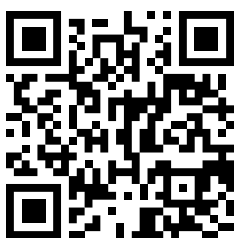




U.S. AIR FORCE

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

Public Hearing Booklet



SCAN FOR MORE
INFORMATION

WELCOME!

Welcome to the Public Hearings for the Master Plan and Installation Development Programmatic Environmental Impact Statement (PEIS) for Nellis Air Force Base (AFB), Nevada. This Public Hearing 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 results of the Draft PEIS analysis with respect to various resources. After reviewing, there is information on the last page on how to provide a public comment on the Draft PEIS.

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.

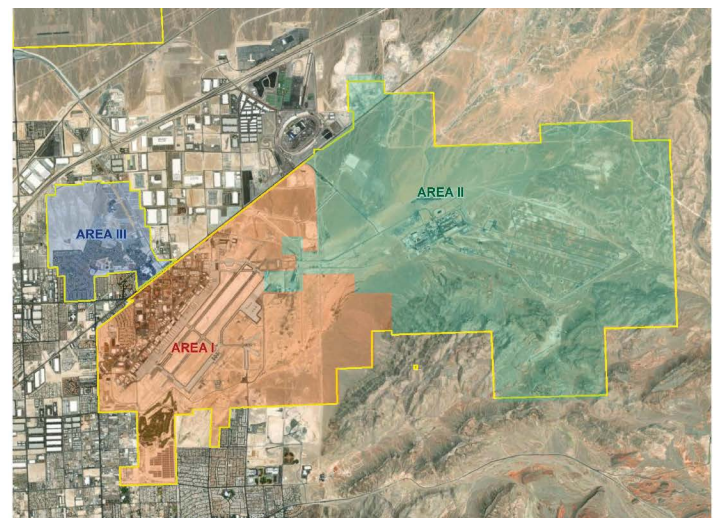
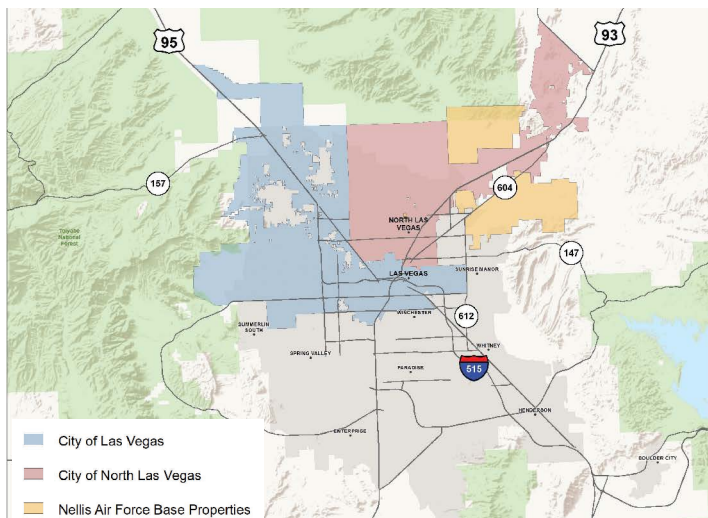
Nellis AFB also includes a Small Arms Range (SAR), which comprises 10,623 acres of land and is disjunct from the remainder of the Installation. The SAR is located northwest of I-15 and south of the Desert National Wildlife Range. With the exception of several buildings and access roads, the SAR consists of undeveloped desert scrub land.

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 USAFWC 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 space is needed for the eventual construction of flightline support facilities and infrastructure to meet the 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 limit 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**.

This Programmatic EIS analyzes general constraints to development of the east side of the airfield at Nellis AFB; separate NEPA analysis tiering off of this EIS would be conducted as individual projects are identified in order to thoroughly document environmental impacts of future actions that are unknown at the time of development of this EIS.

What is an Environmental Impact Statement?

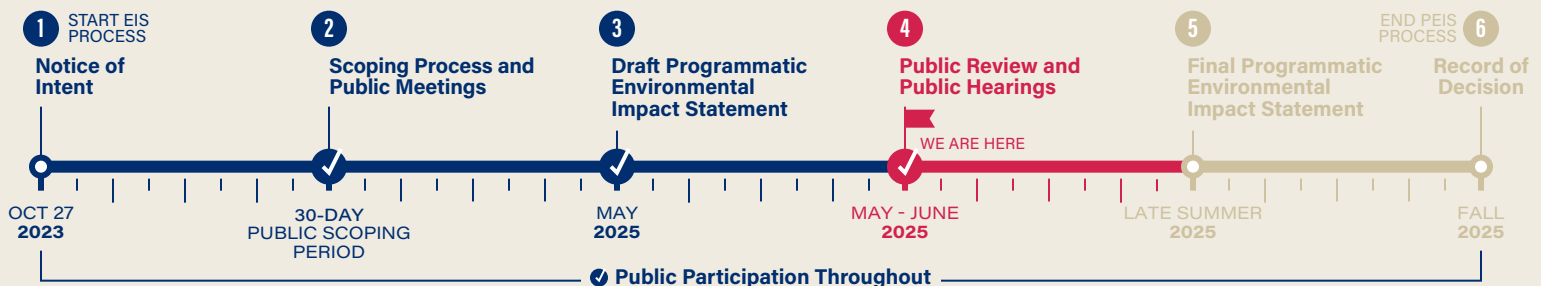
An **Programmatic Environmental Impact Statement (PEIS)** is a document that is developed that enables decision-makers to have a comprehensive view of major environmental issues and requirements associated with the Proposed Action and Alternatives. An PEIS is required under NEPA and must:

- **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 PEIS process, a **Record of Decision (ROD)** is issued that identifies the selected alternative based upon the analysis provided within the PEIS.

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 PEIS Timeline



What is a Public Hearing?

NEPA and Air Force regulations require Tribal, government, agency, and public participation throughout the environmental impact analyses process. Although input is gathered throughout the PEIS process, there are two main points of public engagement, the first being public scoping prior to the development of the Draft PEIS—the second being after the release of the Draft PEIS.

During this public comment period, the Air Force is holding two public hearings, which are formal meetings to collect official comments from the public. The public can provide comments throughout the comment period after learning more about the project and reviewing the Draft PEIS. All public comments received on the Draft PEIS will become part of the administrative record and be considered for the Final PEIS.

Ways To Provide A Comment

Public comments can be Submitted in English or Spanish
in the following ways:

- 1 Submit online comment** during one of the two virtual public hearings;
- 2 Regular mail to:** Dan Fisher, Attn: Master Plan and Installation Development at Nellis AFB, 2222 S. 4th Avenue, P.O. Box 6257, Yuma, AZ 85366;
- 3 Submit via the project website at** <https://www.nellisafbeis.com>; or,
- 4 Send comments by email:** comments@nellisafbeis.com

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[www.nellisafbeis.com](#)

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[www.nellisafbeis.com](#)

PUBLIC HEARINGS AND PROVIDING COMMENTS

Notice of Availability for the Draft Programmatic Environmental Impact Statement and Public Hearings for the Master Plan and Installation Development Actions at Nellis Air Force Base, Nevada

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

On May 16, 2025, the Air Force announced the availability of their Draft PEIS for public review and comment. This began the public comment period, which runs from May 16, 2025 to June 30, 2025. During this public comment period, you may provide comments on the analysis presented within the Draft PEIS. You may submit your comments in three ways noted to the right and they will become part of the official record. To be considered within the Final PEIS, comments must be submitted by, or postmarked by, June 30, 2025.

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.

1

Name and Contact Information

2

Organization/Entity
Submitting Comments on Behalf of an Organization

3

Street

City

State

Zip Code

Phone

Email

Public Comments can be Submitted in ENGLISH or SPANISH in the following ways:

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Submit verbal comment at one of the two virtual public hearings;

2

Regular mail to: Dan Fisher, Attn: Master Plan and Installation Development at Nellis AFB, 2222 S. 4th Avenue, P.O. Box 6257, Yuma, AZ 85366;

3

Submit via the project website at <https://www.nellisafbeis.com>; or,

4

Send comments by email comments@nellisafbeis.com

Please WRITE YOUR COMMENTS BELOW

POSTER 3

PROPOSED ACTION AND ALTERNATIVES

Proposed Action

The Proposed Action includes development of the east side of Nellis AFB to address current mission constraints with the potential to impact long-term planning objectives and potential future DAF mission requirements. The majority of land available for future development 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 anticipated area by functional use category. Impervious surfaces are hard surfaces that permit little or no water to penetrate into the soil.

Alternative 1 | Complete Development

Alternative 1 is complete development of the east side of Nellis AFB. It would fully utilize this underdeveloped area and identify areas for the future construction of facilities and infrastructure required to meet current and future mission needs over the next decade. Additional areas for transportation and utility infrastructure have been identified to accommodate the eventual development. Alternative 1 would also include areas for dedicated open space used for morale, welfare, recreation, and training.

Alternative 2 | Partial Development

Alternative 2 is partial development of the east side of Nellis AFB. Alternative 2 proposes a reduced development footprint 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 areas for personnel working on the east side of the Base.

PEIS does not include analysis of individual projects and serves to identify general constraints and impacts associated with development of the east side. Future NEPA analysis would be performed as individual project details become available.

This alternative does not include space for new lodging/residential uses. Under this alternative, accompanied and unaccompanied military personnel would utilize existing On-base living quarters or live Off-base. Alternative 2 does not include space for outdoor recreation, training, and community services. In addition, the areas designated for transportation and utility infrastructure would be smaller than those areas under Alternative 1.

The DAF coordinated with the US Bureau of Land Management (BLM) on proposed modification to existing BLM lands withdrawn for military use. Because of this, the DAF inquired as to BLM's interest in serving as a cooperating agency on this EIS. BLM indicated that it did not wish to serve as a cooperating agency on this EIS, noting that further NEPA analysis would occur as part of the proposed modification of the existing Public Land Order (PLO) Number 7890.

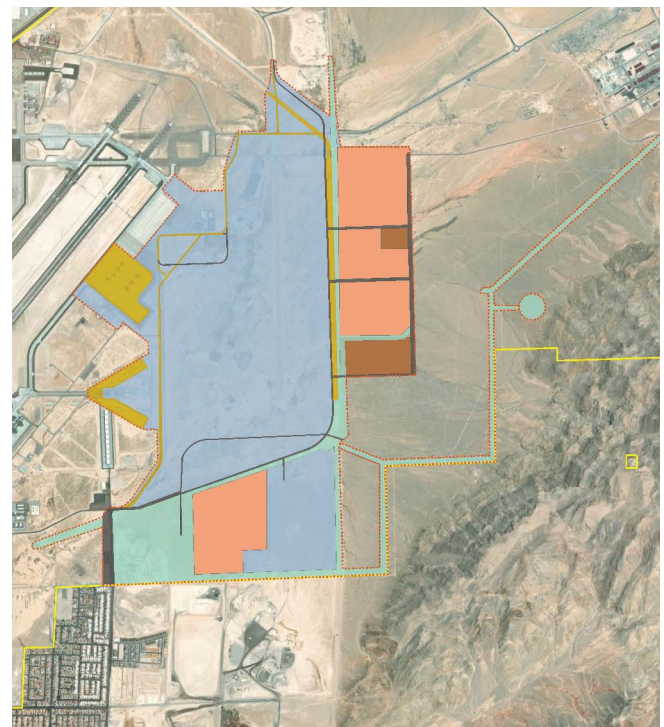
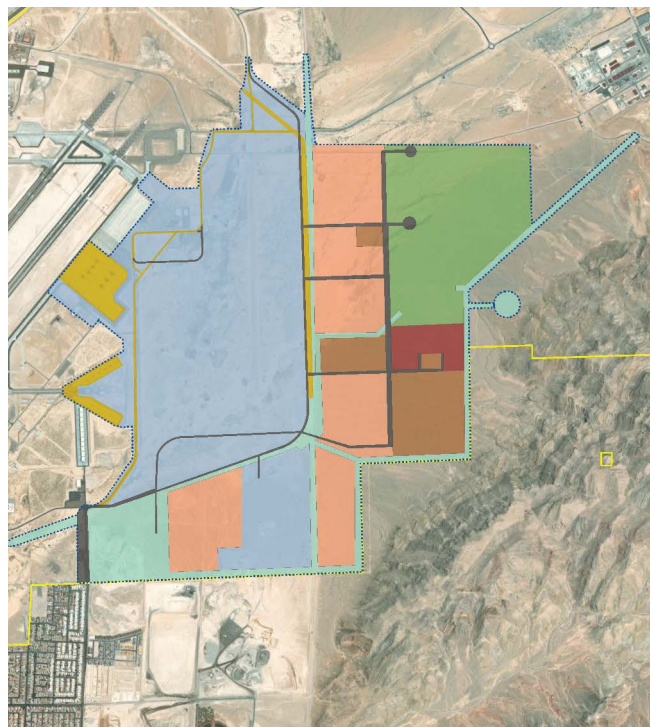
No Action Alternative

Under the No Action Alternative in this PEIS, 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 personnel and missions 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.

DEVELOPMENT 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	1,216



POSTER 4

LAND USE RESOURCES IMPACTS

Alternative 1

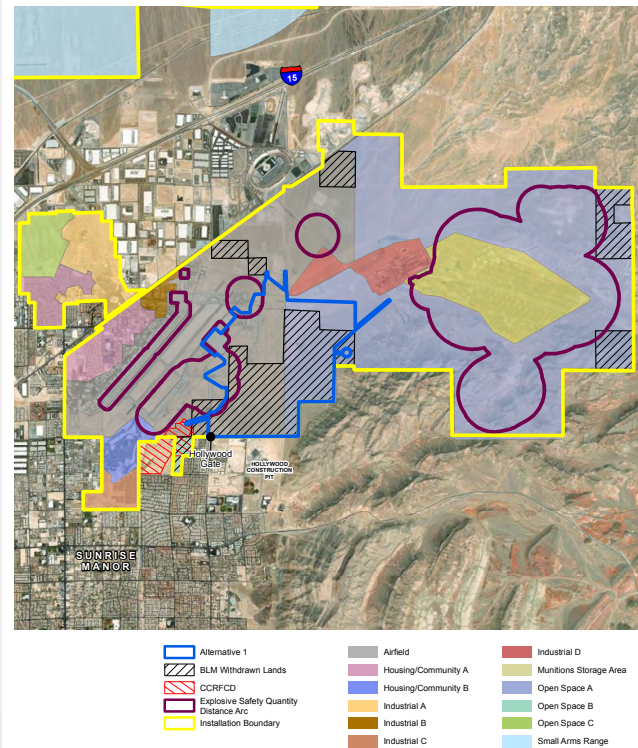
Alternative 1 would convert up to 2,000 acres of land on the east side of the Installation for various purposes. Expansion would occur east and southeast of the current runway. The majority of the land (1,261 acres) is currently unused, designated as Open Space, and managed by the US Bureau of Land Management (BLM) but withdrawn for military use. Development under Alternative 1 would permanently change the designation of this land.

Alternative 2

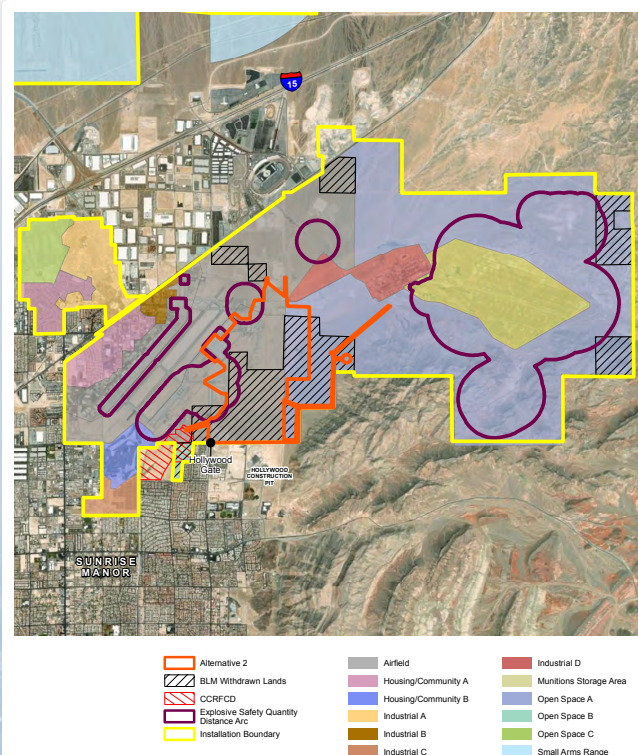
Alternative 2 would provide designated space for some of the same functional use categories as Alternative 1 within a total footprint of 1,486 acres.

A total of 888 acres of BLM lands withdrawn for military use would be designated for permanent development with implementation of Alternative 2. Alternative 2 would not designate any areas for Open Space functional use or Lodging/Residential use. Alternative 2 would also provide for a reduced total footprint for Medical/ Community Services/Community Commercial/Small-Scale Retail compared to Alternative 1 (110 acres versus 33 acres).

Implementation of both Alternative 1 and Alternative 2 would result in long-term adverse impacts to land use at Nellis AFB that would not be significant.



Land Use Alternative 1



Land Use Alternative 2

EXISTING LAND USE TYPE	EXISTING ACREAGE WITHIN PROPOSED ACTION AREA (ALT 1)	TOTAL ACRES UNDER ALTERNATIVE 1 (%)	EXISTING ACREAGE WITHIN PROPOSED ACTION AREA (ALT 2)	TOTAL ACRES UNDER ALTERNATIVE 2 (%)
Airfield	1,190	948 (47.4%)	1,190	948 (63.8%)
Housing/Community A	0	146 (7.3%)	0	33 (2.2%)
Housing/Community B	0	0 (0%)	0	0 (0%)
Industrial A	0	0 (0%)	0	0 (0%)
Industrial B	0	420 (21.0%)	0	284 (19.1%)
Industrial C	0	224 (11.2%)	0	221 (14.9%)
Industrial D	0	0 (0%)	0	0 (0%)
Munitions Storage Area	0	0 (0%)	0	0 (0%)
Open Space A	810	262 (13.1%)	296	0 (0%)
Open Space B	0	0 (0%)	0	0 (0%)
Open Space C	0	0 (0%)	0	0 (0%)
Small Arms Range	0	0 (0%)	0	0 (0%)
Total Acreage	2,000	2,000	1,486	1,486

POSTER 5

RESOURCE IMPACTS

Utilities and Infrastructure Impacts

For this Draft PEIS, a Utility and Infrastructure Assessment was conducted (included as Appendix D of the Draft PEIS) that evaluated water supply, power supply, wastewater management, and utilities to evaluate what would be required to develop the east side of Nellis AFB under either Alternative 1 or Alternative 2, as there are currently essentially no existing infrastructure or utilities in this area.

The Utility and Infrastructure Assessment, and Section 3.12 of the Draft PEIS, provides extensive discussion, including figures, outlining the infrastructure and utility needs to accommodate the Proposed Action. These are summarized by category for Alternative 1 with associated acreages for Alternative 2 in parentheses. Generally, impacts under Alternative 2 would be anticipated to be the same as under Alternative 1, albeit on a smaller scale due to the reduced footprint and therefore the lesser needs for infrastructure and utilities.

Potable Water. Development under Alternative 1 would eventually require the future construction of 43,000 linear feet of water main line (41,000 for Alt 2). Potable water demand would increase by approximately 0.3 million gallons per day, an increase of 18 percent. Future construction occurring under Alternative 1 would have the potential to further strain the long-term potable water availability on Nellis AFB, resulting in long-term, moderate, adverse impacts to the potable water supply.

Telecommunications. Approximately 85,000 linear feet (70,000 linear feet under Alt 2) of underground duct bank telecommunications infrastructure pathways would be required to support development. The future data/communications fiber optic system would originate from existing information transfer buildings B-1740 in Area I and B-10215 in Area II. These infrastructure improvements would ensure that the telecommunications system would have the capacity required to meet new demands under Alternatives 1 and 2.

Wastewater Management. Approximately 25,000 linear feet (23,000 linear feet for Alt 2) of sewage piping would be required to support development under Alternative 1. Overall, changes in regional demand would be minimal and the wastewater treatment system would have the capacity required to meet increased demands under Alternatives 1 and 2.

Power Supply. Development under Alternative 1 would increase electrical demand by 28 megawatts (24 megawatts under Alt 2), requiring the installation of a new Nellis AFB-owned distribution South substation in the southeastern corner of the Proposed Action area. The future infrastructure improvements would ensure that the electrical system would have the capacity required to meet new demands under Alternatives 1 and 2.

Natural Gas. Natural gas demand under Alternative 1 would increase by approximately 1.6 trillion British thermal units (1.1 trillion under Alt 2) and include installation of approximately 21,000 linear feet (19,500 linear feet) of future natural gas lines in the future to support development. Changes in demand would be minor, and the natural gas supply system would have the capacity required to meet new demands under Alternatives 1 and 2.

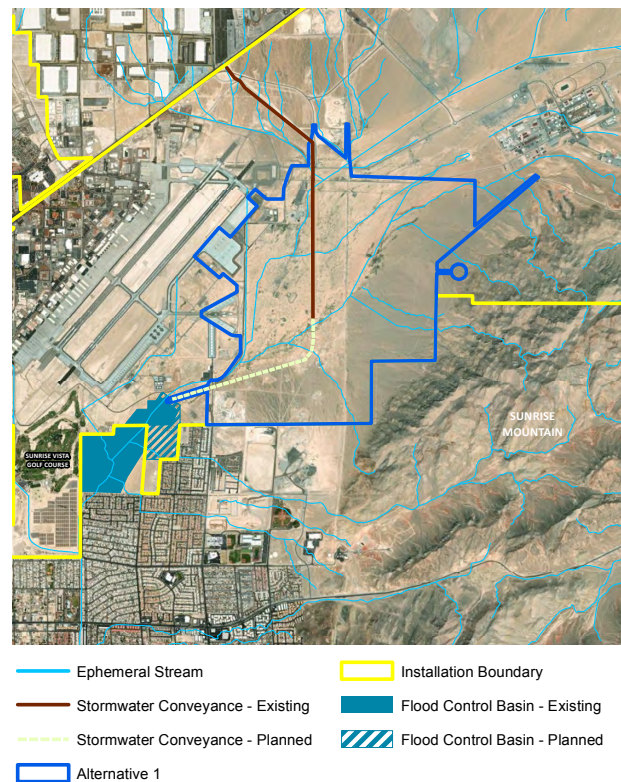
Fire Protection. A new hydrant fuel system would be required to support development under Alternative 1. Future construction would include 11,000 linear feet of 8-inch steel fuel lines and four 500,000-gallon (approximately 12,000-barrel each) tanks installed and connected to proposed flightline facilities for airframe use and interconnected with the existing system. Alternative 2 would involve the same hydrant fuel infrastructure improvements as Alternative 1.

Transportation. As this document is analyzing a programmatic planning action for the east side development area, individual construction projects and the potential future increase of 2,500 personnel at Nellis AFB over the next 10 years are not part of the Proposed Action for this EIS. Rather, individual construction projects and the increase in personnel are potential future actions to be covered under separate NEPA analysis. Prior to future proposed construction and personnel loading, a transportation analysis, to include queuing impacts, would be performed to identify potential impacts to the surrounding community and transportation system. In addition, the proposed roadways would require a complete street design and conformance with the compatible functions and planning standards as established in the Nellis AFB Installation Facility Standards outlined in *AFI 32-1015, Integrated Installation Planning*.

Stormwater Impacts

Alternative 1 would result in up to 1,480 additional acres of impervious surfaces. This is anticipated to result in increased runoff; however, under Alternative 1, the Air Force would make improvements to stormwater infrastructure that would help to manage stormwater flow and flooding. Stormwater rate control would be managed per Nevada General Permit NVR100000. A stormwater detention facility would be constructed on the southwest corner of the Proposed Action area. A reinforced berm within the fence line would be constructed in the future to safely divert stormwater runoff from Sunrise Mountain around the Proposed Action area toward the proposed stormwater basin. Long-term, beneficial impacts to stormwater infrastructure would be anticipated to occur with implementation of Alternative 1.

Development under Alternative 2 would result in the creation of up to 1,216 acres of new impervious surfaces. Impacts under Alternative 2 would be anticipated to be the same as under Alternative 1, albeit on a smaller scale due to the reduced footprint.



Water Resources Alternative 1

POSTER 6

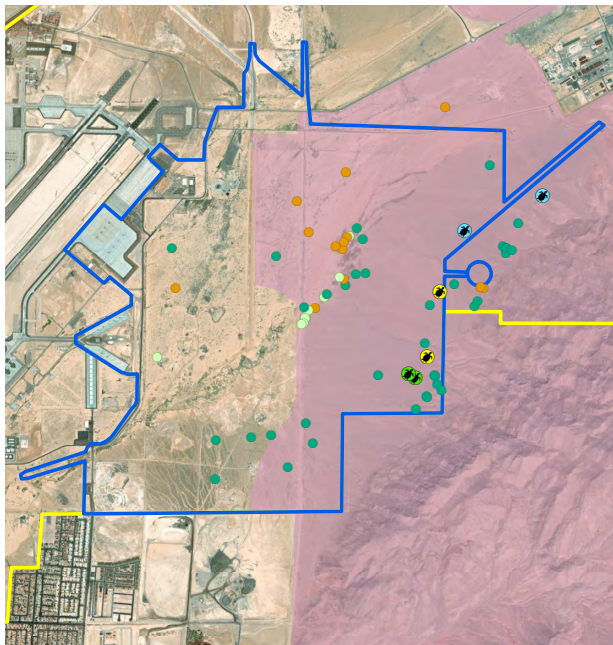
RESOURCE IMPACTS

Biological and Threatened and Endangered Species Impacts

Under Alternative 1, approximately 1,580 acres of native and non-native vegetation would have the potential to be removed during future development, including construction, grading, and laydown of equipment, resulting in significant, long-term, adverse impacts to native vegetation.

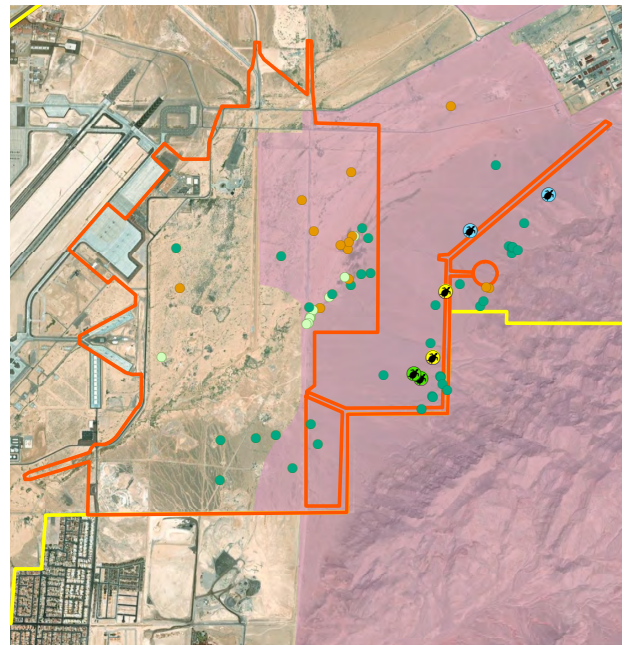
Populations of small mammals and reptiles in the Proposed Action area may be lost during vegetation removal as a result of mortality during land clearing. Mitigation measures would be put in place to reduce the loss of species that are considered sensitive by the BLM and species of greatest conservation need by the state that could be affected would include the desert horned lizard, desert iguana, Great Basin collared lizard, long-tailed brush lizard, and Mojave sidewinder.

Approximately 1,000 acres of Mojave desert tortoise habitat would be disturbed under Alternative 1. The estimated 982 acres of the 1,000 acres of desert tortoise habitat that would be disturbed from implementation of Alternative 1 would be covered by the Programmatic Biological Opinion (PBO), provided the Air Force implements all terms and conditions and reporting requirements in the PBO. It is expected that an unknown number of small tortoises and tortoise eggs may not be found and would be killed during ground-disturbing activities, which would be allowable under the incidental take provision of the PBO. However, conducting preconstruction surveys, installing tortoise-proof fencing, and having all personnel attend Desert Tortoise Awareness training along with implementing Best Management Practices for the entirety of the project development and construction would mitigate these potential impacts.



- Burrowing Owl Burrow
- Predator Burrow
- Desert Tortoise Burrow
- Desert Tortoise (2018)
- Desert Tortoise (2019)
- Desert Tortoise (2021)
- Alternative 1
- Installation Boundary
- Desert Tortoise Habitat

Desert Tortoise Habitat Observations, and Animal Burrows
Alternative 1



- Burrowing Owl Burrow
- Predator Burrow
- Desert Tortoise Burrow
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- Desert Tortoise (2019)
- Desert Tortoise (2021)
- Alternative 2
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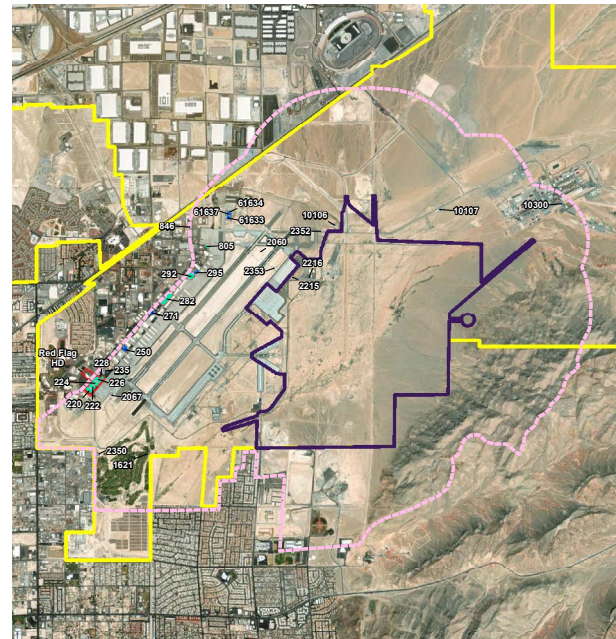
Desert Tortoise Habitat Observations, and Animal Burrows
Alternative 2

Impacts to biological resources and threatened and endangered species under Alternative 2 would be anticipated to be the same, but on a smaller scale than those described under Alternative 1 due to a reduced development footprint. Specifically, 1,071 acres of native and non-native vegetation would have the potential to be removed. Mojave desert tortoise habitat acres that would be disturbed under Alternative 2 would be 487 acres, which would all be covered in the PBO.

Cultural Resources Impacts

Implementation of Alternative 1 would have the potential to result in adverse effects to cultural resources. In keeping with the programmatic nature of this PEIS, consultation with the Nevada State Historic Preservation Officer (SHPO) would occur in the future on a project-by-project basis prior to beginning construction.

There is currently no Programmatic Agreement between Nellis AFB and the SHPO, nor is one in development. There are 11 unevaluated archaeological sites in the Area of Potential Effect (APE) and one with unknown National Register of Historic Places (NRHP) eligibility (outside of base boundaries) that will be treated as eligible for the purposes of this undertaking, unless and until they are evaluated and determined not eligible. There are additionally 8 NRHP eligible buildings and 20 unevaluated buildings that will be treated as eligible unless otherwise evaluated in the interim.



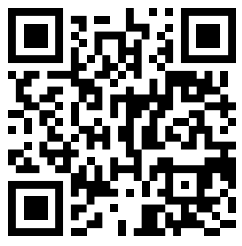
Cultural Resources



How to Provide A Public Comment

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