



FRESH AND SALTWATER SPORTS
ON CHOCTAWHATCHEE BAY



CITY OF VALPARAISO
465 VALPARAISO PARKWAY • (850) 729-5402
VALPARAISO, FLORIDA 32580

28 June 2013

Dear Residents and Property Owners,

The purpose of this letter is to alert you of a potential serious negative impact to our city by the Air Force in connection with the F-35 bed down and training at Eglin AFB. On 14 June 2013, the Air Force released the Revised Draft Supplemental Environmental Impact Statement (SEIS) for activities associated with the F-35 training and announced a public hearing on 9 July 2013, 5:30pm at the First Baptist Church of Valparaiso for citizen input.

The SEIS considered three primary locations containing eighteen possible alternatives for the Joint Strike Fighter (JSF) program. Locations that could support airfield requirements included Eglin Main Base, Duke Field, and Choctaw Field plus an additional alternative of the construction of a new north/south runway northwest of Eglin's present east/west runway.

The statement recommends Alternative 1A, use of both the present east/west and north/south runways. This course of action, if implemented, would have a disastrous impact on our city as it removes north/south runway restrictions of the 5 February 2009 record of Decision (ROD), inundating a large portion of our city with noise levels that the Environmental Protection Agency (EPA) considers unfit for residential use. Other city areas would require expensive retrofitting of existing homes to make them suitable for residential purposes.

The brutal effect of the Alternative 1A would subject approximately 50% of Valparaiso to noise levels of 65dB or higher. Also 45-50% of these areas would experience projected noise levels above 75dB. It is safe to assume both FHA and VA would not look favorably on backing mortgages in these areas. The future of the areas with projected noise levels above 75dB is unknown; these regions may be limited to agricultural pursuits only.

Noise levels of 65dB to 75dB can be mitigated by the construction techniques such as reroofing, new sidings, special attic insulation, multi-paned windows, etc. Technology to date is insufficient to mitigate noise levels above 75dB. Studies have

"Home of the World's Largest Air Force Installation, Eglin Air Force Base, Florida"

shown a 0.5 to 1.0% loss in appraised home value for each dB of noise levels above 50dB ambient. For example, if your home is valued at \$200,000.00 and is located in a 75dB region, $75\text{dB} - 50\text{dB} = 25\text{dB} \times 0.5\% \times \$200,000.00 = \$25,000.00$. Your home value would be conservatively reduced by \$25,000 because of the high aircraft noise level. This is over and above the cost of construction remediation required to reduce interior noise levels to acceptable values and will cost approximately \$50,000.00 per dwelling.

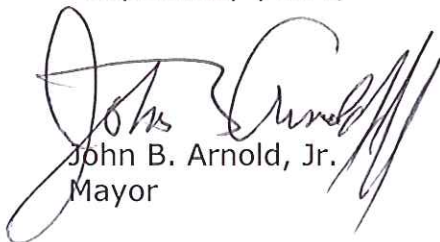
As a significant number of city residential and business structures would be severely impacted, the city has drawn the AF published noise curves on enlarged maps of our city so residents/property owners can see the impact on their holdings. Four different such maps are on display at your City Hall showing the effects of four alternatives: Alternative 1A (no runway changes at Eglin Main), Alternative 1I (new runway at Eglin Main), Alternative 2A (Duke Field parallel runways) and the No Action Alternative (the continuation of the Eglin north/south runway restrictions of the February 2009 ROD limiting the F-35 use except in emergency situations).

It is imperative that each of you view these charts to determine the impact on your property so you can speak in an informed manner at the July 9th public hearing, and recommend the AF adopt alternative 2A or 1I which inflicts lessor impacts on our city.

The city will also be a big loser as our utilities, City Hall, and Public works/Maintenance Facility will be severely impacted. I plan to present this facet of the SEIS recommended 1A Alternative on July 9th.

I can't impress upon you the importance of your participation in this scheduled hearing. It's your city and your property values and your way of life that will suffer if the Air Force accepts the proposed Alternative 1A for the JSF at Eglin AFB.

Respectfully yours,



John B. Arnold, Jr.
Mayor

P.S. If you are unable to attend the Public Hearing, written comments can be emailed or mailed to the Air Force prior to 29 July 2013. Comments should be addressed to Mr. Michael Spaits, Eglin AFB Public Affairs Office, 96 TW/PA, 101 West D Avenue, Suite 236, Eglin AFB, FL 32542. His email address is: spaitsm@eglin.af.mil.