Final FINDING OF NO SIGNIFICANT IMPACT (FNSI)

1. Description of the Proposed Action: The Army and Air Force Exchange Service (AAFES) proposes to construct a new shopping center for use by authorized individuals at Fort Benning. The proposed action would consist of construction and operation of a shopping center containing a main store, MCSS and a food court including an Anthony's Pizza, Robin Hood Deli, Burger King, Taco Bell, Church's Chicken, Manchu Wok, Charley's Grilled Subs, A & W, and Baskin Robbins. Services would include a barber shop, beauty shop, pharmacy, alterations shop, optometrist/eye care office, flower shop, one-hour photo store, nutrition center, shoe store, amusement arcade, beauty supply, collectibles, roving concessions, category enhancer, and local artisan. New construction would consist of reinforced concrete slab/foundation with masonry/metal stud exterior walls, steel structure and built-up partitions, AAFES-provided shelving, suspended ceilings and recessed energy-efficient lighting. Exterior support would include required utilities, communications, paving, walks, curbs, storm drainage, site improvements, electrical, mechanical, and fire protection for a complete and usable facility. Only AAFES-authorized patrons would use the facility. These patrons are primarily active duty and retired military personnel, their family members, and certain categories of reserve military personnel.

2. Finding of No Significant Impact (FNSI): The EA titled "Environmental Assessment for the Proposed Construction of a Shopping Center, Fort Benning, Georgia," was prepared and evaluated pursuant to the National Environmental Policy Act (Public law 91-190, 42 USC. 4321 et seq.). This EA concluded that the proposed action does not constitute a "major Federal action significantly affecting the quality of the natural and human environment" when considered individually or cumulatively in the context of the referenced Act, including both direct and indirect impacts. Therefore, the preparation of a more detailed environmental document, an Environmental Impact Statement, was not required.

3. Summary of Potential Environmental Effects and Proposed Mitigation for Revised Alternative III:

RESOURCE	POTENTIAL EFFECT	MITIGATION
Soils	Minor adverse effects	Adherence to ESPCP, NPDES Permit, and SPCC Plan required; no additional mitigation proposed.
Vegetation	Minor adverse effects	Adherence to ESPCP and NPDES Permit required; no additional mitigation proposed.
Water Resources	Minor adverse effects	Adherence to ESPCP, NPDES Permit, and SPCC Plan required; no additional mitigation proposed.
Wetlands	Minor adverse effects	USACE Nationwide Permit and coordination; no additional mitigation proposed.
Species of Conservation Concern	No effect	Survey for Relict trillium prior to construction; no additional mitigation proposed.

RESOURCE	POTENTIAL EFFECT	MITIGATION
Air Quality	Minor adverse effects	Adherence to applicable air permits and regulations; no additional mitigation proposed.
Noise	Minor adverse effect	Adverse effects would be minimized by limiting construction activity to daylight hours and by using properly maintained and muffled equipment. Noise associated with implementation of the proposed action at the preferred alternative site would be limited primarily to construction and would represent a localized short-term adverse effect; no additional mitigation is proposed.
Hazardous Materials and Waste	No effect	None proposed.
Cultural Resources	No effect	None proposed.
Socioeconomics	No effect	None proposed.
Utilities	No effect	None proposed.

4. Public Comments:

a. An interim draft of the EA and draft FNSI for the proposed action were erroneously presented to the public for review from 12 January through 11 February 2005; a notice of availability (NOA) of these document was also posted in "The Columbus Ledger-Enquirer" during this time, in accordance with part 1501.4 (e)(1) of Title 40 of the Code of Federal Regulations and 32 CFR part 651 (Army Regulation 200-2). The documents were available at the Columbus Public Library, South Lumpkin Library, Fort Benning Main Post Library, and on the Installation website. The NOA was also mailed to all agencies/individuals/organizations on the distribution (mailing) list for the proposed action. In response to these efforts, the following comments were received:

- On January 10, 2005, a private citizen responded to our notice. Some individuals were interested in having retail banking services.
- On January 11, 2005, the Georgia State Clearinghouse (GSC) sent a letter confirming receipt of the EA and draft FNSI and that the documents would be forwarded, through them, for the appropriate state level reviews.
- On January 18, 2005, the Lower Chattahoochee Regional Development Center responded via letter that the proposed project is not inconsistent with the RDC's Regional Plan or the City of Columbus' Comprehensive Plan.
- On January 25, 2005, the Georgia Department of Natural Resources, Historic Preservation Division indicated via letter that based upon the information provided the HPD believes that no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking. Please note that historic and/or archaeological resources may be located within the project's area of potential effect (APE), however, at this time it has been determined that they would not be impacted by this project. Any changes to this project

as proposed would require further review with the SHPO for compliance with Section 106 process.

- An email comment was received from the U. S. Fish and Wildlife Service (USFWS) on 7 February 2005 requesting that any on-site habitat suitable for the endangered plant relict trillium *(Trillium reliquum)* be surveyed before construction is initiated. Fort Benning and AAFES will work together to ensure that this survey is conducted, per USFWS request, prior to any construction.
- On February 11, 2005, a letter from the Georgia Department of Natural Resources, Hazardous Waste Management Branch, indicated that based upon the information provided the project is considered to be consistent with those state or regional, goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations with which this organization is concerned.

b. The Corrected Final EA and draft FNSI were made available for public and stakeholder review at the aforementioned libraries and on the Installation website (https://www.benning.army.mil/EMD/_program_mgt/legal/index.htm) starting 30 days from the first date of publication (July 28, 2005) in "The Columbus Ledger Enquirer." The NOA was also re-distributed to all parties on the distribution (mailing) list. Additional comments received during this subsequent review period are summarized below.

- On July 26, 2005, the Georgia State Clearinghouse (GSC) sent a letter confirming receipt of the Corrected Final EA and draft FNSI and that the documents would be forwarded, through them, for the appropriate state level reviews.
- On August 2, 2005, the Region IV Environmental Protection Agency sent a letter confirming receipt and review of the documents and indicating their concurrence with its Finding of No Significant Effect.
- On August 26, 2005, the GSC sent an additional letter confirming that the abovementioned state-level review had been completed. This was confirmed by attached letters from the Lower Chattahoochee Regional Development Committee, Georgia Environmental Protection Division-Flood Plain Management, the GA DNR-Hazardous Waste Management Branch, and the Soil and Water Conservation Commission, all of which indicated that the EA was "consistent with state and regional goals" and was therefore an approved action

FINDING OF NO SIGNIFICANT IMPACT
REVIEWED AND APPROVED BY:

3 Oct 05
Date

Ricardo R. Riera
Colonel, ~~IN~~
Garrison Commander