Public Notice: July 14, 2013 (Published in the *Pensacola News Journal)*

☒ Project Specific Notice was provided by: Please see Section 6.0 and Appendix C of the EA.

Type of Public Notice:

- ☒ Newspaper, (name: *The Pensacola News Journal*)
- ☐ Post Site, (location:)
- ☐ Broadcast, (station:)
- ☐ Direct Mailing, (area:)
- ☒ Public Meetings, (dates: See Section 6.0 and Appendix C of the EA.)
- ☐ Other:

STEP NO. 3 **Identify and evaluate practicable alternatives to locating the proposed action in a floodplain (including alternatives sites, actions and the "no action" option). If a practicable alternative exists outside the floodplain, FEMA must locate the action at the alternative site.**

Alternative Options

☒**YES** ☐**NO** Is there a practicable alternative site location outside of the 100-Year floodplain?

Site location: Alternative 1 includes replacement of the CBDF outside of the 100-year floodplain and use of the existing CBDF site for stormwater detention.

☒**YES** ☐**NO** For Critical Actions, is there a practicable alternative site location outside of the 500-Year floodplain?

Site location: Alternative 1 includes replacement of the CBDF outside of the 500-year floodplain and use of the existing CBDF site for stormwater detention.

☐**YES** ☒**NO** Is there a practicable alternative action outside of the 100-Year floodplain that will not affect the floodplain?

Alternative action: None.

☐**YES** ☒**NO** Is the NO Action alternative the most practicable alternative?

The No Action Alternative does not meet the purpose and need of replacing the CBDF.

IF ANY ANSWER IS YES, THEN FEMA SHALL TAKE THAT ACTION AND THE REVIEW IS CONCLUDED.

STEP NO. 4 **Identify the potential direct and indirect impacts associated with the occupancy or modification of floodplains and the potential direct and indirect support of floodplain development that could result from the proposed action. 44CFR Part 9.10**

☐**YES** ☐**NO** Is the Proposed Action based on incomplete information?

☐**YES** ☐**NO** Is the proposed action in compliance with the NFIP?

☐**YES** ☐**NO** Does the proposed action increase the risk of flood loss?

☐**YES** ☐**NO** Will the proposed action result in an increased base discharge or increase the flood hazard potential to other properties or structures?

☐**YES** ☐**NO** Does the proposed action minimize the impact of floods on human health, safety and welfare?

☐**YES** ☐**NO** Will the proposed action induce future growth and development, which will potentially adversely affect the floodplain?

☐**YES** ☐**NO** Does the proposed action involve dredging and/or filling of a floodplain?

☐**YES** ☐**NO** Will the proposed action result in the discharge of pollutants into the floodplain?

☐YES ☐NO Does the proposed action avoid long and short-term adverse impacts associated with the occupancy and modification of floodplains?

☐YES ☐NO Will the proposed action result in any indirect impacts that will affect the natural values and functions of floodplains?

NOTE: If wetlands are near or potentially affected, refer review to the Environmental Section.

☐YES ☐NO Will the proposed action forego an opportunity to restore the natural and beneficial values served by floodplains?

☐YES ☐NO Does the proposed action restore and/or preserve the natural and beneficial values served by floodplains?

☐YES ☐NO Will the proposed action result in an increase to the useful life of a structure or facility?

If the residential property is not elevated, then the resident of the property will continue to be vulnerable to flooding.

STEP NO. 5 **Minimize the potential adverse impacts and support to or within floodplains to be identified under Step 4, restore and preserve the natural and beneficial values served by floodplains.**

☐YES ☐NO Were flood hazard reduction techniques (see technical bulletins) applied to the proposed action to minimize the flood impacts if site location is in the 100-Year floodplain?
If No, Identify Flood Hazard Reduction Techniques required as a condition of the grant:

☐YES ☐NO Were avoidance and minimization measures applied to the proposed action to minimize the short and long term impacts on the 100-Year floodplain?

If no, identify measures required as a condition of the grant:

☐YES ☐NO Were measures implemented to restore and preserve the natural and beneficial values of the floodplain.

If no, identify measures required as a condition of the grant:

STEP NO. 6 **Reevaluate the proposed action to determine first, if it is still practicable in light of its exposure to flood hazards, the extent to which it will aggravate the hazards to others, and its potential to disrupt floodplain values and second, if alternatives preliminarily rejected at Step 3 are practicable in light of the information gained in Steps 4 and 5. FEMA shall not act in a floodplain unless it is the only practicable location.**

☐YES ☐NO The action is still practicable at a floodplain site in light of the exposure to flood risk and ensuing disruption of natural values;

☐**YES** ☐**NO** The floodplain site is the only practicable alternative.

☐ **YES** ☐**NO** There is no potential for limiting the action to increase the practicability of previously rejected non-floodplain sites and alternative actions.

☐ **YES** ☐**NO** Minimization of harm to or within the floodplain can be achieved using all practicable means.

☐**YES** ☐**NO** The action in a floodplain clearly outweighs the requirement of E.O. 11988.

STEP NO. 7 **Prepare and provide the public with a finding and public explanation of any final decision that the floodplain is the only practicable alternative.**

☐ Final Notice was provided as part of the floodplain notice. See EO 11988 checklist.
☐ Notice will be provided as part of a disaster cumulative notice.
☐ Project Specific Notice was provided by:

Type of Public Notice:

- ☐ Newspaper, (name: The Herald Sun)
- ☐ Post Site, (location:)
- ☐ Broadcast, (station:)
- ☐ Direct Mailing, (area:)
- ☐ Public Meeting, (dates:)
- ☐ Other:

Date of Public Notice:

After providing the final notice, FEMA shall, without good cause shown, wait at least 15 days before carrying out the proposed action.

STEP NO. 8 **Review the implementation and post - implementation phases of the proposed action to ensure that the requirements stated in Section 9.11 are fully implemented. Oversight responsibility shall be integrated into existing processes.**

☐**YES** ☐**NO** Was Grant conditioned on review of implementation and post-implementation phases to insure compliance of EO 11988?

Appendix C
Public Meeting Links

Escambia County Dates for Links Public Meetings

Public Meeting Date	Type	Video and Agenda Link	Minutes Link
9/11/2014	Workshop	http://escambiacountyfl.swagit.com/play/09112014-546/#0	Not applicable
9/25/2014	Board Meeting	http://escambiacountyfl.swagit.com/play/09252014-711/#0	http://www.escambiaclerk.com/BMPDF/20140925.pdf
12/18/2014	Workshop	http://escambiacountyfl.swagit.com/play/12182014-578/#0	Not applicable
1/22/2015	Board Meeting	http://escambiacountyfl.swagit.com/play/01222015-561/#0	http://www.escambiaclerk.com/BMPDF/20150122.pdf
2/12/2015	Workshop	http://escambiacountyfl.swagit.com/play/02122015-551/#0	Not applicable
3/12/2015	Workshop	http://escambiacountyfl.swagit.com/play/03122015-593/#0	Not applicable
3/19/2015	Board Meeting	http://escambiacountyfl.swagit.com/play/03192015-526/#0	http://www.escambiaclerk.com/BMPDF/20150319.pdf
4/9/2015	Board Meeting	http://escambiacountyfl.swagit.com/play/04092015-575/#0	http://www.escambiaclerk.com/BMPDF/20150409.pdf
5/14/2015	Workshop	http://escambiacountyfl.swagit.com/play/05142015-603/#0	Not applicable
6/2/2015	Board Meeting	No video or agenda available.	http://www.escambiaclerk.com/BMPDF/20150602-2.pdf
7/16/2015	Workshop	http://escambiacountyfl.swagit.com/play/07162015-590/#0	Not applicable
8/6/2015	Board Meeting	http://escambiacountyfl.swagit.com/play/08062015-689/#0	http://www.escambiaclerk.com/BMPDF/20150806.pdf
10/15/2015	Workshop	http://escambiacountyfl.swagit.com/play/10152015-536/#0	Not applicable
11/5/2015	Board Meeting	http://escambiacountyfl.swagit.com/play/11052015-576/#0	http://www.escambiaclerk.com/BMPDF/20151105.pdf
11/12/2015	Townhall Meeting	http://escambiacountyfl.swagit.com/play/11122015-1110/#0	http://www.escambiaclerk.com/BMPDF/20151112.pdf

Appendix D
Public Notice

PUBLIC NOTICE

Notice of Availability of the Draft Environmental Assessment and Draft Finding of No Significant Impact for the Proposed Replacement of the Central Booking and Detention Facility in Escambia County, Florida (PA-04-FL-4177-PW-01006)

The Federal Emergency Management Agency (FEMA) hereby notifies interested parties of the proposed replacement of the Central Booking and Detention Facility (CBDF) in Escambia County, Florida. FEMA is considering providing funds to Escambia County for eligible costs to replace the CBDF through the Public Assistance Program. In accordance with the National Environmental Policy Act (NEPA), FEMA has prepared a draft Environmental Assessment (EA) and draft Finding of No Significant Impact (FONSI) for the Proposed Action. The draft EA describes the Proposed Action and alternatives considered, analyzes the potential environmental impacts of alternatives, and identifies the environmental protection measures that would be implemented and required permits that would be obtained. Two sites were determined to be reasonable sites for construction of the CBDF: the McDonald property (Alternative 1 – Preferred Alternative), located along the southeastern corner of the intersection of North Pace Boulevard and West Fairfield Drive/State Road-295 (Latitude: 30.263643, Longitude: -87.141917), and the existing CBDF site (Alternative 2), located at 1200 West Leonard Street (Latitude: 30.263130, Longitude: -87.135744).

FEMA has determined that the Proposed Action would not have a significant impact on the natural or human environment either by itself or considering cumulative impacts. FEMA requests comments from the public to ensure that issues and concerns of local residents are considered and addressed prior to implementing the Proposed Action.

Hardcopies of the draft EA and draft FONSI are available for review at the following locations:

Pensacola Public Library
239 North Spring Street
Pensacola, FL 32502
(850) 436-5060

Escambia County Ernie Lee Magaha Governmental Complex (Clerk's Official Records on the 1st floor and in Suite 400)
221 South Palafox Place
Pensacola, FL 32502
(850) 595-4947

The draft EA and draft FONSI are also available on the FEMA and Escambia County websites:

FEMA website: http://www.fema.gov/media-library/assets/documents/118156

County website: http://myescambia.com/open-government/fema-central-booking-environmental-assessment

You may provide your comments on the documents by mailing or emailing them to the following address:

Dr. Stephanie Madson, Regional Environmental Officer
DHS/Federal Emergency Management Agency, Region 4
3003 Chamblee-Tucker Road, Hollins Bldg.
Atlanta, GA 30341
Email: FEMA-R4ehp@fema.dhs.gov

Comments must be received by July 23, 2016. If no substantive comments are received following agency and public review, the draft EA will be considered the final EA and no additional information or modifications will be incorporated. We look forward to your input.