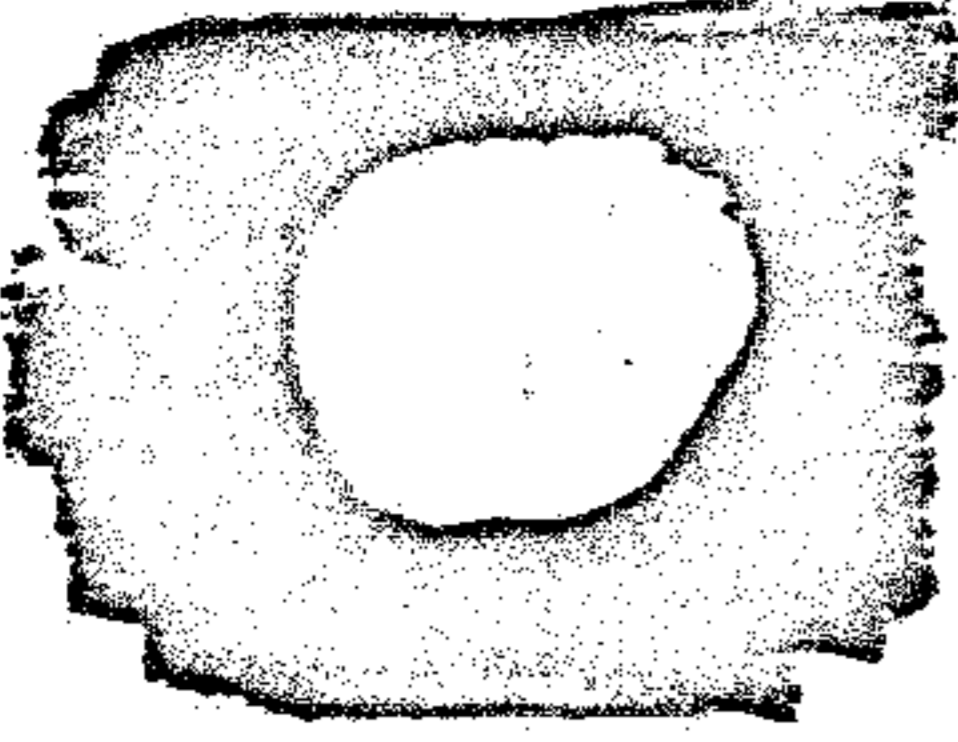


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CANDIDATE ENVIRONMENTAL STATEMENT

FOR

INSTALL RELOCATABLE HOUSES

AT

K. I. SAWYER AIR FORCE BASE, MICHIGAN

STRATEGIC AIR COMMAND

15 DECEMBER 1977

-PROPOSED IMPLEMENTATION DATE OF THIS ACTION: FY79

REVISED MAY 1978

CLEARED
FOR OPEN PUBLICATION

OCT 2 - 1978

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AUTOVON NO.: 472-2384/2393

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JAMES G. WILLETT, Colonel, USAF
Chairman, Environmental Protection Committee
DCS/Engineering and Services

PREPARED IN ACCORDANCE WITH AFR 19-2

IN COMPLIANCE WITH

THE NATIONAL ENVIRONMENTAL POLICY ACT OF 1969

This is a
SAF/OIS document.

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000006

SUMMARY

1. This is a candidate environmental statement prepared in accordance with -
A/R 19-2 and in compliance with the National Environmental Policy
Act. of 1969.

2. The name of this action is Install Relocatable Houses. This is
an administrative action.

3. This project consists of extending sanitary sewers, water, electric
lines, to Caribou and Tarzon Streets to provide sites for 198
relocatable housing units to be relocated from Kincheloe Air Force Base,
Michigan. This project will provide 198 additional housing units at
this base. K. I. Sawyer Air Force Base, Marquette County, State of Michigan.

4. Environmental Impact:

a. Air Quality: Negligible effect.

b. Water Quality: No effect.

c. Noise: Unfavorable effect.

d. Wildlife: Negligible effect.

e. Socio-Economic:

1. Public School System: No effect.

2. On-Base Housing: Favorable effect.

3. Landlords and Realtors: Negligible effect.

4. Other facilities: No effect.

f. Solid Waste: No effect.

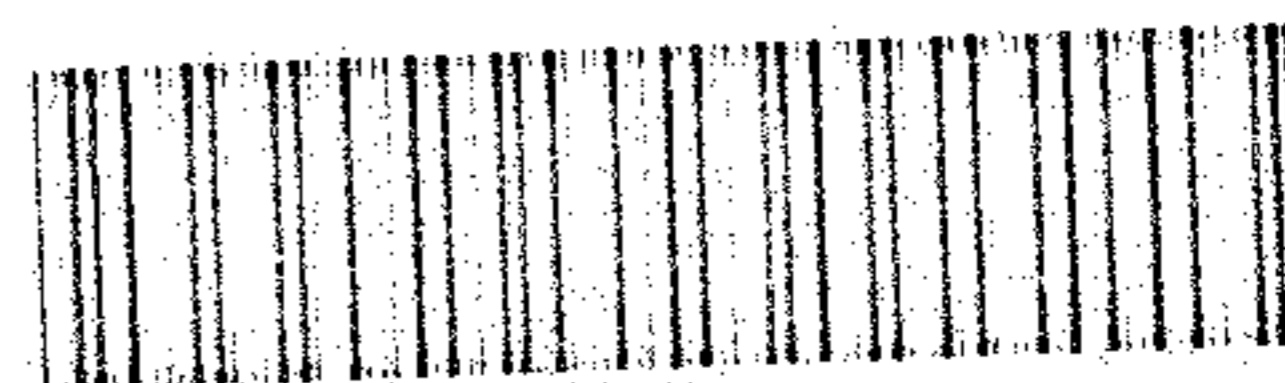
g. Soils: Negligible effect.

h. Historical and Archiological Sites: No effect.

i. Aesthetics: Favorable effect.

j. Traffic: Favorable effect.

k. The environmental impact on Kincheloe AFB and the surrounding
communities caused by this action has not been addressed in this candidate
environmental statement. The decision to close Kincheloe AFB was previously
made and environmental consequences were addressed at that time.



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5. Alternatives:

- a. Take no action.
- b. Reduce the number of units.
- c. Select other sites.

6. Comments Requested:

- a. Gwinn Public Schools.
- b. Marquette County Historical Society.
- c. Michigan Department of Natural Resources.
- d. K. I. Sawyer AFB Housing Office.
- e. 410 CSG/DEPD

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CANDIDATE ENVIRONMENTAL STATEMENT

INSTALL RELOCATABLE HOUSES

1. Introduction: This action will provide 198 additional housing units for enlisted personnel assigned to this installation. The estimated cost of this action is \$4,533,400.

ia. Project Description: This project provides 198 additional housing units for enlisted personnel assigned to this installation. Caribou and Tarzon Streets will be extended to provide sites for these relocatable houses. Water, sanitary sewers, and electric lines will be extended into the area. Also included in this project will be such associated work as clearing, grading, paving, street lighting, storm drainage and landscaping. The units will be moved approximately 150 miles from Kincheloe AFB to K I Sawyer AFB, Michigan. These relocatable housing units have been designed and constructed using hinges in the walls, floors and roofs. When the units are folded, they can be transported over the highway similar to a mobile home.

ib. Existing Site Characteristics: The proposed housing site contains 139 acres which are presently owned by the County of Marquette. The topography consists of flat ridges and numerous valleys. The streets and housing units will be built on the flat ridges. The site contains a poorly stocked jack pine timber stand. There are no existing roads or streets into the area. An existing main sewer line passes thru the site. The soils are poorly graded sands with about 4 inches of poor topsoil. The water table is approximately 100 feet below the surface.

2. Relationship of the Action to Land Use Plans, Policies and Controls for the Affected Area: The existing site is a forested area. Land areas not used for streets, housing units and utility lines will be incorporated into Sawyer's Timber Management Program. This site contains 139 acres and 47 of these acres will be changed into residential area.

3. Probable Impact of the Proposed Action on the Environment:

a. Air Quality: This action will include 198 additional oil-fired furnaces vented to the atmosphere. Dust particles will be emitted into the atmosphere during construction activities, but can be controlled by spraying water on the site. The Air Quality Division - Michigan Department of Natural Resources, do not have any air quality plans, regulations and/or laws which apply to this action. No construction permits, operating permits or licenses are required for this action. The effects on air quality is considered negligible.

b. Water Quality: All sanitary waste generated by personnel assigned to these housing units will be processed by the base sewage treatment plant. The effluent is discharged to the Silver Lead Creek, hence to the Chocolay River and Lake Superior. K I Sawyer is authorized to discharge to the Silver Lead Creek IAW NPDES permit number MI 0021423 issued by Region IV of the U.S. Environmental Protection Agency. Construction of Sawyer's present treatment plant was completed in December 1976. In November 1977 Sawyer was issued a Notice of Violations and order for compliance by the EPA. The Notice of Violation listed effluent limitations violations for BOD₅, PH Suspended Solids and residual chlorine. Sawyer's proposed actions

to bring the plant into compliance with the permit requirements are as follows:

(1) BOD and PH: The BOD removal efficiency of the base's rotating biological discs (RBD) treatment system is closely related to the PH of the waste water. The existing PH fluctuations adversely affect this system and require stabilization. To stabilize the PH will require modifications to the plant instrumentation and control devices and addition of a CO₂ mixer in the recarbonation basin.

(2) Suspended Solids: The high amount of suspended solids is caused by the shearing of floc when the RBD effluent is pumped into the final clarifiers, the marginal settling characteristics of the final clarifier itself and the ineffectiveness of the sand filters. To decrease the suspended solids in the final effluent, will require installation of an automatic sand filter cleaning device and to construct new clarifiers. The new final clarifiers will be located so as to eliminate pumping of the RBD effluent to the final clarifiers, thus eliminating the floc shear problem and improving performance reliability.

(3) Chlorine Residual: The chlorine residual is now within the NPDES permit limitations. Fine tuning of the plant and special attention by the plant operators has brought the chlorine residual into compliance. Design and construction changes to the plant will be accomplished in two phases. Phase I to consist of Instrumentation and CO₂ mixer to stabilize PH for better operation of bio-disc. It is estimated the project will be completed in December 1978. This project should substantially improve plant performance. The schedule for completion of Phase II which consists of sand filter alterations and final clarifiers is December 1979. Upon completion of these construction projects, Sawyer sewage treatment plant will comply with the NPDES permit by January 1980. The average flow at this installation is 878,872 gallons per day. Of this 878,872 gallons, it is estimated that 52 percent or 457,013 gallons is generated by 1893 housing units. This is an average of 241 gallons per day for each housing unit. Based on these figures, 198 additional housing units will increase the daily average waste water flow by 47,718 gallons, to a daily average of 926,590 gallons. Since the plant has a design flow of 2,900,000 GPD which is twice the maximum peak flow, the plant will be capable of properly treating the additional waste water caused by this action. This installation's potable water source consists of four wells with a rated capacity of 60 million gallons per month pumping 16 hours per day. Maximum peak consumption is 47 million gallons per month. The installation has sufficient capacity to meet the additional consumption demands caused by this action.

c. Noise: Noises will be created by construction operations during normal duty hours. Noise sources will consist of carpenter's hammers, small hand-held tools, and heavy equipment which should not generate any excessive or harmful noise levels. The effects of construction noise is considered negligible. In accordance with Sawyer's AICUZ noise contour lines, ten (10) units are located in an area less than 65 L_{dn} and the remaining 188 units

are located between 65 L_{dn} and 70 L_{dn} . In accordance with Figure 5.2.2.3.1 of environmental planning bulletin 12, Noise Planning, December 1976, a conventional wood frame housing unit with windows closed would have a noise level reduction of 25-30 dB (NLR in dB). With a noise level reduction of 25-30 dB, these relocatable housing units will comply with figure 4-6, Interior Noise Environment, of Bulletin 12. IAW figure 4-5, Outdoor Noise Environment, residential uses are discouraged in L_{dn} 65-69. 1

d. Wildlife: When construction operations begin wildlife will be temporarily relocated to adjacent forested areas. Rare and/or endangered wildlife species which might appear on or near this installation include peregrine falcon,² Kirtland's warbler,² and the Eastern timber wolf.³ Peregrine falcon and Kirtland's warbler are considered transients and do not nest in this area. No threatened or endangered species have been found in the area, and none are anticipated. The construction of streets and housing areas could benefit wildlife habitat by creating a favorable forest edge effect for small birds and mammals. The overall effect on wildlife could be considered negligible.

e. Socio-Economic:

1. Public School System: The public school system has been experiencing a steady decrease in total enrollment since 1972. During the peak year of 1972, the total enrollment was 3,856 students. The estimated enrollment for this school year (1977-78) is 3,450 students for a total decrease of 406 students since 1972. It is estimated that 332 additional school age children will reside at this installation. Of the 332 school age children, it is estimated that 166 children (332 x 50%) presently reside in the local school district. Therefore, this action will increase the local enrollment by 166 new students. The present student-teacher ratio for the school system is 21 students/teacher. This action will increase the student-teacher ratio to 22 students/teacher.⁴ The superintendent of the school system stated that the increased enrollment would not cause any problems. Therefore, this action will not have any adverse effects on the local public school system.

2. On-Base Housing: On-base housing units consist of 407 officer's quarters, 1286 enlisted man's quarters and 200 trailer spaces for a total of 1,893. Also, there are 1,272 spaces available in the dormitories and 41 bachelor officer quarters. Currently, officers have a 30 day waiting period to obtain on-base housing and enlisted men have a 6-8 month waiting period. With an additional 198 on-base housing units, it is estimated that the waiting period for enlisted men would decrease to two-four weeks. This is considered to be a favorable impact.

1 Environmental Planning Bulletin #12

2 Peregrine Falcon, Kirtland's Warbler - U.S. Fish & Wildlife Service

3 Eastern Timber Wolf - Michigan DNR

4 Gwinn Public Schools

3. Landlords and Realtors: As a result of military personnel shifting from housing in the community to housing on base, there will be no significant net population change in local areas. Since August 1977, 40 eligible personnel have purchased homes off base. This increase is attributed to the controlled five-year tour. We anticipate that the 198 units if moved to Sawyer, would absorb our entire waiting list. In addition we would estimate approximately 100 excess units which would be occupied by ineligibles (E1, E2, E3, E4 under 2 years active duty). Presently, 80 personnel are assigned on base housing per month. Of the 80 persons assigned, approximately 40 personnel live in the local area. It is estimated that the rental loss to the local landlords and realtors would be \$24,948/month (\$252 average rent x 99) or \$309,376/year. However, it is anticipated that this action will not have any effect on landlords and realtors, because by the year 1980, Marquette County is expected to increase from a population of 65,400 to a population of 86,823. This increase in population does not include the populations at K. I. Sawyer, Northern Michigan University and Marquette Prison. This increase in population is due to the rapidly expanding mining industry which is expected to add approximately 4,000 jobs by 1980.¹ The demand for housing is/will continue to exceed supply. Therefore, this action will not have any significant effect on landlords, realtors or the local communities.

4. Other Facilities:

- a. Family Housing Maintenance: It is anticipated that additional housing maintenance authorizations will be required to adequately maintain these additional housing units. The number of additional manpower slots required cannot be determined without an in-depth study of the maintenance work required because the housing maintenance branch is currently being assisted by the Base Civil Engineer maintenance shops.
- b. Security Police: It is anticipated that no additional manpower authorizations and/or additional equipment will be required to perform the security police functions in this housing area.
- c. Fire Department: It is anticipated that no additional manpower authorizations and/or fire fighting equipment will be required to provide fire protection for these additional housing units.
- d. Playgrounds: Adequate playgrounds are located in the vicinity of the proposed site at the on base school grounds. No additional playgrounds are planned at this time.
- e. This action will not have any adverse effect on the commissary, BX, on/off base services, or recreational facilities in the vicinity of this installation.

¹ Marquette County Housing Study, June 1977.

f. Solid Waste: Solid waste generated during construction will be disposed of in the base sanitary landfill or disposed of off the base by the contractor. Burning of construction wastes is prohibited at this installation. Solid wastes generated by the new housing occupants will be collected and disposed of in the on-base sanitary landfill. The sanitary landfill can adequately handle this additional solid waste. Present landfill reserves have an estimated life of 80 years.

g. Soils: Soils within the proposed site are classified as Rubicon Sand. This is a well drained sand with sandy surface layer over acid sands to 60 inches or more. Poorly graded sands extend to 100 feet below the surface. Topsoil within this series is very poor, sandy, low content of organic matter and droughty. When the topsoil is removed, the exposed sand is susceptible to wind and water erosion. Topsoil will be stripped as required and reused in establishing grasses and other stabilization.

h. Historical and Archeological Sites: Information received from the Marquette County Historical Society¹ indicates that there are no historic places and/or archeological sites within the boundaries of this installation.

i. Aesthetics: The proposed construction will occur on the flat ridges. The numerous valleys will remain untouched. The general effect will be the extension of two existing streets. These streets will wind through the site with the housing units located on both sides of the streets along south and west sides of the parcel and on the east side of the street along the east portion of the parcels. The areas not used for housing, streets and utilities, which contains 97 acres will be added to the installation's Forest Management Program. This should have a favorable effort.

j. Traffic: It is estimated that this action will reduce the vehicle traffic on local roads by 150 vehicles a day between the hours of 6:00 AM - 8:00 AM and 3:30 PM - 5:30 PM Monday through Friday. It is also anticipated that this action will reduce the family round trips to obtain on base services by 71 vehicles per day. ($2\frac{1}{2}$ trips/week x $198 \div 7$). When this action is implemented family travel to obtain off-base services is estimated to be 57 vehicles per day (2 trips/week x $198 \div 7$) a net reduction of 14 vehicles per day for family travel. There should be a decrease in gasoline consumption when this action is implemented because of the reduced driving distances to work for personnel assigned to these on-base housing units. The average driving distance (one-way) for personnel living off base is 20-25 miles.

k. Existing Housing Sites at Kincheloe: After the housing units are removed from their existing foundations, current plans are to leave the concrete foundations, walks, and driveways in place. The utilities will be capped at each unit, except for the electric service, it will be disconnected at the service pole for each unit. The area will be left clean and free from debris created by this relocation project.

¹ Private Historical Society.

4. Alternatives.

a. Take no action. This alternative is least desirable because of the long waiting period for enlisted men's on-base housing and the high cost of available off-base housing. The average military member (E1 thru E3 over 2) living off-base spends approximately 51 percent of his gross income for housing. It would be undesirable to allow these housing units to remain unoccupied at their present location when there is a shortage of housing in this area.

b. Reduce the number of units. This alternative is undesirable because of the expected population increase in the county and the additional 4,000 jobs in the mining industry. The demand for housing is expected to exceed the supply by 1980.²

c. Select other sites. This alternative of selecting other suitable sites in noise zones less than 64 Ldn will require locating these housing units outside of the eastern base boundaries. It is estimated that these alternate sites will increase the total cost of this action as follows:

1. Alternate Site #1. The original additional costs for land, boundary fences, relocating county road, sewer, water and electrical mainline extensions was estimated at \$327,500. Since the environmental statement was revised, additional topographic information and on-site inspection reveals that land south and east of this parcel would also have to be purchased including approximately 1400 feet of recreational lake frontage property which will increase the land cost by \$140,000 just for this parcel of lake frontage; also, it will cost an additional \$40,000 for the adjacent land. This would be a total land purchase of 150 acres and increase the land acquisition costs by \$180,000. Since the site is larger, it is estimated that the construction cost for streets, roads, boundary fences, sewer, water and electrical extensions will increase by \$300,000, for a total estimated cost of \$807,500.

2. Alternate Site #2. The original additional costs for land, boundary fences, sewer, water and electrical mainline extensions was estimated at \$134,525. Since the environmental statement was revised, additional information and on site inspection reveals that a parcel of approximately 160 acres will be required because the site contains numerous water potholes. Due to the larger site, land acquisition cost will increase \$15,000 and construction costs for streets, roads, boundary fences, sewer, water and electrical extensions will increase by \$500,000, for a total estimated cost of \$649,525.

It is estimated that the basic cost of moving these units from Kincheloe to Sawyer and all work for the installation of these units on the proposed and/or alternate sites will be the same.

¹See Atch #2.

²Marquette County Housing Study, June 1977.

d. Comparability of New Units/Relocatable Units.

1. Unit type & movement. The type of housing to be moved are single story center core fold relocatables of 1415 S.F. These units have 3 bedrooms, bath, kitchen/dining/living room area. These units would be folded up using reverse procedure from erection, placed on trailers and hauled from Kincheloe AFB to K I Sawyer AFB. Total requirement would be 198 trips.

2. Cost of New Units. Median cost from Mean's Estimating Guide for low rent public housing is \$24.75/SF. That figure adjusted for area factor of 1.15 and inflation factor of 1.08 gives a S.F. cost of \$30.69. At this price an equivalent new unit of 1415 S.F. would cost the government \$43,400 per unit plus \$1,977,200 for site work for 198 units at original proposed site. Total project cost for new units would be approximately \$10,600,000.

5. Probable Adverse Environmental Effects Which Cannot be Avoided Should the Proposal Be Implemented. This action will increase the atmospheric emissions from additional heating units (oil-fired furnaces) but this will not have any significant effect on the environment. There will be an overall reduction in dollars spent in the surrounding communities for housing by personnel assigned to this installation. Dust particles will be emitted into the atmosphere and erosion could occur, but these can be controlled during construction.

6. Relationship Between Local Short-term Use of Man's Environment and the Maintenance and Enhancement of Long-term Productivity. This action should not adversely effect the environment or present any long-term risks to human health or safety. The proposed site contains 139 acres, 92 acres will remain in the production of forest products.

7. Irreversible and Irretrievable Commitments of Resources that Would Be Involved in the Proposed Action Should It Be Implemented. Land is the principal resource which is involved to any significant degree in this action. It is not committed irreversibly or irretrievably. Other resources involved in this action are electricity and heat. The additional energy consumed by this action will be insignificant when compared to the total energy consumed at this installation. The only irreversible resources involved in this action would be the fuels consumed and manhours lost in moving these relocatable units from Kincheloe AFB to K I Sawyer AFB, a distance of approximately 150 miles.

8. Considerations That Offset the Adverse Environmental Effects. This action will eliminate the on-base housing shortage at this installation. It should also increase the purchasing power of personnel living in these units because, their household budget should be less than renting in the surrounding communities.

9. Details of Unresolved Issues. When this action is implemented a decrease in spending (dollars) by military personnel for rental housing units and utilities in the local communities will occur. Also, a reduction in spending for goods and services in the local communities could occur, because these personnel will be living on base. The local school system could receive additional PL81-874 funds, due to the projected increase in enrollment. Also, this action will provide jobs for construction workers and business for contractors. In accordance with Sawyer's AICUZ noise contour lines, 188 units will be located between 65 Ldn and 70 Ldn.

10. Bibliographical References. Information contained in this assessment was obtained from the following sources:

- a. AFR 19-1.
- b. AFR 19-2.
- c. Tab A-1 Environmental Narrative for K. I. Sawyer AFB dated 30 Dec 1976.
- d. The Marquette County Historical Society, Inc. (Private Body)
- e. Michigan Department of Natural Resources.
- f. U. S. Department of the Interior - Fish and Wildlife Service.
- g. Gwinn Public Schools.
- h. K. I. Sawyer AFB Housing Office.
- i. Marquette County Housing Study, June 1977.
- j. U. P. Power Company.
- k. Air Quality Division - Michigan DNR.
- l. Environmental Planning Bulletin #12, December 1976 - USAF/PREV.
- m. 410 CSG/DEPD.

BASE HOUSING WAITING LIST

<u>RANK</u>	<u>NUMBER</u>
Field Grade	2
Company Grade	14
E7 - E9	6
E4 - E6	81
Total	<u>103</u>

LOCAL RENTAL RATES

<u>TYPE UNIT</u>	<u>FURNISHED OR UNFURNISHED</u>	<u>COST/MONTH</u>
Efficiency	Furnished	\$ 90 - 190
	Unfurnished	\$150 - 205
1 Bedroom	Furnished	\$130 - 210
	Unfurnished	\$225 - 350
2 Bedroom	Furnished	\$215 - 350
	Unfurnished	\$225 - 500
House	Furnished	\$200 - 400
	Unfurnished	\$150 - 275
Mobile Home	Furnished	\$150 - 225
	Unfurnished	\$150 - 225

MILITARY ALLOWANCES

	<u>QUARTERS</u>	<u>SUBSISTANCE</u>
E-1	\$142.50	\$ 85.20
E-2	\$142.50	\$ 85.20
E-3	\$142.50	\$ 85.20

	<u>BASE PAY</u>
E-1	\$397.50
E-2	\$443.10
E-3 (Under 2)	\$460.20
E-3 (Over 2)	\$485.40

	<u>TOTAL MONTHLY PAY</u>
E-1	\$625.20
E-2	\$670.80
E-3 (Under 2)	\$687.90
E-3 (Over 2)	\$713.10

AVERAGE: \$674.25

AVERAGE RENT: \$252.00/Month plus \$90.00/Month utilities*

PERCENT GROSS: 51%

* U.P. Power Company

K I SAWYER AFB

1. In addition to the socio-economic data presented in the CEIS, the following data obtained from the Environmental Technical Information System, Computer-Aided Economic Impact Forecast System is provided:

a. Assumptions used as the basis for our computations:
Dollar volume of project, \$4,300,000.

b. Percent of local labor: 25%.

c. Percent of local materials: 40%.

d. Average income of military personnel: \$10,056.

e. Number of families moving on base from local region: 198.

e. Impact will occur on the region of Marquette County, Michigan.

2. Direct and secondary impacts are estimated to have an initial positive effect on the business community of \$847,000 (estimated); personal income of \$1,169,000 (estimated); and increased employment during the construction period.

3. Secondary impacts associated with the candidate action are as follows:

a. Decrease of 215 school children attending schools within the region.

b. Increased cost to area schools resulting from this action of \$182,000 (estimated).

c. Federal and state aid to schools may decrease an estimated \$132,000.

d. An increase of \$51,000 may occur in other local government costs resulting from this action.

e. The overall net increase in cost to local governments resulting from this action is a negative \$131,000.

1976 Ambient Air Quality Data, Marquette, MI

Sampling Station Location: At Federal Building in downtown Marquette, MI.

1. Particulate matter - 33 micrograms/cubic meter - annual geometric mean - standard for area is 75 micrograms/cubic meter.
2. Sulfur Dioxide (SO₂) - 20 micrograms/cubic meter - annual arithmetic mean (.01 parts per million) - standard for area is 80 micrograms/cubic meter.
3. Nitrogen Dioxide - 30 micrograms/cubic meter - annual arithmetic mean (.01 parts per million) - standard for areas 100 micrograms/cubic meter.
4. Source: Michigan Air Pollution Quality Division, Annual Report for 1976, State of Michigan Department of Natural Resources, Lansing MI 1976, Appendixes A, B, and C.

DEPARTMENT OF THE AIR FORCE
410TH CIVIL ENGINEERING SQUADRON (CAE)
K I SAWYER AIR FORCE BASE, MICHIGAN 49823



TO: DEEE (Mr Keskimaki/2384)

FROM: A-95 Comment: Marquette County Planning Commission
(Your letter dated, 9 March 1978 - A-95, 1.69 - 128)

TO: CAPPAD Regional Commission
2415 South 14th St.
Escanaba, Michigan 49829
Attn: Patty Potvin, A-95 Coordination

The following reply is to the comment received for the subject referenced letter, for the project, Pelocete housing.

Re: Marquette County Planning Commission. The Environmental Impact Statement is being processed for completion and will be forwarded in accordance with our memorandum of agreements when released by the Department of Defense. The impact on housing and transportation patterns, is specifically addressed in this document. Present plans as indicated on sheet 3 of K I Sawyer AFB Tab E-1, Pelocete Ten Units, were originally forwarded for A-95 review and coordination. This will be a pilot project to verify cost estimates and uncover any problems that may have been overlooked. The outcome of the pilot project will decide the disposition of the remaining units.

Ronald A. Pelto
RONALD A. PELTO, GS-13
Chief, Constr. and Engr.

Cy to: 110 SAC/DEVA
AFFCE - CE/TOV

DEPARTMENT OF THE AIR FORCE
410TH CIVIL ENGINEERING DEPARTMENT (CEN)
K I SAWYER AIR FORCE BASE, MICHIGAN 49844



REPLY TO
ATTN: OEN

DDDE (Mr Keskimaki/2384)

SUBJECT: A-95 Comments: Economic Development Corporation and EDP/EDC
(Your letter, Undated, A-95 Comment)

Eastern U.P. Regional Planning and Development Commission
P.O. Box 478
Sault Ste Marie, Michigan 49783

The following replies are to the comments received for the subject referenced letter, for the project, Relocatable Housing.

a. Economic Development Corporation. The project as planned will initially relocate ten housing units as a pilot project to verify cost and uncover any problems that may have been overlooked. The outcome will determine the disposition of the remaining units. Current plans do not include removing concrete bases, walks, driveways, or utility improvements. The utilities will be capped at each unit location and the site will be left clean and free from debris created by the relocation project. It would appear that leaving these items in place would facilitate future use of the area.

b. Eastern U.P. Regional Planning and Development Commission. Present plans as indicated on sheet 3 of K I Sawyer APP Tab F-1, Relocate Ten Housing Units, was originally forwarded for A-95 review and coordination. This is a pilot project to determine ease of relocation and verify cost estimates, the outcome will decide the disposition of the remaining units. Current plans are to leave concrete foundations, walks, and driveways in place. The utilities will be capped at each house, except for the electric service, it will be disconnected at the service pole for each house. The area will be left clean and free from debris created by this relocation project.

RONALD A. PELTO, GS-13
Chief, Constr. and Engr.

Cy to: [Signature] SAC/DEVA
AFICE - CE/ROV

Eastern U. P. Regional Planning and
Development Commission

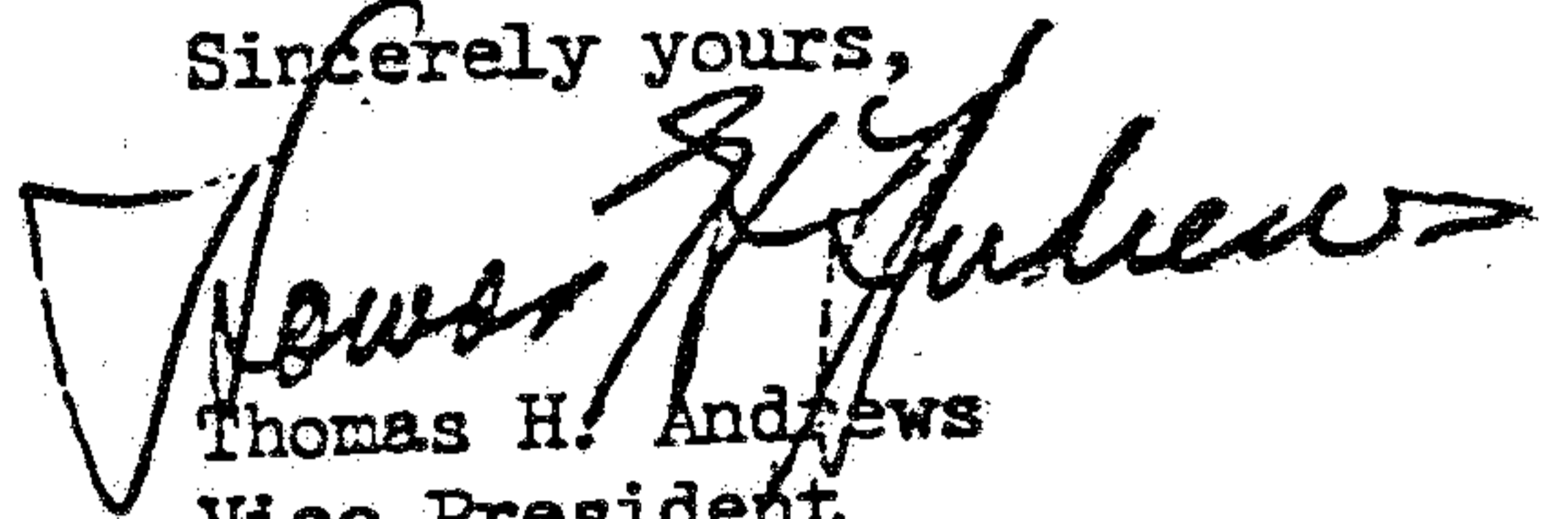
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March 9, 1978

7. The total area should be generally cleaned up and left in a condition that will allow the area to be easily subdivided for future housing

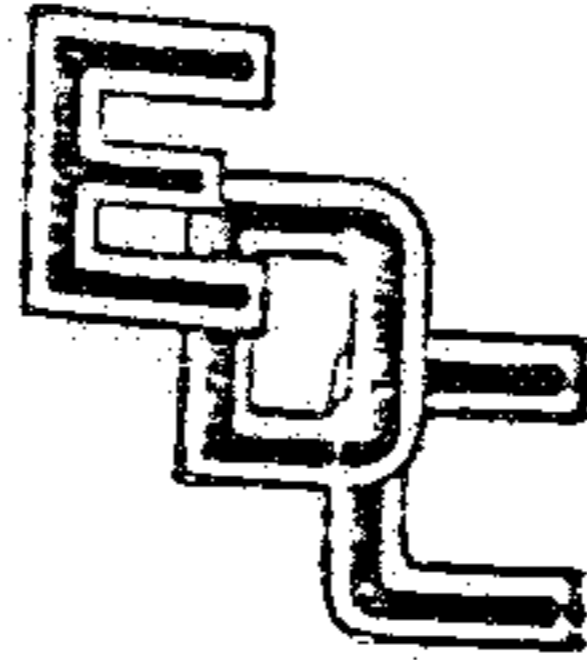
If the above listed items were not addressed then it would be necessary to conclude this as a negative recommendation. However, we feel quite confident that the Airforce will continue with the fine cooperative effort shown thus far in the closure process. Therefore, we recommend approval at this time.

Sincerely yours,



Thomas H. Andrews
Vice President

THA/bg



March 9, 1978

A-95 REVIEW

Project: Relocatable Housing Project

Dear Eastern U. P. Regional Planning and
Development Commission:

We received your request to comment on the project of relocating 198 housing units from Kincheloe Airforce Base to K. I. Sawyer Airforce Base. We have had several discussions in our organization concerning this project. We have discovered that it costs \$6,500 to move one of these units from their general location in the housing area to the central city area of Kincheloe Airforce Base and find this rather an expensive process for the type of housing involved. However, we understand that it is almost prohibitive because of regulations for any military organization to build housing units at this time. We would pose no objection to the entire removal of all 198 units as it is expedient to save tax dollars. In addition to the aforesaid \$6,500 as a means to move these houses to K. I. Sawyer Airforce Base, we would request, and expect, that the Airforce would establish the following procedures for removal

1. After the units are moved off their existing sites, all plumbing, electrical and other utility connections should be completely removed from the site
2. All concrete bases and walks and driveways where appropriate, be completely removed from the site
3. Any holes, ditches or pits should be refilled with clear sand
4. After the above has been completed then top soil should be replaced and seeded
5. All utility items that have been disconnected from their bases should be stubbed-off at the street level so that they may be used again in the future
6. Any overhead electrical apparatus should be inspected by the electrical inspector and declared in safe condition prior to final rehabilitation of the land

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EASTERN U.P. REGIONAL
PLANNING & DEVELOPMENT
COMMISSION

P.O.
SAULT STE. MARIE, MICHIGAN
PHONE 502-XXXX

February 23, 1978

Mr. Albert E. Keskimaki
Department of the Air Force
Hdqtrs 410th Combat Support Group
K.I. Sawyer Air Force Base, Michigan 49843

Dear Mr. Keskimaki:

A-95 Review Comments
Relocatable Housing Project
Kincheloe to K.I. Sawyer

The Regional Planning Commission would like to review the specifications for this project prior to advertisement for bids. We are specifically concerned about the following items:

- 1) How will the sewer, water, gas, and electrical utilities servicing each house be disconnected.
- 2) In what condition will the housing sites be left after the units are removed.

As of this date there is no detailed master plan for the reuse of Kincheloe AFB after conversion to civilian use. Chippewa County would like to be advised and have input into this project prior to its implementation.

Please forward any pertinent information to Mr. John Korhonen, Assistant Director, Eastern U.P. Regional Planning Commission for distribution to affected organizations in Chippewa County.

Sincerely,

John D. Korhonen /LH
John D. Korhonen
Assistant Director

JDK:em



EASTERN U.P. REGIONAL
PLANNING & DEVELOPMENT
COMMISSION

SAULT STE. MARIE, MICH.
PERM.

A-95 COMMENT LETTER

PROJECT: Relocatable Housing Project

Dear Mr. Albert Keskimaki :
(applicant)

The Eastern U.P. Regional Planning and Development Commission has been designated by the Governor to serve as the Regional Clearinghouse to review Notices of Intent to apply for federal assistance, as provided under OMB Circular A-95.

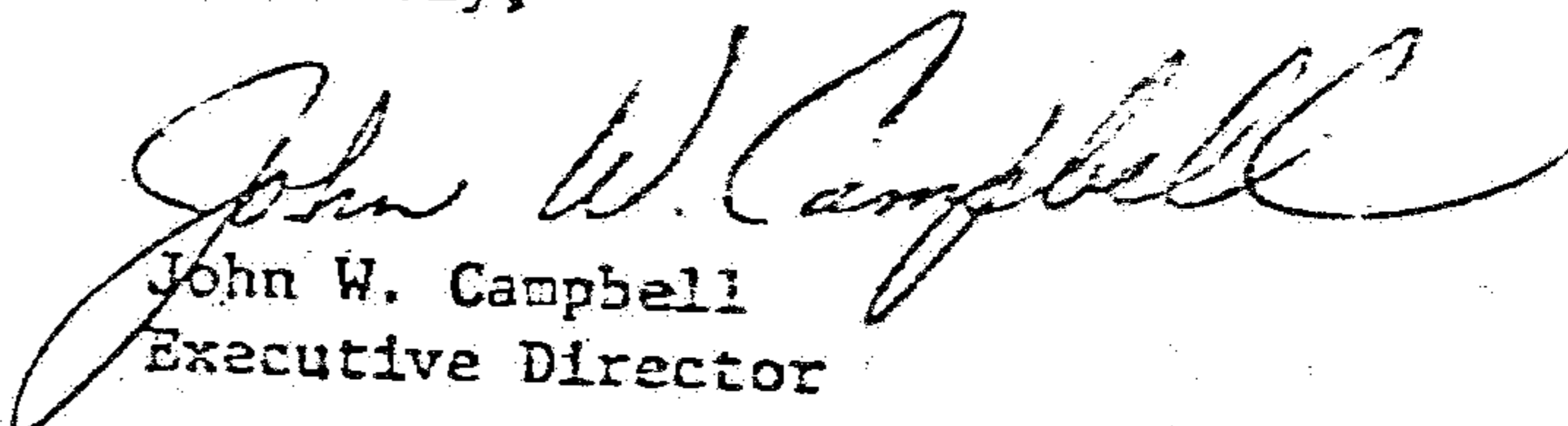
Through the process, local units of government and their agencies are given the opportunity to review proposed projects and may comment on the relationship of the projects to their own plans and programs.

A comment on the subject Notice of Intent was received from the following agency/agencies, and is enclosed.

- 1) Economic Development Corporation
- 2) Eastern U.P. Regional Planning and Development Commission

The Regional Clearinghouse Review of the subject Notice of Intent has been completed. In order to comply with the intent of OMB Circular A-95, this letter should accompany your formal application when it is submitted to the federal agency for funding of the aforementioned project. Thank you for the opportunity to review this Notice of Intent.

Sincerely,


John W. Campbell
Executive Director

TO: CUPPAD Regional Commission
2415 South 14th Street
Escanaba, Michigan 49829

FROM: 410th Combat Support Group/DE
K I Sawyer Air Force Base, Michigan

Project Description: This project consists of relocating 198 relocatable housing units from Kincheloe Air Force Base, Michigan to K I Sawyer Air Force Base, Michigan. This project will provide 198 additional housing units for enlisted personnel assigned to this installation. Water, sanitary sewers, and electric lines will be extended into the housing site. Also included in this project will be such associated work as clearing, grading, paving, street lighting, storm drainage and landscaping.

An Environmental Impact Statement has been prepared for this project. It is currently being reviewed by Headquarters USAF.

2 Atch
Maps

TO: Eastern Upper Peninsula Planning and Development Commission
Attn: Mr. John Campbell, Executive Director
Sault Ste Marie, Michigan 49783

FROM: 410th Combat Support Group/DE
K I Sawyer Air Force Base, Michigan

Project Description: This project consists of relocating 198 relocatable housing units from Kincheloe Air Force Base, Michigan to K I Sawyer Air Force Base, Michigan. This project will provide 198 additional housing units for enlisted personnel assigned to this installation. Water, sanitary sewers, and electric lines will be extended into the housing site. Also included in this project will be such associated work as clearing, grading, paving, street lighting, storm drainage and landscaping.

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