



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

January 11, 2007

Mr. Ron Lanier
15 CES/CEV
75 H Street
Hickam AFB, HI 96853-5233

Subject: Final Environmental Impact Statement (DEIS), Housing Privatization Phase II,
Hickam Air Force Base and Bellows Air Force Station, O'ahu, Hawaii
(CEQ # 20060517)

Dear Mr. Lanier:

The U.S. Environmental Protection Agency (EPA) has reviewed the above-referenced document pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508), and Section 309 of the Clean Air Act.

EPA reviewed the Draft Environmental Impact Statement (DEIS) and provided comments to the U.S. Air Force (USAF) on June 7, 2006. We rated the DEIS as Environmental Concerns - Insufficient Information (EC-2) because of a lack of information indicating how the USAF would comply with federal sustainable building requirements. We also encouraged the preservation of Fort Kamehameha, which is eligible for the National Register of Historic Places, and recommended additional mitigation for air quality impacts during construction.

EPA appreciates the additional information in the FEIS that identifies the green building principles in the Air Force Family Housing Guide, the minimum construction standard for the project. EPA commends the USAF for selecting Alternative 2 as the preferred alternative, which preserves Fort Kamehameha. We also commend the USAF for agreeing to recommend additional construction mitigation measures for air impacts to the Selected Offeror (SO) for inclusion in the Environmental Management Plan. We recommend this commitment be included in the project Record of Decision (ROD).

We appreciate the opportunity to review this FEIS. When the ROD is available, please send one copy to the address above (mailcode: CED-2). If you have any questions, please contact me at (415) 947- 4184 or Karen Vitulano, the lead reviewer for this document, at (415) 947-4178 or vitulano.karen@epa.gov.

Sincerely,
/s/

Paula Bisson, Manager
Environmental Review Office
Communities and Ecosystems Division