



U.S. AIR FORCE

PUBLIC SCOPING FOR THE MASTER PLAN AND INSTALLATION DEVELOPMENT ENVIRONMENTAL IMPACT STATEMENT FOR NELLIS AIR FORCE BASE, NEVADA

Public Scoping Meeting Booklet



WELCOME!

Welcome to the Public Scoping meeting for the Master Plan and Installation Development Environmental Impact Statement (EIS) for Nellis Air Force Base (AFB), Nevada. This Public Scoping Meeting booklet provides the same information as presented during the in-person meetings in a handout that you can take home. It provides an overview of the project, the National Environmental Policy Act (NEPA), the Proposed Action and Alternatives, as well as information about how the analysis will be conducted using a Land Use Functional Approach and Impervious Surfaces analysis, associated studies, and resources that would be analyzed. After reviewing, there is information on the last page on how to provide a public scoping comment.



SCAN FOR MORE
INFORMATION

POSTER 1

NELLIS AFB AND PROJECT OVERVIEW

NELLIS AIR FORCE BASE (AFB)
 Nellis AFB is the center for Air Combat Command (ACC) training and testing activities at the Nevada Test and Training Range (NTTR), providing logistical and organizational support, aircraft training, and personnel for the Range.
 Nellis AFB is home to the 99th Air Base Wing (99 ABW), United States Air Force Warfare Center (USAFWC), 57th Wing, NTTR, elements of the 53rd Wing and 505th Command Control Wing, and more than 52 tenant units and agencies. The 99 ABW is the host wing for Nellis AFB and the NTTR and is responsible for two groups: the 99th Mission Support Group and the 99th Medical Group.
 Nellis AFB, located in Clark County covers 16,246 acres, and is comprised of three major functional areas. Area I, the Main Base, is located east of Interstate 15 (I-15) and includes the airfield and most Base functions. Area II, northeast of the Main Base, contains the Munitions Storage Area/Weapons Storage Area. Area III, situated northwest of the Main Base, comprises a number of facilities such as a hospital, storage, and housing.

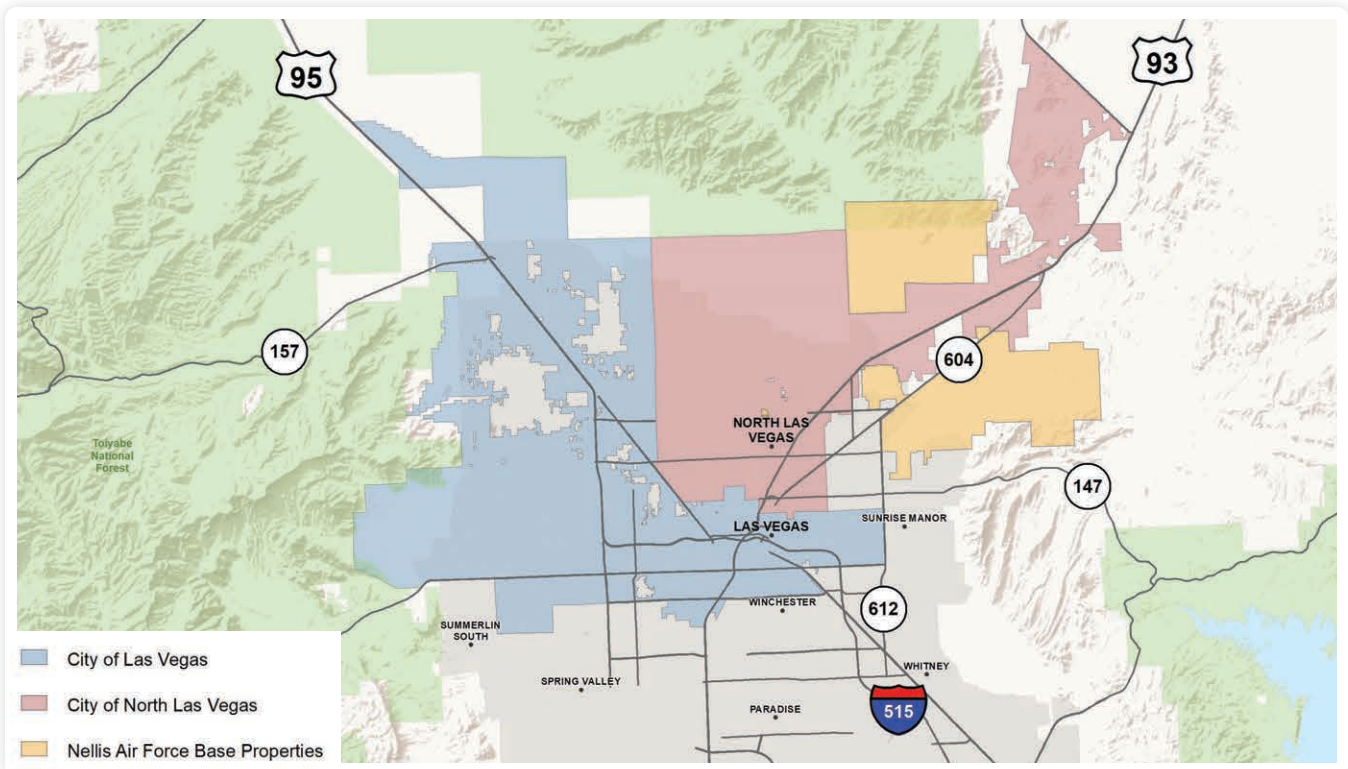
PROJECT PURPOSE AND NEED
 The purpose of the Proposed Action is to optimize Nellis AFB's current operational capabilities and capacity for future warfighting training and testing. The Proposed Action is needed because the current Nellis and USAF/WC mission sets are outpacing the ability to expand resources and capacity. In addition, the Air Force anticipates that facility requirements are likely to increase over time through normal attrition and the arrival of new missions and that the number of active duty and civilian personnel would also increase.
 The existing infrastructure does not meet current and future mission needs; mission capability at Nellis AFB is nearing physical capacity and additional fighter support facilities and infrastructure are needed to meet anticipated future growth. The Proposed Action is also needed to relieve stress on facility and infrastructure constraints on the west side of the installation. Flying units are currently sharing hangar space, which is not conducive to future mission growth.
 Presently, the installation's infrastructure and utilities are a limitation to operational expansion and growth; utilities and the west-side ramp are reaching full operational capacity and must be expanded to accommodate future operations. Without expansion, the existing facilities and infrastructure at Nellis AFB would be insufficient to meet Air Force and Department of Defense current and future mission requirements.

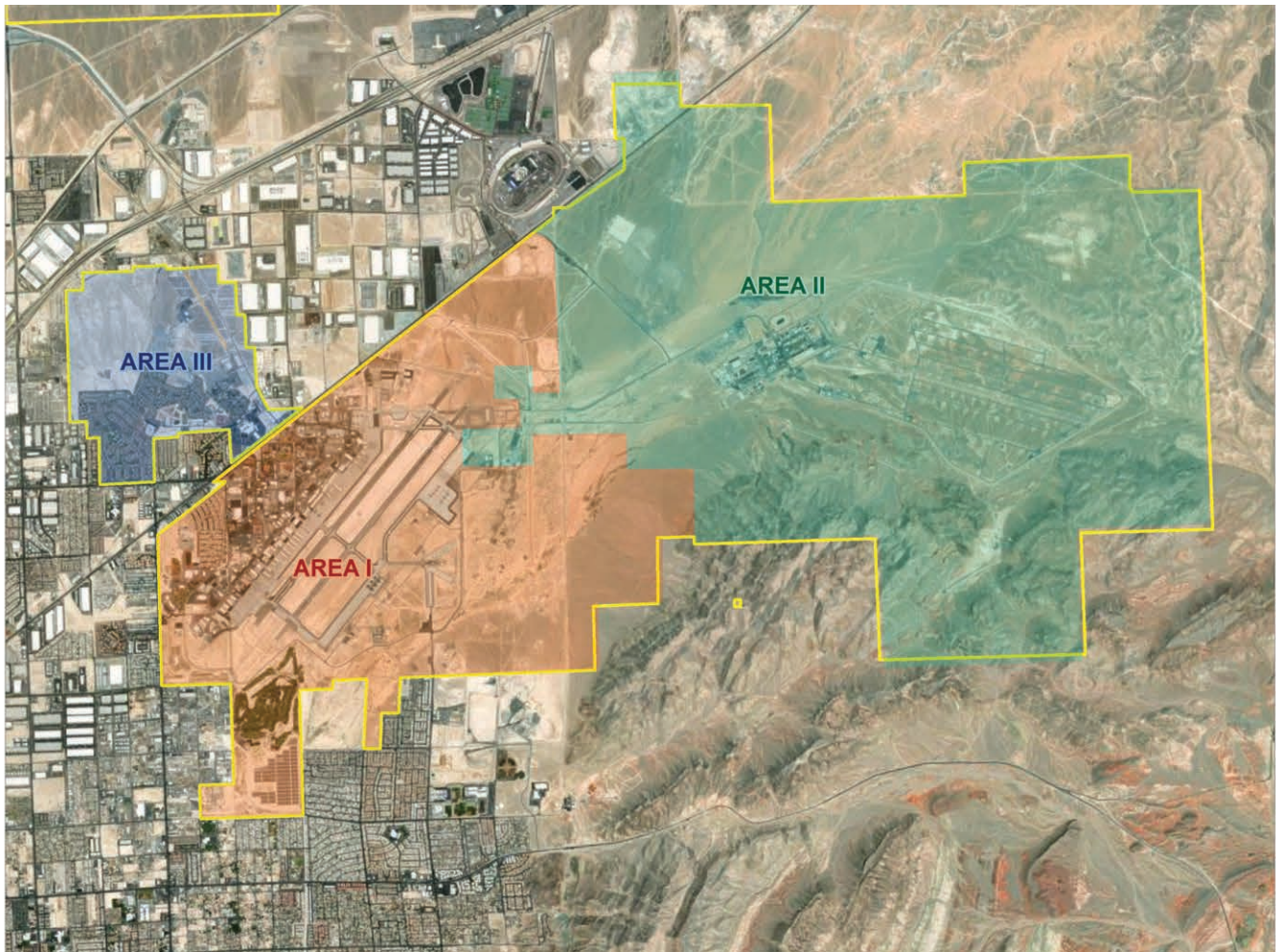
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The existing infrastructure does not meet current and future mission needs; mission capability at Nellis AFB is nearing physical capacity, and additional flightline support facilities and infrastructure are needed to meet

anticipated future growth. The Proposed Action is also needed to relieve stress on facility and infrastructure constraints on the west side of the Installation. Flying units are currently sharing hangar space, which is not conducive to future mission growth.

Presently, the Installation's infrastructure and utilities are a limitation to operational expansion and growth; utilities and the west-side ramp are reaching full operational capacity and must be expanded to accommodate future operations. Without expansion, the existing facilities and infrastructure at Nellis AFB would be insufficient to meet Air Force and Department of Defense current and future mission requirements.

POSTER 2

NATIONAL ENVIRONMENTAL POLICY ACT

WHAT IS THE NATIONAL ENVIRONMENTAL POLICY ACT?
The National Environmental Policy Act (NEPA) is our national charter for making informed decisions while considering environmental impacts. NEPA requires all federal agencies making a proposal that may significantly impact the environment to consider:
 ■ A range of **reasonable alternatives**.
 ■ Potential environmental or human **health consequences**.
 ■ Public and government agency **input**.

WHAT IS AN ENVIRONMENTAL IMPACT STATEMENT?
An Environmental Impact Statement (EIS) is a document that is developed that enables decision-makers to have a comprehensive view of major environmental issues and requirements associated with the Proposed Action and Alternatives. An EIS is required under NEPA and must:
 ■ **Identify and describe** the affected environment.
 ■ **Evaluate the potential environmental consequences** from a range of reasonable alternatives.
 ■ **Identify environmental permits** and specific mitigation measures to prevent or minimize environmental impacts, if required.
 At the end of the EIS process, a **Record of Decision (ROD)** is issued that identifies the selected alternative based upon the analysis provided within the EIS.

WHAT IS PUBLIC SCOPING?
NEPA and Air Force regulations require **Tribal, government, agency, and public participation throughout the environmental impact analysis process**. Although input is gathered throughout the EIS process, there are two main points of public engagement, the first being public scoping.
 During public scoping, the Air Force is actively seeking feedback from Federal, state and local agencies, federally recognized tribes, and the public in development of the EIS. The public scoping phase provides opportunities to learn about and comment on the project and provides the Air Force with the opportunity to identify issues of interest or concern to frame the environmental analysis and more effectively shape the range of alternatives to be considered.
Ways To Provide A Comment
Public Scoping Comments can be Submitted in ENGLISH or SPANISH in the following ways:
 1. **Submit written comment** in person at one of the two public scoping meetings.
 2. **Regular mail to:** Attn: Master Plan and Installation Development at Nellis AFB, 2222 S. 4th Avenue, P.O. Box 6257, North, AZ 85356, OR.
 3. **Submit via the project website** at <https://www.nellisafbc.com>.

NEPA EIS Timeline
 1. Start EIS Process (Notice of Intent) - OCT 27, 2023
 2. Scoping Process and Public Meetings (Public Scoping Period) - 30-DAY PUBLIC SCOPING PERIOD
 3. Draft Environmental Impact Statement - DEC 2024
 4. Public Review and Public Hearings - DEC - JAN
 5. Final Environmental Impact Statement - JULY 2025
 6. Record of Decision - AUG
 Public Participation Throughout

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- A range of **reasonable alternatives**.
- Potential environmental or human **health consequences**.
- Public and government agency **input**.

NEPA is a federal statute requiring the identification and analysis of potential environmental impacts of proposed federal actions before those actions are taken. NEPA mandates a structured approach to environmental impacts analysis that requires federal agencies to use an interdisciplinary and systematic approach in their decision-making process. This process evaluates potential environmental consequences associated with a Proposed Action and considers alternative courses of action. The intent of NEPA is to protect, restore, or enhance the environment through well-informed federal decisions.

NEPA EIS Timeline



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SCAN FOR MORE INFORMATION



www.nellisafbeis.com PAGE 1

PUBLIC SCOPING COMMENT SHEET

Public Scoping for the Master Plan and Installation Development EIS for Nellis Air Force Base, Nevada

On October 27, 2023, the Air Force announced the intent to develop an EIS, which began the public scoping period. During the scoping period, you may provide comments on the project, alternatives, resources to be analyzed and other information related to the scope of the EIS.

Comments will be accepted at any time during the environmental impact analysis process; however, to ensure the Air Force has sufficient time to consider public scoping comments during preparation of the Draft EIS, please submit comments within the 30-day scoping period. Use the features below to submit a comment on the proposed project plan before the end of the commenting period.

OPTIONAL

The public does not need to provide their mailing address, phone number, and email address to submit a comment.

Disclaimer: Please note that personal information, such as your email or street address will not be made public.

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1 Name and Contact Information

2 Organization/Entity
If Submitting Comments on Behalf of an Organization

3 Street

City _____ State _____ Zip Code _____

Phone _____ Email _____

PLEASE WRITE YOUR COMMENTS BELOW

POSTER 3

PROPOSED ACTION AND ALTERNATIVES

PROPOSED ACTION

The Proposed Action includes development of the east side of Nellis Air Force Base (AFB) to address current mission constraints and future mission growth, as the majority of the land available to construct facilities and infrastructure is located in the undeveloped area on the east side of the Installation.

The Air Force is proposing two alternatives to gain functional capacity and support future mission growth at Nellis AFB. To analyze impacts, the Air Force conservatively estimated the amount of impervious surface coverage by functional category. Impervious surfaces are hard surfaces that permit little or no water to penetrate into the soil.

Build-Out by Functional Category

FUNCTIONAL CATEGORY	ALTERNATIVE 1 (COMPLETE BUILD-OUT)		ALTERNATIVE 2 (PARTIAL BUILD-OUT)		NO ACTION ALTERNATIVE
	IMPERVIOUS SURFACE AREA (SQ FT)	PERCENTAGE OF TOTAL AVAILABLE LAND	IMPERVIOUS SURFACE AREA (SQ FT)	PERCENTAGE OF TOTAL AVAILABLE LAND	
Airfield Operations/Infrastructure	100	100	100	100	100
Administrative/Support/Infrastructure	100	100	100	100	100
Base Community/Support/Infrastructure	100	100	100	100	100
Logistics/Residential	100	100	100	100	100
Off-Base/Support/Infrastructure	100	100	100	100	100
Transportation	100	100	100	100	100
Utilities/Infrastructure	100	100	100	100	100
Security/Residential	100	100	100	100	100
Total	1,000	100%	1,000	100%	1,000

1 Alternative 1 | Complete Build-Out
Alternative 1 is the complete build-out and development of the east side of Nellis AFB. It would fully utilize this undeveloped area to construct the facilities and infrastructure needed to meet current and future mission needs over the next decade. Additional utilities and infrastructure would be installed to meet mission requirements. Alternative 1 would also include dedicated open space used for morale, welfare, recreation, and training.

2 Alternative 2 | Partial Build-Out
Alternative 2 is the partial build-out and development of the east side of Nellis AFB. Alternative 2 would include a reduced development footprint compared to Alternative 1, but would still address current mission constraints. It would allow Nellis AFB to meet mid-term requirements for future growth and would provide access to airfield, industrial, and administrative facilities for personnel working on the east side of the Base.

No Action Alternative
Under the No Action Alternative, development of the east side of Nellis AFB would not occur. The 99th Air Base Wing (99 ABW) would continue to utilize existing facilities and infrastructure as its number of personnel and mission continue to grow. Current facilities and infrastructure would continue to outpace capacity.

While the No Action Alternative would not satisfy the purpose of and need for the Proposed Action, this alternative is retained to provide a comparative baseline against which to analyze the effects of the Proposed Action, as required under the Council on Environmental Quality (CEQ) regulations.

PROPOSED ACTION

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2 Alternative 2 | Partial Build-Out

Alternative 2 is the partial build-out and development of the east side of Nellis AFB. Alternative 2 would include a reduced development footprint compared to Alternative 1, but would still address current mission constraints. It would allow Nellis AFB to meet mid-term requirements for future growth and would provide access to airfield, industrial, and administrative facilities for personnel working on the east side of the Base.

Under Alternative 2, accompanied and unaccompanied military personnel would utilize existing On-base living quarters or live Off-base; no new lodging facilities would be constructed. Personnel would use existing outdoor spaces on the west side of the Base as well as the fitness center, commissary, and Base Exchange on the west side of the Base. Utilities, transportation, and infrastructure improvements under Alternative 2 would occur on a smaller scale than under Alternative 1.

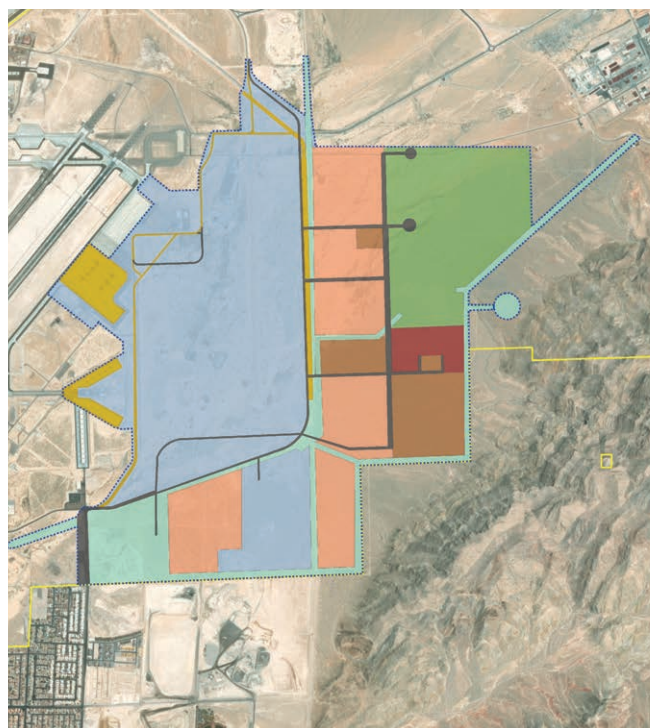
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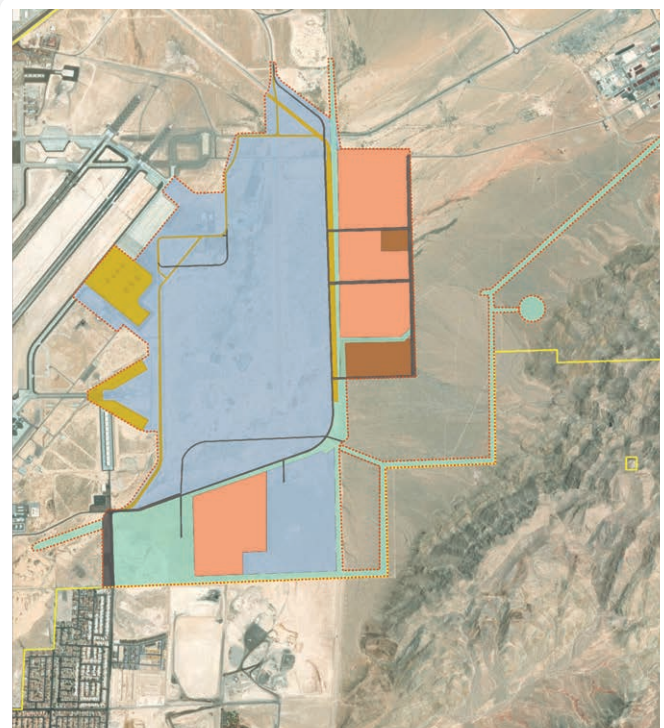
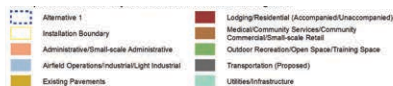
BUILD-OUT BY FUNCTIONAL CATEGORY

FUNCTIONAL CATEGORY	ALTERNATIVE 1 (ACRES)		ALTERNATIVE 2 (ACRES)	
	EST. TOTAL AREA	EST. IMPERVIOUS SURFACE COVERAGE	EST. TOTAL AREA	EST. IMPERVIOUS SURFACE COVERAGE
Airfield Operations/Industrial/Light Industrial	866	823	866	823
Administrative/Small-scale Administrative	351	298	232	197
Medical/Community Services/Community Commercial/Small-scale Retail and Service	120	102	40	34
Lodging/Residential	37	18	0	0
Outdoor Recreation/Open Space/Training Space	261	65	0	0
Transportation	59	47	45	36
Utilities/Infrastructure	224	45	221	44
Existing Pavements	82	82	82	82
Totals	2,000	1,480	1,486	1216



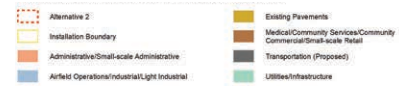
Alternative 1

Complete Build-Out Project
Areas with Functional
Categories



Alternative 2

Partial Build-Out Project
Area with Functional
Categories



POSTER 4
LAND USE

LAND USE FUNCTIONAL APPROACH AND IMPERVIOUS SURFACES

To assess potential environmental impacts and changes to impervious surfaces resulting from the potential alternatives, the Environmental Impact Statement (EIS) will utilize several sources to determine representative impervious surface cover percentages that would allow for conservative estimates for each functional category. This will include the following steps:

- 1. Representative facilities and uses currently occurring under each category at Nellis Air Force Base (AFB) were determined using existing land use mapping at the Installation.**
- 2. Similar land use categories were identified from the American Planning Association and the State of California, both of which have published literature categorizing impervious surface cover by land use type.**
- 3. Planners considered local regulations, Air Force standards, and existing impervious surface coverage in similar areas on the west side of the Installation to determine the best estimate for the percentage of impervious surface coverage under each functional category.**

1 AIRFIELD OPERATIONS	2 ADMINISTRATIVE	3 MEDICAL - COMMERCIAL	4 LODGING - RESIDENTIAL	5 OUTDOOR RECREATION	6 TRANSPORTATION	7 UTILITIES - INFRASTRUCTURE	8 EXISTING PRESENTS
95%	85%	85%	50%	25%	80%	20%	100%

TYPICAL MISSION FUNCTIONS

- Airfield Operations - Industrial - Light Industrial:** Command posts, legal offices, administrative offices, satellite command and control facilities, indoor training and academic/educational facilities, communication facilities, security forces operations, and military and family readiness facilities.
- Administrative - Small-scale Administrative:** Command posts, legal offices, administrative offices, satellite command and control facilities, indoor training and academic/educational facilities, communication facilities, security forces operations, and military and family readiness facilities.
- Medical - Community Services - Community Commercial - Small-scale Retail and Service:** Clinics, hospitals, dental services, pharmacies, and veterinary services.
- Lodging - Residential (Accompanied and Unaccompanied):** Dormitories (enlisted/officer bachelor housing), privatized housing, military family housing (single-family and multi-family), and temporary lodging facilities.
- Outdoor Recreation - Open Space Training Space:** Recreational areas, training areas, and open space.
- Transportation:** Storage, maintenance, and security operations.
- Utilities - Infrastructure:** Underground utility lines such as high-voltage electric, water, telecommunications, wastewater, and gas, and associated above-ground structures, water purification systems, distribution systems, and security fences.
- Existing Presents:** Existing paved surfaces such as parking lots, aprons, ramps, and runways.

IMPERVIOUS SURFACES are hard surfaces that permit little or no water to penetrate into the soil. Impervious surfaces are an environmental concern because their construction initiates a chain of events that can modify air and water resources. As impervious surfaces increase, stormwater runoff increases in quantity, speed, temperature, and pollutant loads.

Functional Category

1 AIRFIELD OPERATIONS	2 ADMINISTRATIVE	3 MEDICAL - COMMERCIAL	4 LODGING - RESIDENTIAL
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PERCENT IMPERVIOUS SURFACE COVERAGE



TYPICAL MISSION FUNCTIONS

Airfield Operations - Industrial - Light Industrial

Airfield and areas surrounding the airfield, launch support facilities, hangars, aircraft maintenance, control towers, passenger terminals, simulator facilities, repair and maintenance facilities, warehouses and storage facilities, engineering and maintenance shops, vehicle storage facilities, vehicle filling stations, and fire stations.

Administrative - Small-scale Administrative

Command posts, legal offices, administrative offices, satellite command and control facilities, indoor training and academic/educational facilities, communication facilities, security forces operations, and military and family readiness facilities.

Medical - Community Services - Community Commercial - Small-scale Retail and Service

Clinics, hospitals, dental services, pharmacies, and veterinary services.

Lodging - Residential (Accompanied and Unaccompanied)

Dormitories (enlisted/officer bachelor housing), privatized housing, military family housing (single-family and multi-family), and temporary lodging facilities.

LAND USE FUNCTIONAL APPROACH AND IMPERVIOUS SURFACES

To assess potential environmental impacts and changes to impervious surfaces resulting from the potential alternatives, the Environmental Impact Statement (EIS) will utilize several sources to determine representative impervious surface cover percentages that would allow for conservative estimates for each functional category. This will include the following steps.

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- 2. Similar land use categories were identified** from the American Planning Association and the State of California, both of which have published literature categorizing impervious surface cover by land use type.
- 3. Planners considered local regulations, Air Force standards, and existing impervious surface coverage in similar areas** on the west side of the Installation to determine the best estimate for the percentage of impervious surface coverage under each functional category.

5 OUTDOOR RECREATION	6 TRANSPORTATION	7 UTILITIES - INFRASTRUCTURE	8 EXISTING PAVEMENTS
25%	80%	20%	100%
<p>Outdoor Recreation - Open Space Training Space</p> <p>Undeveloped land in natural conditions not intended for future development and with minimal maintenance requirements; areas designated as undeveloped land due to natural or operational constraints such as floodplains, wetlands, quantity-distance arcs, and airfield clear zones; training functions including maneuver areas, firing ranges, and drop zones; outdoor recreational areas such as athletics fields, stables, golf courses, rod and gun club ranges, swimming pools, and family camps; nature trails or par courses; maintained park space; children's playgrounds; and other open space regularly maintained for outdoor activities.</p>	<p>Transportation</p> <p>New paved roadways and security gate areas.</p>	<p>Utilities - Infrastructure</p> <p>Underground utility lines such as transmission, electric, water, telecommunication, wastewater, natural gas, and wastewater lines; power substations; solar farms; wastewater treatment plants, water towers, and regional pump stations; water purification systems; detention basins; and security fences.</p>	<p>Existing Pavements</p> <p>Existing paved surfaces such as runways, taxiways, aprons, ramps, and overruns.</p>

POSTER 5

ASSOCIATED STUDIES



SUPPORTING STUDIES

To enable the Environmental Impact Statement (EIS) to present all environmental impacts associated with the potential alternative, additional supporting studies are being conducted to have the highest quality information available for analysis.

Desert Tortoise

Two desert tortoise (*Gopherus agassizii*) surveys were conducted in conjunction with Nellis Air Force Base (AFB) personnel in October 2020 and April 2021 in support of the EIS. The surveys covered approximately 1,400 acres of desert tortoise habitat in the vicinity of the Proposed Action. The desert tortoise is listed as threatened under the Federal Endangered Species Act (ESA) and is the only listed species known to occur on Nellis AFB.

During the surveys, field personnel followed U.S. Fish and Wildlife Services (USFWS) requirements for conducting a quantitative survey. Surveyors walked the centerline of transects set to cover the designated survey area. Burrows and other significant signs of presence were recorded, as well as sightings of the desert tortoise. Approximately 800 acres were surveyed in October 2020 and 600 acres were surveyed in April 2021. Analysis showed that the density of the tortoises is relatively low and supports previous studies of the area.

Utilities and Infrastructure

A utilities and infrastructure assessment is being developed in support of this EIS to add analysis, review the existing information, and provide a planning-level assessment of the service capacity of current systems. The assessment will use industry standard estimates for consumption to develop estimates for those operations associated with the Proposed Action and Alternatives.

The Air Force will consider existing area development plans (ADPs), geographic information system files, electrical studies, water system distribution data, and other pertinent information in developing an assessment that provides information to be used in the EIS. The following components were chosen as the focal points of the assessment: electrical power, natural gas, communications, sanitary sewer, water, hydrant fuel system, roadways, and gates.

Cultural Resources

Nellis AFB is continuing to coordinate with the Nevada State Historic Preservation Office (SHPO) and the Tribes to determine potential impacts to historic properties and properties of religious or cultural significance in the APE. Most of the east-side development area has been surveyed previously for cultural resources. A cultural resources survey was conducted for an unsurveyed portion of the APE to provide additional information for the analysis of the potential impacts in this EIS. This included surveying 15 acres of Nellis AFB property in response to the planned east-side development activities and reviewing the Nevada Cultural Resources Information System database, Nellis AFB records, the National Register of Historic Places (National Register), and General Land Office records. There are approximately 45 acres that still need to be surveyed. The Air Force is evaluating an action plan to address the unsurveyed 45 acres. Surveys and literature reviews conducted in the past determined that there are no historic properties or archaeological materials in the APE, and no materials or properties have been determined eligible for listing on the National Register. The Air Force is planning to survey the remaining 45 acres and will update the EIS with potential impacts to cultural resources based on consultation with the Nevada SHPO and the affected Tribes.

POSTER 6

RESOURCE AREAS AND CUMULATIVE IMPACTS



Within the Environmental Impact Statement (EIS), the following resource areas are analyzed by evaluating the Project Impacts for Alternative 1, Alternative 2, and the No Action Alternative:

- **Air Quality.** Analysis will focus on air emissions from the Proposed Action and Alternatives and the potential impacts to local and regional air quality and climate change.
- **Water Resources.** The EIS will identify potential impacts to surface and groundwater resources (such as streams, springs, wetlands, and aquifers) within the areas of the Proposed Action and Alternatives.
- **Geological Resources.** The EIS will analyze impacts (such as erosion) to soils and geology within the areas of the Proposed Action and Alternatives.
- **Cultural Resources.** Analysis will focus on Native American, archaeological, and historic resources within the areas of the Proposed Action and Alternatives.
- **Biological Resources.** The EIS will address potential impacts to plant and animal species within the areas of the Proposed Action and Alternatives.
- **Land Use, Recreation, and Visual Resources.** Analysis will address potential impacts to current and future planned land uses.

- **Noise.** The analysis will consider potential noise impacts to the public as well as biological resource from development of the Proposed Action and Alternatives.
- **Infrastructure, Transportation, and Utilities.** The EIS and supporting studies will provide an assessment of conditions and potential impacts to these resources as a result of the Proposed Action and Alternatives.
- **Health and Safety.** The EIS will address potential impacts to health and safety of military members and the public from the development of the Proposed Action and Alternatives.
- **Hazardous Materials and Waste.** Analysis will focus on the characterization of types of hazardous or solid materials and wastes that would be utilized or produced as a result of the Proposed Action and Alternatives.
- **Socioeconomics.** The analysis will focus on the economic impacts of the Proposed Action and Alternatives, including the changes in population, employment, services as well as to include potential environmental justice impacts to low-income and minority groups.
- **Environmental Justice and Protection of Children.** The EIS will include an analysis of potential environmental justice communities as well as children in the vicinity of the proposed project, and whether impacts to other resources would adversely affect these communities and populations.

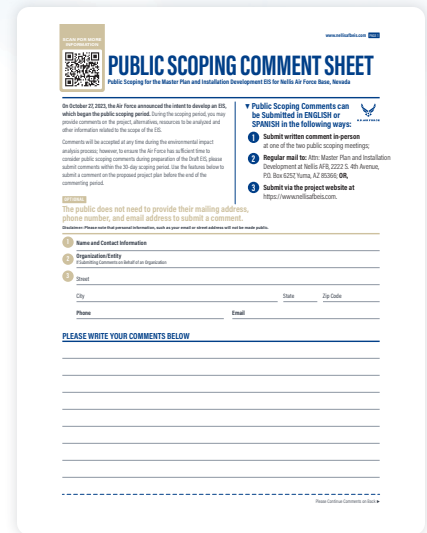
Cumulative Impacts

The combined, incremental effects of human activity, referred to as cumulative impacts, pose a serious threat to the environment. While they may be insignificant by themselves, cumulative impacts accumulate over time, from one or more sources, and can result in the degradation of important resources. Because federal projects cause or are affected by cumulative impacts, this type of impact must be assessed in documents prepared under the National Environmental Protection Act (NEPA).

HOW TO PROVIDE A PUBLIC SCOPING COMMENT

During this public scoping period, the Air Force requests comments from the public and other interested parties on the Environmental Impact Statement (EIS) for Nellis Air Force Base (AFB), NV.

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Public Scoping Comments Can Be Submitted

- 1 **Submit written comment in-person** at one of the two public scoping meetings;
- 2 **Regular mail to:** Attn: Master Plan and Installation Development at Nellis AFB, 2222 S. 4th Avenue, P.O. Box 6257, Yuma, AZ 85366; **OR,**
- 3 **Submit via the project website** at <https://www.nellisafbeis.com>.

The public does not need to provide their mailing address, phone number, and email address to submit a comment.

Disclaimer: Please note that personal information, such as your email or street address will not be made public.