
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE BLOOMSBURG
UNITED STATES ARMY RESERVE CENTER
BLOOMSBURG, PENNSYLVANIA**



**Prepared for:
U.S. Army Reserve 99th Regional Support Command**

**Prepared by:
U.S. Army Corps of Engineers, Mobile District
P.O. Box 2288
Mobile, Alabama 36628**

**With technical assistance from:
Parsons
400 Woods Mill Road South Suite 330
Chesterfield, Missouri 63107**

August 2013

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FINDING OF NO SIGNIFICANT IMPACT
ENVIRONMENTAL ASSESSMENT FOR
BRAC 2005 RECOMMENDATIONS
CLOSURE, DISPOSAL, AND REUSE OF THE
BLOOMSBURG UNITED STATES ARMY RESERVE CENTER
BLOOMSBURG, PENNSYLVANIA

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Bloomsburg United States Army Reserve Center (Bloomsburg USARC or the property) located at 1469 Old Berwick Road in Bloomsburg, Pennsylvania and relocate units to a new Armed Forces Reserve Center in Danville, Pennsylvania. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the United States (U.S.) Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the U.S. Army Reserve, 99th Regional Support Command (RSC) that analyzes the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Bloomsburg USARC. The EA is incorporated by reference in this Finding of No Significant Impact.

PROPOSED ACTION

The proposed action is the closure and disposal of the Bloomsburg USARC. Redevelopment and reuse of the surplus property made available by the closure of the Bloomsburg USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Bloomsburg USARC no later than September 15, 2011. The Bloomsburg USARC was closed on September 8, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Bloomsburg USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the

recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the caretaker alternative, and the proposed action's alternatives. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status

The Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the USARC property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Bloomsburg USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

For Alternative 3, the Army would transfer the property via a public sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for residential development.

Based on the existing residential land use near the Bloomsburg USARC, the residential reuse intensity of the USARC property is likely to range from 1 to 20 dwelling units per acre. Potential residential types, as permitted in Scott Township’s zoning ordinance for a R-U district, include single or multi-family homes, townhouses, condominiums, apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, are assumed to be demolished and residential dwellings constructed.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-high intensity (12-20 dwelling units per acre) residential reuse of the USARC property will be analyzed to allow for the evaluation of complete development of the property as residential housing.

Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

For Alternative 4, the Army would transfer the property via a public sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for light commercial use.

Potential light commercial reuses could include, but are not limited to, libraries, museums, or other cultural facilities, municipal buildings, police or fire stations, professional offices, daycare centers, clubs, lodges, or fraternal organization facilities, or public utility services and/or buildings. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, would either be renovated and reused or new facilities would be constructed.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor-area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building square-footage (approximately 5,600 square feet) on the property (approximately 2 acres or 87,120 square feet), there is a 0.06 FAR, which is a medium-low intensity level use. For the purposes of this EA, a medium-high intensity level (0.30-0.70 FAR) reuse of the property will be analyzed to allow for the evaluation of complete development of the property for light commercial reuse.

Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC for Open Space/Recreation

For Alternative 5, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for open space/recreation.

Based on land use near the Bloomsburg USARC and the size of the USARC property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, would be demolished and the property maintained as open space.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered a low level intensity reuse.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of each of the implementation alternatives and the No Action Alternative have been considered. The EA examined potential effects of Alternative 1 (No Action), Alternative 2 (Caretaker Status), Alternative 3 (Traditional Army Disposal and Reuse of the Bloomsburg USARC – Full Build-out as Residential), Alternative 4 (Traditional Army Disposal and Reuse of the Bloomsburg USARC – Full Build-out as Light Commercial), and Alternative 5 (Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation) on 12 resource categories including a detailed analysis of five resource categories: aesthetics and visual resources, hazardous and toxic substances, land use (current and future development in the region of influence, installation land, and surrounding land), socioeconomics (economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways and traffic and public transportation).

As documented in the EA, any remaining asbestos-containing material (ACM) or lead-based paint (LBP) would not present a threat to human health or the environment because the next owner of the property (the Grantee) would covenant and agree to undertake any abatement or remediation due to ACM or LBP that may be required under applicable laws and regulations at

no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos and LBP.

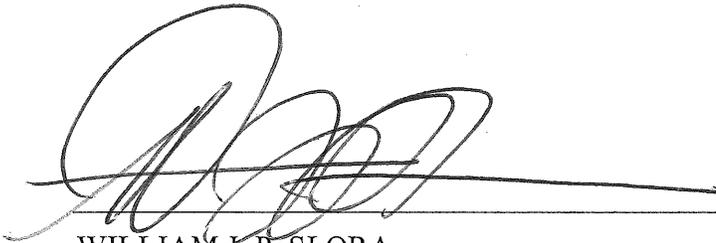
PUBLIC AVAILABILITY

Comments on the EA and FNSI were accepted during a 30-day public review period that began on August 30, 2013 and ended on September 29, 2013 in accordance with requirements specified in 32 CFR Part 651. The 30-day public review period was initiated by placing a Notice of Availability of the Final EA and Draft FNSI in the *Press Enterprise* and the *Times Leader* on August 30, 2013. The EA and Draft FNSI were available at the Bloomsburg Public Library (225 Market Street, Bloomsburg, Pennsylvania 17815), the McBride Memorial Library (500 North Market Street, Berwick, Pennsylvania 18603), and the Army's BRAC website at: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

During the 30-day public review period, the 99th RSC received no comments.

CONCLUSION

Based on the analysis in the Environmental Assessment, the 99th RSC determined that implementation of any of the Proposed Action alternatives would have no significant direct, indirect, or cumulative impacts on the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.



Date 17 Oct 2013

WILLIAM J. P. SLORA
LTC, EN
Regional Engineer
U.S. Army Reserve, 99th Regional Support Command

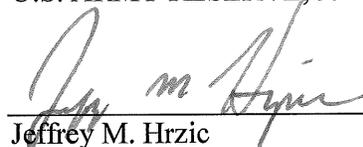
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FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
BLOOMSBURG UNITED STATES ARMY RESERVE CENTER
BLOOMSBURG, PENNSYLVANIA

Prepared by:

U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT

Approved by:

U.S. ARMY RESERVE, 99th REGIONAL SUPPORT COMMAND



Date 13 August 2013

Jeffrey M. Hrzcic
Chief, Environmental Division

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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Bloomsburg Sr. United States Army Reserve Center (Bloomsburg USARC or USARC property) in Bloomsburg, Pennsylvania and relocation of units to a new Armed Forces Reserve Center (AFRC) in Danville, Pennsylvania. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Bloomsburg USARC. This EA was developed in accordance with the National Environmental Policy Act (NEPA), 42 United States Code (U.S.C.) § 4321 et seq.; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

This EA addresses the potential environmental, cultural, and socioeconomic effects of the Bloomsburg USARC closure, disposal, and reuse. A separate EA, *Final Lewisburg/Bloomsburg Pennsylvania Armed Forces Reserve Center Base Realignment and Closure Actions Environmental Assessment*, has identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Danville. The FNSI for that EA was signed April 2, 2009.

ES 2 PROPOSED ACTION

The proposed action is the closure and disposal of surplus property made available by the realignment and closure of the Bloomsburg USARC. Redevelopment and reuse of the surplus Bloomsburg USARC property would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Bloomsburg USARC not later than September 15, 2011. The Bloomsburg USARC was closed on September 8, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Bloomsburg USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the caretaker alternative, and the proposed action's alternatives. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Bloomsburg USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

For Alternative 3, the Army would transfer the property via a public sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for residential development.

Based on the existing residential land use near the Bloomsburg USARC, the residential reuse intensity of the USARC property is likely to range from 1 to 20 dwelling units per acre. Potential residential types, as permitted in Scott Township’s zoning ordinance for a R-U district, include single or multi-family homes, townhouses, condominiums, apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, would be demolished and residential dwellings constructed.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-high intensity (12-20 dwelling units per acre) residential reuse of the property will be analyzed to allow for the evaluation of complete development of the property as residential housing.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

For Alternative 4, the Army closed would transfer the property via a public sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for light commercial use.

Potential light commercial reuses could include, but are not limited to, libraries, museums, or other cultural facilities, municipal buildings, police or fire stations, professional offices, daycare centers, clubs, lodges, or fraternal organization facilities, or public utility services and/or buildings. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, would be renovated and reused or new facilities would be constructed.

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5,600 square feet) on the property (approximately 2 acres or 87,120 square feet) there is a 0.06 FAR, which is a medium-low intensity level use. For the purposes of this EA, a medium-high intensity level (0.30-0.70 FAR) reuse of the property will be analyzed to allow for the evaluation of complete development of the property for a light commercial reuse.

ES 3.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC for Open Space/Recreation

For Alternative 5, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for open space/recreation.

Based on land use near the Bloomsburg USARC and the size of the USARC property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the current USARC buildings, the 4,400 square-foot main building and the 1,200 square-foot OMS building, would be demolished and the property maintained as open space.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered a low level intensity reuse.

ES 4 ENVIRONMENTAL CONSEQUENCES

Table ES-1 lists each of the environmental resource categories and subcategories and it documents which resources are present and the potential environmental consequences. The ranges of intensity of potential impacts discussed in this EA and listed in Table ES-1 are characterized as follows:

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is over a limit that would trigger requirements for mitigation or the preparation of an Environmental Impact Statement, as discussed at 40 CFR 1508.27. These limits are established for each resource category.

Table ES-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES	4.2.1	
Alternative 1		Present, no impacts
Alternative 2		Negligible impacts
Alternative 3 and 4		Minor impacts
Alternative 5		Negligible/minor impacts
AIR QUALITY	4.1.3	Negligible/minor impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Negligible/minor impacts
Wildlife	4.1.3	Negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Past Uses and Operations Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Past Storage, Use, Release of Chemicals/Hazardous Substances Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Asbestos-Containing Material Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Indoor Firing Range	4.1.1	Not Present, no impacts
Lead-Based Paint Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Pits, Sumps, Drywells, and Catch Basins Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Polychlorinated Biphenyls Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Radioactive Materials Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Radon Alternative 1	4.2.2	Present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
Alternative 2, 3,4, and 5		Minor impacts
Underground Storage Tank/Aboveground Storage Tank Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Waste Disposal Sites Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 and 2 Alternative 3, 4, and 5	4.2.3	Present, no impacts Moderate impacts
Installation Land/Airspace Use Alternative 1 and 2 Alternative 3, 4, and 5	4.2.3	Present, no impacts Moderate impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 and 2 Alternative 3, 4, and 5	4.2.2	Present, no impacts Moderate impacts
NOISE	4.1.2	Negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 Alternative 2 Alternative 3 Alternative 4 Alternative 5	4.2.3	Present; no impacts Minor impacts Negligible/minor impacts Minor/moderate impacts Minor impacts
Environmental Justice Alternative 1 and 2 Alternative 3 Alternative 4 Alternative 5	4.2.3	Present; no impacts Minor impacts Minor impacts Negligible impacts
Housing Alternative 1 and 2 Alternative 3 Alternative 4 and 5	4.2.3	Present; no impacts Moderate impacts Present; no impacts
Protection of Children Alternative 1, 2, 3, and 4	4.2.3	Present; no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
Alternative 5		Minor impacts
Public Services Alternative 1 and 2, Alternative 3, 4, and 5	4.2.3	Present; no impacts Minor impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 Alternative 2 Alternative 3 and 4 Alternative 5	4.2.4	Present; no impacts Negligible impacts Minor/moderate impacts Negligible impacts
Public Transportation Alternative 1 Alternative 2 Alternative 3 and 4 Alternative 5	4.2.4	Present; no impacts Negligible impacts Minor/moderate impacts Negligible impacts
UTILITIES		
Communications	4.1.3	Negligible/minor impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Negligible/minor impacts
Potable Water Supply	4.1.3	Negligible/minor impacts
Solid Waste	4.1.3	Negligible/minor impacts
Storm Water System	4.1.3	Negligible/minor impacts
Wastewater System	4.1.3	Negligible/minor impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not Present; no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, Stormwater, etc.)	4.1.3	Negligible/minor impacts
Wetlands	4.1.1	Not present, no impacts

ES 5 CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the action alternatives and the No Action Alternative have been considered.

The EA performed an analysis of 12 resource categories including a detailed analysis of five resource categories: aesthetics and visual resources, hazardous and toxic substances, land use

(current and future development in the region of influence, installation land, and surrounding land), socioeconomics (economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways and traffic and public transportation). The analyses in the EA concluded there would be no environmental impacts resulting from any of the Proposed Action's alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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TABLE OF CONTENTS

SECTION	PAGE
EXECUTIVE SUMMARY	1
ES 1 Introduction.....	1
SECTION 1.0 INTRODUCTION.....	1
1.1 Purpose and Need of the Proposed Action	1
1.2 Public Involvement	1
SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION	5
2.1 BRAC Commission’s Recommendation	5
2.2 Local Redevelopment Authority’s Reuse Plan	5
2.3 Description of the Bloomsburg USARC.....	6
SECTION 3.0 ALTERNATIVES	9
3.1 Non-Disposal Alternatives.....	9
3.1.1 Alternative 1 – No Action Alternative.....	9
3.1.2 Alternative 2 – Caretaker Status Alternative	9
3.2 Disposal and Reuse Alternatives	9
3.2.1 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential.....	10
3.2.2 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	11
3.2.3 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC for Open Space/Recreation.....	11
3.3 Alternatives Considered and Eliminated From Further Analysis	11
3.3.1 Early Transfer and Reuse.....	11
3.3.2 Other Disposal Options.....	12
SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	13
4.1 Environmental Resources Categories Eliminated from Further Considerations	18
4.1.1 Environmental Resource Categories That Are Not Present.....	18
4.1.2 Environmental Resources that are Present, but Not Impacted.....	20
4.1.3 Environmental Resources are Present, but Not Significant, Negligible/Minor Environmental Impacts	20
4.2 Environmental Resources Analyzed in Detail	22
4.2.1 Aesthetics and Visual Resources	22
4.2.1.1 Affected Environment.....	22
4.2.1.2 Consequences.....	22
4.2.1.2.1 Alternative 1 – No Action Alternative	23
4.2.1.2.2 Alternative 2 – Caretaker Status Alternative.....	23
4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential.....	23
4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	24
4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation.....	24
4.2.2 Hazardous and Toxic Substances.....	25
4.2.2.1 Affected Environment.....	25
4.2.2.1.1 Past Uses and Operations	25

4.2.2.1.2	Past Storage, Use, Release of Chemicals/Hazardous Substances	25
4.2.2.1.3	Asbestos-Containing Material.....	26
4.2.2.1.4	Lead-Based Paint.....	26
4.2.2.1.5	.Pits, Sumps, Drywells, and Catch Basins.....	26
4.2.2.1.6	Polychlorinated Biphenyls	27
4.2.2.1.7	Radon	27
4.2.2.1.8	Underground Storage Tanks/Aboveground Storage Tanks	28
4.2.2.1.9	Waste Disposal Sites	28
4.2.2.2	Consequences.....	28
4.2.2.2.1	Alternative 1 – No Action Alternative	28
4.2.2.2.2	Alternative 2 – Caretaker Status Alternative.....	28
4.2.2.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential.....	29
4.2.2.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	29
4.2.2.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation.....	30
4.2.3	Land Use	30
4.2.3.1	Affected Environment.....	30
4.2.3.1.1	Current and Future Development in the Region of Influence.....	31
4.2.3.1.2	Installation Land.....	31
4.2.3.1.3	Surrounding Land.....	31
4.2.3.2	Consequences.....	33
4.2.3.2.1	Alternative 1 – No Action Alternative	33
4.2.3.2.2	Alternative 2 – Caretaker Status Alternative.....	33
4.2.3.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential.....	33
4.2.3.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	34
4.2.3.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation.....	34
4.2.4	Socioeconomics	35
4.2.4.1	Affected Environment.....	35
4.2.4.1.1	Economic Development	35
4.2.4.1.2	Housing	37
4.2.4.1.3	Public Services	38
4.2.4.1.4	Environmental Justice	39
4.2.4.1.5	Protection of Children	41
4.2.4.2	Consequences.....	42
4.2.4.2.1	Alternative 1 – No Action Alternative	42
4.2.4.2.2	Alternative 2 – Caretaker Status Alternative.....	42
4.2.4.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential	43
4.2.4.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	45

4.2.4.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation.....	48
4.2.5	Transportation	50
4.2.5.1	Affected Environment.....	50
4.2.5.1.1	Roadways and Traffic	50
4.2.5.1.2	Public Transportation	51
4.2.5.2	Consequences.....	51
4.2.5.2.1	Alternative 1 – No Action Alternative	52
4.2.5.2.2	Alternative 2 – Caretaker Status Alternative.....	52
4.2.5.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential	52
4.2.5.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	53
4.2.5.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation.....	53
4.3	Cumulative Effects.....	54
4.3.1	Potential Cumulative Impacts	55
4.3.1.1	No Impacts to Resources	55
4.3.1.2	Alternative 1 – No Action Alternative.....	55
4.3.1.3	Alternative 2 – Caretaker Status Alternative	55
4.3.1.4	Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential	56
4.3.1.5	Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial	57
4.3.1.6	Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation	58
4.4	Best Management Practices	58
SECTION 5.0	FINDINGS AND CONCLUSIONS	61
SECTION 6.0	LIST OF PREPARERS.....	63
SECTION 7.0	DISTRIBUTION LIST	65
SECTION 8.0	REFERENCES	67
SECTION 9.0	PERSONS CONSULTED	71
SECTION 10.0	ACRONYMS.....	73

LIST OF FIGURES

FIGURE	PAGE
Figure 1-1 Location Map for the Bloomsburg USARC.....	3
Figure 1-2 Site Layout for the Bloomsburg USARC	4
Figure 4-1 Bloomsburg USARC Zoning Map.....	32
Figure 4-2 Bloomsburg USARC Transportation Map.....	51

LIST OF TABLES

TABLE	PAGE
Table ES-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.	3
Table 4-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.	15

Table 4-2 List of Properties Adjacent to the Bloomsburg USARC.....	32
Table 4-3 Annual Civilian Labor Force, Bloomsburg USARC Region and Larger Regions	36
Table 4-4 Unemployment Rate, Bloomsburg USARC Region and Larger Regions.....	36
Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Bloomsburg-Berwick, PA μ SA ¹	37
Table 4-6 Housing Characteristics, Bloomsburg USARC Region and Larger Regions, 2011.....	38
Table 4-7 Low-Income Populations: Bloomsburg USARC Region and Larger Regions, 2011.....	41
Table 4-8 Minority Populations: Bloomsburg USARC Region and Larger Regions, 2011.....	41
Table 4-9 Estimated Annual Economic Impacts: Alternative 3.	44
Table 4-10 Estimated Annual Economic Impacts: Alternative 4.	46
Table 4-11 Estimated Annual Economic Impacts: Alternative 5.	49

LIST OF APPENDICES

APPENDIX	PAGE
Appendix A – Agency Coordination	A-1
A.1 Scoping Coordination	A-3
A.2 SHPO – Section 106 Consultation	A-35
A.3 USFWS Consultation.....	A-59
A.4 Agency and Public Notices	A-65
Appendix B – EIFS Report.....	B-1
Appendix C – Legal and Regulatory Framework for BRAC Closure, Disposal, and Reuse Process	C-1

SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed action of closure, disposal, and reuse of the Bloomsburg United States Army Reserve Center (USARC). The facility is located at 1469 Old Berwick Road, Bloomsburg, Columbia County, Pennsylvania (Figure 1-1). This EA was developed in accordance with the *National Environmental Policy Act* (NEPA), 42 United States Code (U.S.C.) § 4321 et seq.; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of the EA is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Proposed Action and its reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Bloomsburg USARC (Figure 1-2) and realignment of its essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

1.2 Public Involvement

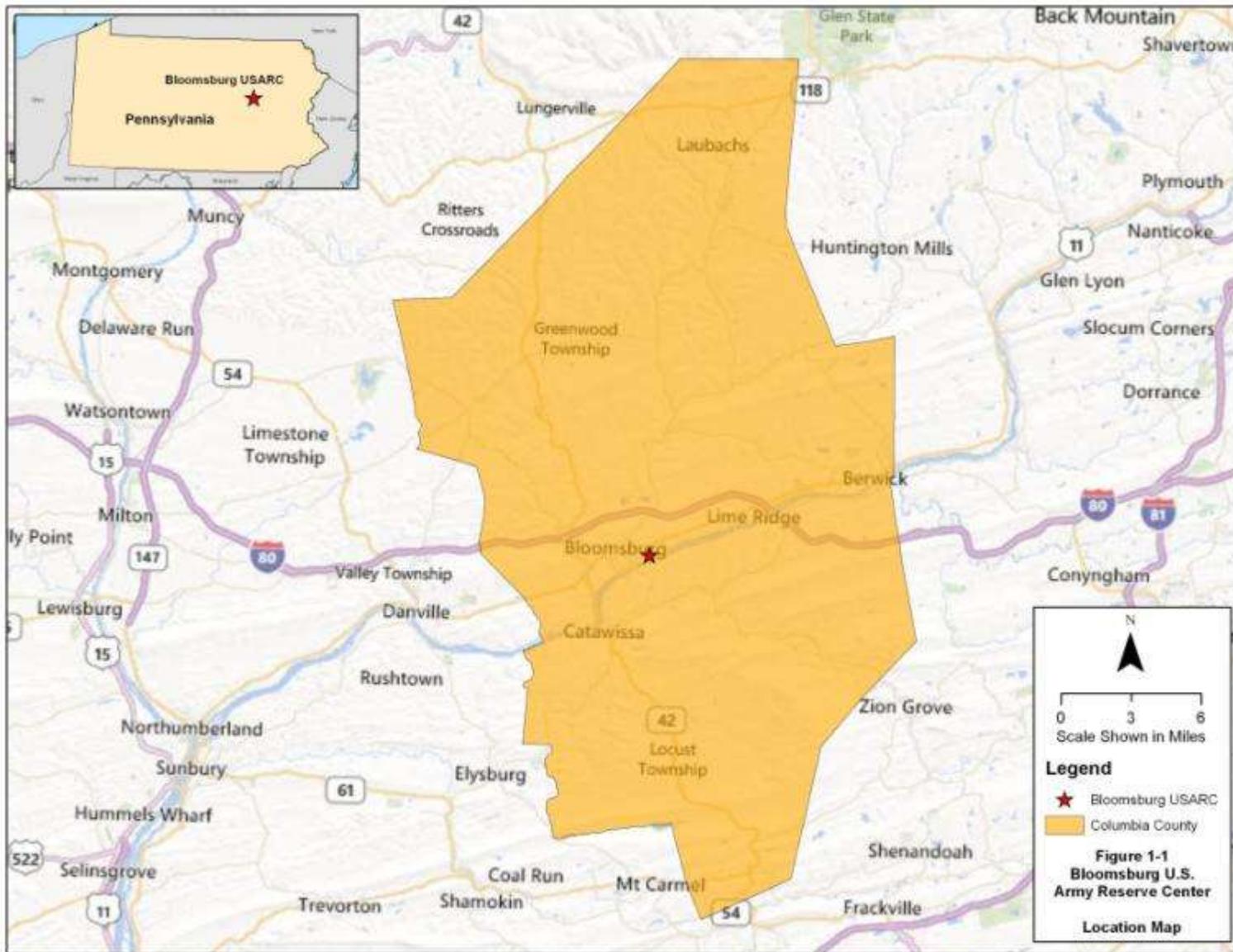
The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Fish and Wildlife Service, U.S. Department of the Interior, Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania State Historic Preservation Office (PA SHPO), Federally recognized Native American tribes, and others as appropriate. The Army received scoping responses from the U.S. Environmental Protection Agency, the Pennsylvania Department of Environmental Protection, and the Pennsylvania Department of Conservation and Natural Resources. Public and agency coordination is presented in Appendix A.

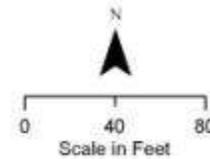
The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the *Press Enterprise*, and a regional newspaper, the *Times Leader*. The EA and draft FNSI are made available during the public review period at the Bloomsburg Public Library (225 Market Street, Bloomsburg, Pennsylvania 17815), the McBride Memorial Library (500 North Market Street, Berwick, Pennsylvania 18603), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy (DPW-ENV) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if

necessary; supplement the EA, if needed; and make a decision. If impacts are found to be not significant, the Army will sign the FNSI and can proceed with the proposed action. If potential impacts are found to be significant, the Army can decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing in the revised Final FNSI to mitigation reducing the anticipated impact to a less than significant impact, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.





Legend

- Approximate Installation Boundary
- Main Administration Building
- CMS Building

**Figure 1-2
Bloomsburg U.S.
Army Reserve Center**

Site Layout

SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of the Bloomsburg USARC. Redevelopment and reuse of the surplus Bloomsburg USARC property (USARC property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Bloomsburg USARC not later than September 15, 2011. The Bloomsburg USARC was closed and the Army will dispose of the property in “as-is condition,” meaning the property would be transferred in its current condition, with all faults, and no warranties. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the United States Army Reserve Center in Lewisburg, PA, the United States Army Reserve Center in Bloomsburg, PA, the United States Army Reserve Organizational Maintenance Shop in Bloomsburg, PA, and relocate units to a new Armed Forces Reserve Center.”

The former occupant of the Bloomsburg USARC, the 542nd Quartermaster Company, has relocated to a new Armed Forces Reserve Center (AFRC) in Danville, Pennsylvania. The National Guard prepared the *Final Lewisburg/Bloomsburg Pennsylvania Armed Forces Reserve Center Base Realignment and Closure Actions Environmental Assessment* for construction and operation of the new AFRC. The FNSI was signed on April 2, 2009. The 99th RSC prepared a Record of Environmental Consideration for relocation of the unit to the new AFRC.

2.2 Local Redevelopment Authority’s Reuse Plan

The Scott Township Local Redevelopment Authority (LRA) was officially recognized by the U.S. Office of Economic Adjustment as the planning entity for the purpose of formulating a recommendation for the reuse of the Bloomsburg USARC. On May 9, 2006, the Department of Defense published recognition of the LRA in the Federal Register. In accordance with provisions in the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA established a planning time frame and a 3-month screening period for interested parties to file applications to reuse the property. This period extended from June 9, 2006 to September 13, 2006. The LRA published a request for NOIs in the Press Enterprise on June 7, 2006. The deadline for receiving NOIs was September 13, 2006. On June 27, 2006, the LRA held a workshop and site tour of the Bloomsburg USARC to provide the public and organizations the opportunity to become familiar with the property and to inquire about the NOI process.

The LRA received no NOIs; therefore, based on conversations with the Valley of Bloomsburg American Legion Post 273 officials at township meetings, the LRA recommended that the USARC property be transferred to the American Legion via a public benefit conveyance (PBC) (LRA 2007). The current American Legion Post Home is located adjacent to the USARC property.

The LRA submitted the *Redevelopment Plan for the Bloomsburg U.S. Army Reserve Center, Bloomsburg, PA*, which incorporated transfer of the USARC property to the American Legion and the U.S. Department of Housing and Urban Development on May 20, 2007; supplemental information was submitted via email on August 17, 2007. The U.S. Department of Housing and Urban Development approved the LRA's reuse plan on October 9, 2007.

In May 2012, the BRAC Division indicated that the Army would be unable to transfer the property through legislation or the BRAC process to the American Legion because the American Legion is a private entity and at least a portion of the property must be dedicated for public use under a PBC (Scott Township 2012). Public Benefit Conveyances, which are authorized by Federal statute, are transfers of surplus Federal government property to State and local governments and certain nonprofit organizations for specific public purposes, such as schools, parks, airports, ports, prisons, self-help housing, and public health facilities. For each of these public purposes, there is a sponsoring Federal agency (such as the Department of Education for conveyances for school purposes) with regulations that set forth the criteria it uses for determining whether an applicant is eligible for a PBC and whether the applicant has a need for the property.

Because the American Legion could not obtain the property via a PBC, Scott Township had the option to acquire the property through legislation or the BRAC process and could then lease the property to the American Legion. Under that scenario, a portion of the property must be for public use. At an LRA meeting held on July 24, 2012, Scott Township made a motion to not acquire the property through legislation or the BRAC process and the Township recommended that the property be disposed of via public sale (LRA 2012).

2.3 Description of the Bloomsburg USARC

The USARC property is located at 1469 Old Berwick Road in Bloomsburg, Pennsylvania. Between 1956 and 1965, the U.S. Government leased the 2 acre property from the American Legion Home Association and constructed the main administration building on the property in 1956. In 1965, the U.S. Government purchased the property and constructed an organizational maintenance shop (OMS) building (USACE 2007).

Figure 1-2 shows the Bloomsburg USARC site layout. The USARC contains two permanent structures and two parking lots including a military equipment parking (MEP) area and a privately owned vehicle (POV) parking area. A chain-link security fence topped with barbed wire encloses the MEP area and the OMS building. Both the 4,400 square-foot main building and the 1,200 square-foot OMS building were constructed on concrete foundations with concrete block walls covered with a brick veneer.

The main building is a rectangular, single-story structure. The building's interior consists of office space, classrooms, a kitchen area, storage, and a mechanical room.

The OMS building is a one-bay, one-story maintenance shop used primarily for vehicle maintenance and storage. A vehicle wash area consisting of a concrete pad is located west of the OMS building in the fenced MEP area (USACE 2007).

The Bloomsburg USARC was most recently occupied by the 542nd Quartermaster Company. The Bloomsburg USARC previously consisted of 5 full time staff and approximately 60 reservists that trained at the Bloomsburg USARC one weekend per month.



Photograph 1. Bloomsburg USARC, front entrance, view facing north.



Photograph 2. Bloomsburg USARC, side entrance, view facing southwest.



Photograph 3. Bloomsburg USARC, OMS, view facing northwest.



Photograph 4. Bloomsburg USARC, POV parking area, viewing facing northwest.

SECTION 3.0 ALTERNATIVES

A key principle of NEPA is that agencies are to give consideration to a range of reasonable alternatives to a proposed action. Considering alternatives helps to avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To be considered reasonable, an alternative must be affordable, capable of implementation, and satisfactory with respect to meeting the purpose of and need for the action. The following discussion identifies alternatives considered by the Army and identifies whether they are feasible and, hence, subject to detailed evaluation in this EA.

3.1 Non-Disposal Alternatives

3.1.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Bloomsburg USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, the No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

3.1.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Bloomsburg USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

3.2 Disposal and Reuse Alternatives

The primary action evaluated is disposal of the excess property made available by the Congressionally mandated closure. This is an action for which the Army has responsibility, and both the authority and ability to control. The secondary action is reuse development of the property after ownership is transferred, an action taken by others as a result of the Army's decision to dispose of the property. Because reuse is a secondary action to the Army's primary action of disposal and involves decisions ultimately made by others, the Army does not identify a preferred reuse alternative.

Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects. Whatever the reuse, the Grantee would comply with Federal, state, or local laws and would

obtain any applicable permit, state water quality certification, and local construction and zoning permits.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. In the case of the Bloomsburg USARC site, the property is zoned residential-suburban (R-S), which includes permitted uses and structures such as single-family detached dwellings, churches or other places of worship, public or semipublic parks or playgrounds, and public utility services. However, the Bloomsburg USARC site is on the dividing line between the R-S zoning district and a residential-urban (R-U) zoning district. Properties zoned R-U can include all uses and structures allowed under the R-S zoning restriction and additional uses and structures such as single-family attached homes, conversion apartments, mobile homes, boarding houses, libraries, municipal buildings, professional offices, daycare centers, clubs, lodges, or fraternal organizations. Because the property is on the dividing line between R-S and R-U zoning, Bloomsburg city officials have indicated that residential and light commercial uses as permitted under R-U zoning would likely be approved through a request for a zoning change, a variance, or special exception use (Scott Township 2013). Therefore, the reuse alternatives in the EA will assume the property as being permitted uses allowed under the R-U zoning restrictions, allowing for the evaluation of complete development of the property.

The Army is moving forward with the disposal process with the intent of disposing of the property via public sale. The following alternatives evaluate a reasonable and likely range of reuse and disposal possibilities for the Bloomsburg USARC site. Although these reuse alternatives are hypothetical, they have been established to include likely reuses of the property.

3.2.1 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for residential development.

Based on the existing residential land use near the Bloomsburg USARC, the residential reuse intensity of the property is likely to range from 1 to 20 dwelling units per acre. Potential residential types, as permitted in Scott Township’s zoning ordinance for a R-U district, include single or multi-family homes, townhouses, condominiums, apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the current USARC buildings would be demolished and residential dwellings would be constructed.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-high intensity (12-20 dwelling units per acre) residential reuse of the property will be analyzed to allow for the evaluation of complete development of the property as residential housing.

3.2.2 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for light commercial use.

Potential light commercial reuses could include, but are not limited to, libraries, museums, or other cultural facilities, municipal buildings, police or fire stations, professional offices, daycare centers, clubs, lodges, or fraternal organization facilities, or public utility services and/or buildings. Under this reuse alternative, the current USARC buildings are assumed to either be renovated and reused or new facilities constructed.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor-area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building square-foot (approximately 5,600 square feet) on the property (approximately 2 acres or 87,120 square feet) there is a 0.06 FAR, which is a medium-low intensity level use. For the purposes of this EA, a medium-high intensity level (0.30-0.70 FAR) reuse of the property will be analyzed to allow for the evaluation of complete development of the property for a light commercial reuse.

3.2.3 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC for Open Space/Recreation

For Alternative 5, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 2 acres being used for open space/recreation.

Based on land use near the Bloomsburg USARC and the size of the property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the current USARC buildings would be demolished and the property maintained as open space.

In the BRAC Manual for Compliance with the National Environmental Policy Act (BRAC 2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered a low level intensity reuse.

3.3 Alternatives Considered and Eliminated From Further Analysis

3.3.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental regulatory authorities and the governor of the affected state. The property must be suitable for the new owner’s intended use and the intended use must be consistent with protection of human health and the environment.

This alternative was not carried forward for further analysis because the Environmental Condition of Property (ECP) Report classifies the USARC property as Type 3, one of seven U.S. Department of Defense (DoD) ECP categories (USACE 2011). A Type 3 classification is defined as an area or parcel of real property where the release, disposal or mitigation, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. This classification was determined based on evidence of a release of hazardous substances in a leach pit and OMS vehicle service pit areas, but at concentrations below regulatory action levels (USACE 2011). Because no remedial action is required, the Bloomsburg USARC does not meet the criteria for the early transfer alternative.

3.3.2 Other Disposal Options

The LRA screened this federal government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. As noted above, no organizations responded to the request; therefore, based on its conversations with the Valley of Bloomsburg American Legion Post 273 officials at township meetings, the LRA recommended that the property be transferred to the American Legion via a PBC (LRA 2007). However, the Army is unable to transfer the property through legislation or the BRAC process to the American Legion because the American Legion is a private entity and at least a portion of the property must be dedicated for public use under a PBC (Scott Township 2012).

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

The affected environment is a description of the existing environment potentially affected by the proposed action (40 CFR 1502.15). This section analyzes the direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment.

Impact

An environmental consequence or impact (referred to in this document as an impact) is defined as a noticeable change in a resource from the existing environmental baseline conditions caused by or resulting from the proposed action. As noted in Section 3, the baseline is the operations level at the Bloomsburg USARC and existing environment present immediately prior to the BRAC Commission's recommendations for closure becoming final. The terms "impact" and "effect" are synonymous as used in this EA. Impacts may be determined to be beneficial or adverse and may apply to the full range of natural, aesthetic, cultural, and economic resources of the installation and its surrounding environment.

Direct Versus Indirect Impacts

Where applicable, analysis of impacts associated with each course of action has been further divided into direct and indirect impacts. Definitions and examples of direct and indirect impacts as used in this document are as follows:

- **Direct Impacts.** Direct impacts are caused by the action and occur at the same time and place. Both short- and long-term direct impacts can be applicable.
- **Indirect Impacts.** Indirect impacts are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.
- **Application of Direct Versus Indirect Impacts.** For direct impacts to occur, a resource must be present in a particular area. For example, if highly erodible soil were disturbed due to construction, there would be a direct impact to soil from erosion at the development site. Sediment-laden runoff might indirectly affect surface water quality in adjacent areas downstream from the development site.

Indirect impacts are described for the resource category in which indirect impacts are anticipated to occur. For those resource categories with no anticipated indirect impacts, no further discussion on indirect impacts will be included in the Consequences sections.

Long-Term versus Short-Term Impacts

Impacts to resources may occur during a relatively short period of time or may be permanent. In this EA, the estimated time durations during which impacts may be perceived or measured are described as short-term or long-term.

Short-term impacts are generally realized just after or as a result of implementation of the alternative. Short-term impacts may result from preparation of the site for construction, actual construction, and renovation of existing facilities. Some resources may exhibit short-term impacts as they recover from any disturbances.

Long-term impacts are realized later in time after implementation of the alternative. The longer duration may be resource specific (e.g., soil impacts from increased impervious surfaces) or may be a result of the persistence of the cause of the impact (e.g., increased traffic during weekdays without traffic calming measures).

Significance

The term “significant,” as defined in Section 1508.27 of the Regulations for Implementing NEPA (40 CFR 1500), <http://ceq.hss.doe.gov/nepa/regs/ceq/1508.htm#1508.27>, requires consideration of both the context and intensity of the impact evaluated.

Context Significance can vary in relation to the context of the action. This means that the significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend on the effects in the locale rather than in the world as a whole. Both short–and long–term effects may be relevant.

Intensity In accordance with the CEQ implementing guidance, impacts are also evaluated in terms of their intensity or severity. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA.

The ranges of intensity of potential impacts discussed in this EA are characterized as follows:

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is over a limit that would trigger requirements for mitigation or the preparation of an Environmental Impact Statement, as discussed at 40 CFR 1508.27. These limits are established for each resource category.

Resource Categories Analyzed

Twelve resource areas were considered for potential impacts resulting from the Proposed Action and alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below. Table 4-1 lists each of the environmental resource categories and subcategories, it documents which resources are present and the environmental consequences, and it references the document section containing each discussion.

As noted in the following analysis, none of the potential impacts identified in this EA are significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 Alternative 2 Alternative 3 and 4 Alternative 5	4.2.1	Present, no impacts Negligible impacts Minor impacts Negligible/minor impacts
AIR QUALITY	4.1.3	Negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Negligible/minor impacts
Wildlife	4.1.3	Negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Past Uses and Operations Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Past Storage, Use, Release of Chemicals/Hazardous Substances Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Asbestos-Containing Material Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Indoor Firing Range	4.1.1	Not Present, no impacts
Lead-Based Paint Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Pits, Sumps, Drywells, and Catch Basins Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
Polychlorinated Biphenyls Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Radioactive Materials Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Radon Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Underground Storage Tank/Aboveground Storage Tank Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
Waste Disposal Sites Alternative 1 Alternative 2, 3,4, and 5	4.2.2	Present, no impacts Minor impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 and 2 Alternative 3, 4, and 5	4.2.3	Present, no impacts Moderate impacts
Installation Land/Airspace Use Alternative 1 and 2 Alternative 3, 4, and 5	4.2.3	Present, no impacts Moderate impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 and 2 Alternative 3, 4, and 5	4.2.2	Present, no impacts Moderate impacts
NOISE	4.1.2	Negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 Alternative 2 Alternative 3 Alternative 4 Alternative 5	4.2.3	Present; no impacts Minor impacts Negligible/minor impacts Minor/moderate impacts Minor impacts
Environmental Justice Alternative 1 and 2	4.2.3	Present; no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Bloomsburg USARC.		
Resource Category	Document Section	Analysis
Alternative 3 Alternative 4 Alternative 5		Minor impacts Minor impacts Negligible impacts
Housing Alternative 1 and 2 Alternative 3 Alternative 4 and 5	4.2.3	Present; no impacts Moderate impacts Present; no impacts
Protection of Children Alternative 1, 2, 3, and 4 Alternative 5	4.2.3	Present; no impacts Minor impacts
Public Services Alternative 1 and 2, Alternative 3, 4, and 5	4.2.3	Present; no impacts Minor impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 Alternative 2 Alternative 3 and 4 Alternative 5	4.2.4	Present; no impacts Negligible impacts Minor/moderate impacts Negligible impacts
Public Transportation Alternative 1 Alternative 2 Alternative 3 and 4 Alternative 5	4.2.4	Present; no impacts Negligible impacts Minor/moderate impacts Negligible impacts
UTILITIES		
Communications	4.1.3	Negligible/minor impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Negligible/minor impacts
Potable Water Supply	4.1.3	Negligible/minor impacts
Solid Waste	4.1.3	Negligible/minor impacts
Storm Water System	4.1.3	Negligible/minor impacts
Wastewater System	4.1.3	Negligible/minor impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not Present; no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, Stormwater, etc.)	4.1.3	Negligible/minor impacts
Wetlands	4.1.1	Not present, no impacts

4.1 Environmental Resources Categories Eliminated from Further Considerations

Army NEPA regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasize the use of the scoping process, not only to identify environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

None of the alternatives would have direct, indirect, or cumulative impacts on certain subcategories of the resource categories, because these subcategories do not exist on or near the USARC property:

- **Critical Habitat** - The property is in an urban setting, is highly disturbed, and lacks natural habitat. The U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the property (USFWS 2013).
- **Threatened and Endangered Species (State and Federal)** – The Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Tool was used to perform a search for potential impacts to Federal and state threatened, endangered, special concern species and special concern resources in Pennsylvania (Appendix A). No impacts to federally listed or proposed species are anticipated. Based on this response, no additional communication with the USFWS is required. The Pennsylvania Game Commission and the Pennsylvania Department of Conservation and Natural Resources noted that no impact is anticipated to threatened and endangered species and/or special concern species and resources. The Pennsylvania Fish and Boat Commission noted that two special concern species (*Alasidonta undulata* and *Lampsilis cariosa*) are located in the vicinity of the property in the Susquehanna River. Since the proposed actions would not have an impact on the Susquehanna River, these resources would not be affected by the proposed action.
- **Wilderness Areas and Wildlife Refuges** - The nearest national wilderness areas are located in the Allegheny National Forest (Hickory Creek Wilderness and the Allegheny River Islands Wilderness), which are located approximately 193 miles from the property. The nearest national wildlife refuge (NWR) is the Cherry Valley NWR, which is located 77 miles from the property. These resources would not be affected by the proposed action.
- **Archeological Resources** – A Phase IA geomorphological survey of the Bloomsburg USARC was conducted in October 2012 due to the potential for intact archaeological resources covered by flood deposited soils (Freedman and Pasquariello 2012). After identifying intact soils during the Phase IA survey, a follow-on Phase IB archaeological investigation was conducted in November 2012. The area was considered to have moderate to high sensitivity for prehistoric archaeological sites due to the proximity to

the Susquehanna River and Kinney's Run; however, no archaeological resources were identified in the survey, as reported in a Pennsylvania Historical and Museum Commission Negative Survey Form (Freedman 2013). The Pennsylvania SHPO concurred with the findings of the investigations and the Army's determination that the Proposed Action would have no effect on historic properties (Appendix A). No further archaeological investigation was recommended.

- **Historic Buildings** – The Bloomsburg USARC contains two buildings that are more than 50 years old. The facility was evaluated for inclusion in the National Register of Historic Places (NRHP); no historic properties eligible for listing in the NRHP under Criterion A, B, and C were identified (Wilcher et al. 2012). In accordance with 36 CFR Part 800, the Army determined that the Proposed Action would have no effect on historic properties, which it documented in a letter to the PA SHPO dated March 15, 2012. The PA SHPO concurred with the determination on April 18, 2012 (Appendix A).
- **Properties of Religious or Cultural Significance to Native Americans and Tribes** – The 99th RSC contacted the Delaware Nation, the Delaware Tribe of Indians, the Onondaga Indian Nation, the Cayuga Nation of Indians, the Akwesasne Mohawk Nation, and the Oneida Indian Nation regarding the proposed project on March 15, 2012. Responses were received from the Delaware Nation and Oneida Nation on June 11, 2012 and April 3, 2012, respectively. No properties of religious or cultural significance to any of the Tribes or concerns regarding the proposed project have been identified through consultation. Native American coordination is presented in Appendix A.
- **Indoor Firing Range** – There are no firing ranges currently on the property, and no evidence that a firing range occurred on the property historically (USACE 2007).
- **Munitions and Explosives of Concern** - Based on historical documentation and site personnel, there are no indications that munitions and explosives of concern were present at the property. As noted above, there are no firing ranges on the property, and no evidence that a firing range was present on the property historically (USACE 2007).
- **Radioactive Materials** - Based on a review of available records, site reconnaissance, and interviews with USARC personnel, there is no indication that radioactive materials were stored, used, or released at the USARC (USACE 2007). The Bloomsburg USARC radiological clearance survey report was completed on June 15, 2012. The report provides an evaluation of radiological materials used and the summary of findings and results. The report concludes that no further action is required with respect to radioactive devices or materials identified, and there are no radiological concerns (USACE 2012).
- **National and State Parks** - The property does not contain and is not near any national or state parks. The nearest national park is the Appalachian National Scenic Trail located 33 miles to the southeast. The nearest state park is Shikellamy State Park, which is located approximately 24 miles west of the property. These resources would not be affected by the proposed action.
- **Prime and Unique Farmland** - The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.

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- **Floodplains/Coastal Barriers and Zones** – According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panels 42307C0243E, the property is not located within a 100-year or 500-year flood prone area. The property is not in a coastal zone management area (USACE 2007).
 - **National Wild and Scenic Rivers** – The Delaware (Middle) River is located more than 65 miles west of the property. This resource would not be affected by the proposed action.
 - **Wetlands** - A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

- **Demographics** – The alternatives would have no direct, indirect, or cumulative impact on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI).
- **Hydrology/Groundwater** - These resources are present on or underneath the property. A well was formerly present on the property. The location, date, and method of abandonment are unknown. Approximately 0.5 mile north/northwest of the property are the nearest wells, which are located hydrologically up-gradient (USACE 2011). The principal aquifer in the region is the Valley and Ridge aquifer, which is carbonate rocks inter-bedded with almost equal amounts of water-yielding sandstone (USGS 2013). Other than infiltration from stormwater on the property, the nearest groundwater recharge source to the USARC is the Susquehanna River, which is located approximately 650 feet south of the property. There are no anticipated impacts to these resources due to the proposed action because construction and demolition activities would not affect surface hydrology or occur deep enough to affect groundwater.

4.1.3 Environmental Resources are Present, but Not Significant, Negligible/Minor Environmental Impacts

The resources discussed below are present at the Bloomsburg USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have little to no measureable environmental effect on the resource, the impacts will not be discussed in detail.

- **Air Quality** - None of the alternatives would have a significant direct, indirect, or cumulative impact on air quality in the region. The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (CAA) (42 USC 7401-7671q) required the U.S. Environmental Protection Agency (USEPA) to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels throughout the United States. The General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), requires any federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule's requirements and complete

a Record of Non-applicability (RONA) or positively determine that the action conforms to the provisions and objectives of the State Implementation Plan (SIP). The proposed action for the Bloomsburg USARC will occur within Columbia County, Pennsylvania, which is designated as “in attainment” for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. The Pennsylvania DEP Bureau of Air Quality’s Regulations and Clean Air Plans were reviewed and the project actions would be in accordance with all regulations (PADEP 2013). All applicable permits would be obtained as required. Permits would be obtained before the project begins. No further analysis and no further documentation are required.

- **Noise** – The alternatives have negligible beneficial direct impacts on noise levels. There would be no indirect or cumulative impacts to noise. Under Alternative 3 and 4, primary noise sources at the property are from privately owned vehicles, service vehicles, and heating, ventilation, and air conditioning (HVAC) equipment. These noise sources are similar to the major sources of noise at the USARC. Noise levels associated with Alternative 5 would be less than existing conditions because the USARC would be demolished and replaced with open space, resulting in a minor beneficial impact. Noise levels attributed to the current and potential future use of the site would place the property in an area classified by the Army as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptors are the private residences located adjacent to the property to the northeast.
- **Vegetation** - The alternatives would have negligible impacts on the vegetation present at the Bloomsburg USARC because the USARC is developed and urbanized. Over 60 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is covered by small sections of lawn north and south of the main building.
- **Wildlife** - The alternatives would have minor direct, indirect, or cumulative impacts on wildlife present at the Bloomsburg USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition and construction activities would temporarily displace any individuals utilizing the area for habitat, there would not be significant environmental effects.
- **Geology and Soil** - The alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Bloomsburg USARC because the soils present at the property have been compacted and disturbed from previous typical development and urban activities. Construction activities may involve excavation, grading, and movement of heavy equipment at the Bloomsburg USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be minor because appropriate erosion and sediment control measures would be applied. These measures would be implemented in accordance with an erosion and sediment control plan and local regulations and appropriate permits would be acquired. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.
- **Surface Water (Streams, Ponds, Stormwater, etc.)** - The site reconnaissance determined that no streams, ponds, or other surface water features are present on the

USARC property. Construction activities associated with the proposed action may involve clearing, grading, and excavation activities on the property. These activities would disturb the surface soil, increasing the potential for soil erosion and subsequent deposition of soil in surface water by wind or stormwater runoff. Impacts would be minor because appropriate stormwater runoff control measures would be applied. These measures would be implemented in accordance with local regulations and other appropriate permits, such as a Stormwater National Pollutant Discharge Elimination System (NPDES) permit, if required.

- **Utilities** – The alternatives would have negligible direct, indirect, or cumulative impacts on the utilities at the Bloomsburg USARC because the utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant. Under Alternative 3 and 4, there may be an increase in the use and demand for utilities because there would be more people using utilities with potential additional use on nights and weekends. Utility use and demand associated with Alternative 5 would be similar to existing conditions because the USARC would be demolished and replaced with open space, resulting in no impact. The utilities include communications, natural gas, electric service (PPL, formerly Pennsylvania Power & Light), potable water supply (City of Bloomsburg), solid waste service, sanitary sewer service (City of Bloomsburg), and a storm water system (City of Bloomsburg).

4.2 Environmental Resources Analyzed in Detail

Four resource areas, aesthetic and visual resources, land use, socioeconomics, and transportation, were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Aesthetics and Visual Resources

4.2.1.1 Affected Environment

The Bloomsburg USARC property occupies approximately 2 acres and contains two permanent structures: a one-story administration building and a two-story OMS. Both the main building and OMS were constructed in 1965 with concrete foundations and concrete block walls covered with brick veneer. Approximately one-third of the property is covered by asphalt parking, concrete walkways, and buildings. On-site parking includes a MEP and POV parking area. One concrete pad is located on the north side of the main building and was the former location of the portable cooking trailer. The remaining land is grass with deciduous trees located along the northern and eastern boundaries.

The view from the property is dominated by residential properties to the north, east, and west. The dominant view to the south is Old Berwick Road. Also present are a vacant lot to the east and the American Legion to the west.

4.2.1.2 Consequences

Potential impacts to aesthetic and visual resources are considered significant if the proposed action would:

- Have a substantial adverse effect on a scenic vista;

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- Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway;
 - Substantially degrade the existing visual character or quality of the site and its surroundings; or
 - Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

After performing an analysis of aesthetic and visual resources, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no direct impacts to aesthetic and visual resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no indirect impacts to aesthetic and visual resources are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be negligible direct impacts under this alternative. Although the caretaker would insure public safety and security of the remaining government property, long-term caretaker status creates potential for a decrease in the frequency of mowing, weeding, and visual maintenance that may have a negligible adverse impact on aesthetic resources.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. The reuse of the property as full build-out residential may increase the number of buildings on the property. Currently, there is one main administration building and an OMS. Under a residential reuse, there may be anywhere from 1 to 20 dwelling units per acre. To accommodate a greater number of units, demolition of the existing buildings and construction of residential dwellings would occur on the Bloomsburg USARC property. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources.

The reuse as a residential development would be similar to adjacent uses and would create a similar visual landscape. However, during the reuse, buildings may be taller than baseline conditions. A multi-family dwelling can be a maximum of 45 feet or 4 stories tall (Scott Township 2007). An increase in new building and landscaping would result in a minor, long-term beneficial impact to the visual character of the property.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

Direct Impacts. There would be minor, short- and long-term, adverse direct impacts to aesthetics and visual resources under this alternative. The reuse of the property as full build-out light commercial may increase the number of buildings on the property. Currently, there is a main administration building and an OMS (approximately 5,600 square feet on the property). During the reuse, there can be up to 61,000 SF of building square feet on the property that may be distributed among multiple buildings. To accommodate the increased square footage on the property, additional construction would occur. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources.

There is a likelihood that under this alternative there would be more signage on buildings or at the entrance points to the property. Depending on the types and quantity of light commercial establishments that are in the final redevelopment, there is the potential that businesses may remain open later in the evening requiring more parking lot and/or building lighting. Lighting would be directed in specific directions towards the parking or buildings, minimizing any impacts to nearby residents. Buildings may also be taller than baseline conditions. A commercial principal structure can be a maximum of 35 feet or 3 stories tall (Scott Township 2007). Because the area around the USARC property is dominated by residential development, a new commercial development with increased signage and lighting would result in minor, long-term adverse impacts to the visual character of the area.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance

4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

Direct Impacts. There would be short- and long-term impacts under this alternative. During the demolition, there would be negligible short-term adverse impacts to the aesthetics of the surrounding areas. Due to ground disturbance and tree clearing, construction activities would have short-term adverse impacts to aesthetics and visual resources.

Under Alternative 5, the existing main administration building and OMS would be demolished. For reuse as a park or recreational area, there may be a small building constructed to accommodate restrooms, storage, or concessions for an athletic field. However, there would be a decrease in building area and an increase in vegetation resulting in a minor long-term beneficial impact to the visual character of the landscape.

If the reuse is a park or passive recreation area, there may be security lighting on any parking or pedestrian walkways from dusk until dawn. However, if the site is converted to athletic fields that have outdoor lighting for evening games or events, there may be adverse impacts from lighting. Impacts are expected to be minor since events would most likely be limited and the use of outdoor lighting would be intermittent.

Indirect Impacts. There are minor long-term indirect impacts under this alternative. Long-term maintenance of the public park creates potential for an increase in the frequency of mowing, weeding, and visual maintenance that may have a beneficial impact on aesthetic resources.

4.2.2 Hazardous and Toxic Substances

4.2.2.1 Affected Environment

An ECP Report was completed for the Bloomsburg USARC in February 2007. This document details the history of the property, including the U.S. Army Reserve and prior tenant uses of the property and the resulting environmental condition of the property. An update to the ECP was completed in September 2011. The ECP update categorized the property as an ECP Category Type 3, an area or parcel of real property where the release, disposal or migration, or some combination thereof, of hazardous and toxic substances has occurred, but at concentrations that do not require a removal or remedial action.

4.2.2.1.1 Past Uses and Operations

The property has served as a reserve and mobilization site for the Bloomsburg USARC since the U.S. Government acquired the land in 1956. The property primarily functioned as an administrative, logistical, and educational facility, and it was used by reservists for drill activities on various weekends throughout the year. The OMS building was used to perform limited maintenance activities on military equipment. Activities inside the OMS building included preventative maintenance checks, including checking, changing, and topping off vehicle fluids such as motor oil, water, and antifreeze; light maintenance activities; changing and servicing vehicle batteries; and inspecting and changing brakes. Any equipment or vehicles requiring heavier maintenance activities were sent offsite to an AMSA shop located at one of the other USARCs in Pennsylvania (USACE 2007).

The OMS building contains one service bay and is currently used for storage purposes. A former vehicle maintenance pit located in the vehicle bay portion of the OMS building was filled with concrete. No floor drains were visible in the OMS building. A petroleum, oil, lubricant (POL) storage room is located at the northwest corner of the OMS building (USACE 2007).

Vehicle washing would have historically occurred on the vehicle wash area to the west of the OMS building. According to site personnel, the vehicle wash area was rarely used. The vehicle wash area, constructed in 1965, contains one drain in the center of the concrete pad. The drain flows to a leach pit located north of the vehicle wash area. The vehicle wash area is not equipped with an OWS nor is it connected to the municipal sewer system (USACE 2007).

4.2.2.1.2 Past Storage, Use, Release of Chemicals/Hazardous Substances

Chemicals formerly used and stored at the property were associated with vehicle and facility maintenance activities, and janitorial services. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet located in the administration building. Vehicle maintenance products and small amounts of petroleum, oils, and lubricants (POLs) products would have been stored within designated areas (i.e., POL Storage Room) within the OMS building. According to the Hazardous Waste Management Plan, dated July 1995, for the Bloomsburg USARC, spent waste oil and spent antifreeze (estimated 25 total gallons per year) were stored in drums staged to the west of the OMS building. The outdoor hazardous material storage shed contained small quantities (5 gallons or less each) of

latex and enamel paints, soap, starting fluid, gas cans, lube oils, and other lubricating sprays. There is no evidence that CERCLA hazardous substances were stored at the property for one year or more in excess of corresponding reportable quantities (USACE 2007).

4.2.2.1.3 Asbestos-Containing Material

A visual inspection survey of the Bloomsburg USARC was completed in July 2012 to identify suspect asbestos-containing material (ACM) (SBG 2012). Suspect materials were identified during the inspection in both the main administration building and the OMS. In the main administration building, ACM was assumed to be present on floor tile, door/window caulking, ceiling tile, sheetrock/joint compound, plaster, coving/mastic, and on the vault door. In the OMS, ACM was assumed to be present in door/window caulking and sheetrock/joint compound. Between November 1994 and January 1995, abatement of asbestos insulation to facilitate the installation of natural gas service was completed. However, the area where asbestos abatement was performed was not specified in the facility assessment. During the August 2006 site reconnaissance, insulation observed in the mechanical room appeared to be fiberglass and in good condition (USACE 2007).

Any remaining ACM would not present a threat to human health or the environment because the Grantee, i.e., the next owner of the property, would covenant and agree that its use and occupancy of the property would be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of ACM on the property that may be required under applicable law or regulation. These provisions would be stated in the property deed.

4.2.2.1.4 Lead-Based Paint

A Lead-Based Paint (LBP) survey was not available for the Bloomsburg USARC. However, facilities constructed before 1978 are likely to have been painted with LBP. Both the main building and the OMS were constructed before 1978 and are presumed to contain LBP.

LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children because the Grantee would be responsible via a deed covenant for complying with all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the use of the property, the Grantee specifically agrees to perform, at its sole expense, any lead-based paint abatement requirements

4.2.2.1.5 Pits, Sumps, Drywells, and Catch Basins

The drain of the vehicle wash area, located west of the OMS building, flows to a leach pit located north of the vehicle wash area (outside of the fenced OMS/MEP area). The vehicle wash area is not equipped with an oil-water separator (OWS) nor is it connected to the municipal sewer system. During a 2001 facility assessment, the inspection team recommended that the vehicle wash area be either permanently closed or reconstructed to include an OWS. Additionally, it was recommended that the facility manager ensure that the existing wash area be taken out of service. According to site personnel, the vehicle wash area was rarely used. A Phase II ECP in support of Base Realignment and Closure for Bloomsburg USARC was completed in 2011. This report is summarized in the 2011 ECP Update (USACE 2011). Per the

ECP update, the wash rack was resolved under Section 4.08 of the PADEP/DoD Cooperative Multi Site Agreement letter dated February 27, 2004 (USACE 2011).

During a site meeting with Pennsylvania Department of Environmental Protection (PADEP) in July 2009, it was determined that further sampling was required at the former leach pit area to verify whether soils had been affected by wash rack operations. Per the ECP update, four soil borings were taken to 15 feet below ground surface and adjacent to the leach pit. These samples detected concentrations of volatile organic compounds (VOCs), semi-VOCs, and Target Analyte List metals that did not exceed PADEP Statewide Health Standards Act 2 Medium Specific Concentration values in accordance with Section II.B.3.b. of the *Pennsylvania's Land Recycling Program Technical Guidance Manual* for nonresidential and residential use. PADEP concurred that the former leach pit at Bloomsburg USARC was not a contamination source based on the Phase II investigation (USACE 2011).

4.2.2.1.6 Polychlorinated Biphenyls

Three pole-mounted transformers on a single pole are located in the western portion of the property. These units are owned by Pennsylvania Power & Light (PP&L). No labels indicating the presence or absence of polychlorinated biphenyls (PCBs) were visible on the transformer. During the 2007 site reconnaissance, the units appeared to be in good condition and no evidence of leakage was observed (USACE 2011). Based on a January 27, 1994 letter from PP&L, the three transformers have an in-service date of June 1965. The PCB content of these transformers was unknown. No additional information concerning the PCB content of capacitors and light ballasts in the USARC was available at the time of the ECP report (USACE 2007). The USEPA requires that companies that have PCB transformers register them with USEPA. This information is made available to the public (EPA 2013). The USEPA's PCB transformer database does not list any PCB transformers for PPL in Pennsylvania (EPA 2011).

If any light ballasts are encountered and begin to leak or are removed from service, then they should be assumed to fall under the USEPA definition of PCB equipment and must be managed in accordance with applicable local, state, and federal regulations.

4.2.2.1.7 Radon

Site-specific radon sampling conducted in 1994 indicated the administration building contained radon levels above 4 picoCuries per liter (pCi/L) of air. Radon sampling results in the administration building ranged from 2.2 pCi/L to 4.2 pCi/L. Radon sampling results in the OMS building were 0.9 pCi/L and 1.4 pCi/L. In addition, the USEPA Map of Radon Zones for Columbia County, Pennsylvania shows that the county lies within the high priority zone, Zone 1, which has a predicted average indoor screening level greater than 4 pCi/L, USEPA's residential action level (USACE 2007).

A soil depressurization radon reduction mitigation system was installed in the administrative building by Ecosphere Corporation in 1995. During an external environmental compliance assessment performed in 2001 for the facility, it was noted that the radon mitigation system appeared to be functioning properly (USACE 2007).

4.2.2.1.8 Underground Storage Tanks/Aboveground Storage Tanks

Two fuel oil USTs associated with this facility were removed from the property on October 29, 1996. The 1,500-gallon and 550-gallon fuel oil USTs were used to store heating oil for the administrative and OMS buildings, respectively. Soil samples were collected from the excavations and the stockpiled soil prior to backfill operations. All soil analytical results were below regulatory remedial action levels. Because the tanks stored fuel oil for the purpose of space heating, the tanks were exempt from regulatory requirements (USACE 2007). During a site meeting with PADEP in July 2009, it was determined that further sampling was not required in this area (USACE 2011). No evidence of the current presence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed on the property during the 2006 site reconnaissance (USACE 2007).

4.2.2.1.9 Waste Disposal Sites

Historical information indicates that waste POLs were used to control vegetation along the OMS/MEP fence lines. Fence line areas that were not treated with waste POL were subsequently treated with herbicides. The 1995 Installation Restoration Program/Installation Action plan reported that a Preliminary Assessment (PA) for waste disposal along the fence line was completed in 1994. The PA suggested that a Focused Site Investigation and possible remediation was required due to stressed vegetation and visible soil staining. No additional information was available concerning the performance of additional investigations and/or remediation in this area (USACE 2007). During a site meeting with PADEP in July 2009, it was determined that further sampling was not required in this area (USACE 2011).

The OMS vehicle service pit was identified as having interior building surfaces contaminated with industrial liquid wastes, as well as potentially contaminated subsurface soils. The vehicle maintenance pit was subsequently filled with concrete. Based on the remedial design drawings for the closure of the maintenance pits, the pit contained a sump and drain. The discharge point of the sump and drain is not known. During a site meeting with PADEP in July 2009, it was determined that further sampling was not required in this area (USACE 2011).

4.2.2.2 Consequences

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for hazardous and toxic substances are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no direct impacts from hazardous and toxic substances are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for hazardous and toxic substances are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no indirect impacts from hazardous and toxic substances are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Negligible short-term beneficial direct impacts are expected under this alternative. The Army would continue maintenance activities necessary to protect the property and buildings from deterioration. Any remaining small quantities of hazardous and toxic substances (*e.g.*, janitorial chemicals, vehicle maintenance-products, and building maintenance-

related products) would be disposed of by the Army in accordance with federal, state, local, and DoD requirements after closure of the Bloomsburg USARC. The removal of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

Indirect Impacts. No indirect impacts are anticipated under this alternative. Continuing maintenance activities and appropriate use of small quantities of remaining hazardous and toxic substances would be limited to the Bloomsburg USARC property.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

Direct Impacts. No remedial activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of remaining ACM, LBP abatement). Demolition activities associated with this alternative would require that the removal of ACM, LBP, and PCB materials and any other solid waste would be managed and disposed of by the Grantee. Disposal activities would be in accordance with federal, state, local, and DoD requirements. Long-term minor beneficial impacts are anticipated with the proper removal of these materials from the property.

Any remaining small quantities of hazardous and toxic substances (*e.g.*, janitorial chemicals, vehicle maintenance-products, and building maintenance-related products) would be disposed of by the Army in accordance with federal, state, local, and DoD requirements after closure of the Bloomsburg USARC. The removal of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

Although releases of POLs have occurred at the Bloomsburg USARC, the 2011 ECP Update Report determined that no remedial actions to protect human health and the environment are needed. No other hazardous or toxic substances are present at the Bloomsburg USARC property.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Bloomsburg USARC property.

4.2.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

Direct Impacts. No remedial activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of remaining ACM or LBP abatement). Demolition activities associated with this alternative would require that the removal of ACM, LBP, and PCB materials and any other solid waste would be managed and disposed of by the Grantee. Disposal activities would be in accordance with federal, state, local, and DoD requirements. Long-term minor beneficial impacts are anticipated with the proper removal of these materials from the property.

Any remaining small quantities of hazardous and toxic substances (*e.g.*, janitorial chemicals, vehicle maintenance-products, and building maintenance-related products) would be disposed of by the Army in accordance with federal, state, local, and DoD requirements after closure of the Bloomsburg USARC. The removal of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

Although releases of POLs have occurred at the Bloomsburg USARC, the 2011 ECP Update Report determined that no remedial actions to protect human health and the environment are needed. As discussed in 4.2.2.1.5, soil boring samples in and around the leach pit detected concentrations of volatile organic compounds (VOCs), semi-VOCs, and Target Analyte List

metals that did not exceed PADEP Statewide Health Standards Act 2 Medium Specific Concentration values for nonresidential and residential use. No other hazardous or toxic substances are present at the Bloomsburg USARC property.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Bloomsburg USARC property.

4.2.2.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

Direct Impacts. No remedial activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of remaining ACM or LBP abatement). Demolition activities associated with this alternative would require that the removal of ACM, LBP, and PCB materials and any other solid waste would be managed and disposed of by the Grantee. Disposal activities would be in accordance with federal, state, local, and DoD requirements. Long-term minor beneficial impacts are anticipated with the proper removal of these materials from the property.

Any remaining small quantities of hazardous and toxic substances (*e.g.*, janitorial chemicals, vehicle maintenance-products, and building maintenance-related products) would be disposed of by the Army in accordance with federal, state, local, and DoD requirements after closure of the Bloomsburg USARC. The removal of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

Although releases of POLs have occurred at the Bloomsburg USARC, the 2011 ECP Update Report determined that no remedial actions to protect human health and the environment are needed. No other hazardous or toxic substances are present at the Bloomsburg USARC property.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Bloomsburg USARC property.

4.2.3 Land Use

4.2.3.1 Affected Environment

The property is currently zoned R-S while the surrounding properties include both R-S and R-U. The R-S designation is meant to encourage low density residential development, provide standards, set maximum densities, encourage preservation of public open space, and exclude activities not compatible with the residential development. The R-U designation is used to encourage the orderly development and preservation of existing built-up residential sections and promote an environment of families by preserving open space, limiting commercial activities, excluding industrial activities, and provide areas for student housing (Town of Bloomsburg 2009).

The R-S designation is intended to be more restrictive and accommodate single family detached homes along with churches or places of worship, public or semipublic parks or playgrounds, or public utility services. R-U properties have more permitted uses such as single-family attached and detached homes, conversion apartments, mobile homes, boarding houses, churches, libraries, municipal buildings, parks or playgrounds, medical, dental or other professional offices, day care centers, clubs, lodges, and fraternal organizations, or public utility services. Single family dwellings and principal structures are limited to 35 feet or 3 stories in height. Multi-family dwellings are limited to 45 feet or 4 stories (Town of Bloomsburg 2009).

4.2.3.1.1 Current and Future Development in the Region of Influence

Bloomsburg is laid out in a grid pattern around the downtown axes of Main and Market Street creating an urban mixed-use area that is surrounded by high density residential development. Lower density development and open space is located along the outer edges of town and the density increases closer to the center of town (Town of Bloomsburg 2009).

According to the Bloomsburg Comprehensive Plan, the gridded design is what visually distinguishes the community from its neighbors. To keep its identity, the town needs to maintain this historic design while encouraging redevelopment using historic district regulations as a primary tool for regulation along with other regulations that sustain the small town character (Town of Bloomsburg 2009). Bloomsburg is a college town and has needed to find ways to accommodate student housing in areas where it fits with the community without isolating student housing in one location. The city has revised its zoning to allow student housing in certain areas and restrict it in other areas to preserve neighborhoods for families. More student housing is anticipated as the university continues to grow. Bloomsburg is approaching a built-out condition at ground level (Town of Bloomsburg 2009). The town has limited availability of single parcels and properties larger than 7,500 SF and zoned commercial. This constraint may limit economic growth specifically in the downtown area.

4.2.3.1.2 Installation Land

The USARC property has two permanent structures: a one-story 4,400 SF administration building and a 1,200 SF OMS. Approximately 1/3 of the 2 acre property is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. On-site parking includes a MEP and a POV parking area. There is a concrete pad on the north side of the administration building. The remaining land is grassed. The eastern border of the property is lined with deciduous trees. The northern and western boundaries are partially tree lined and there are a few trees on either side of the main administration building.

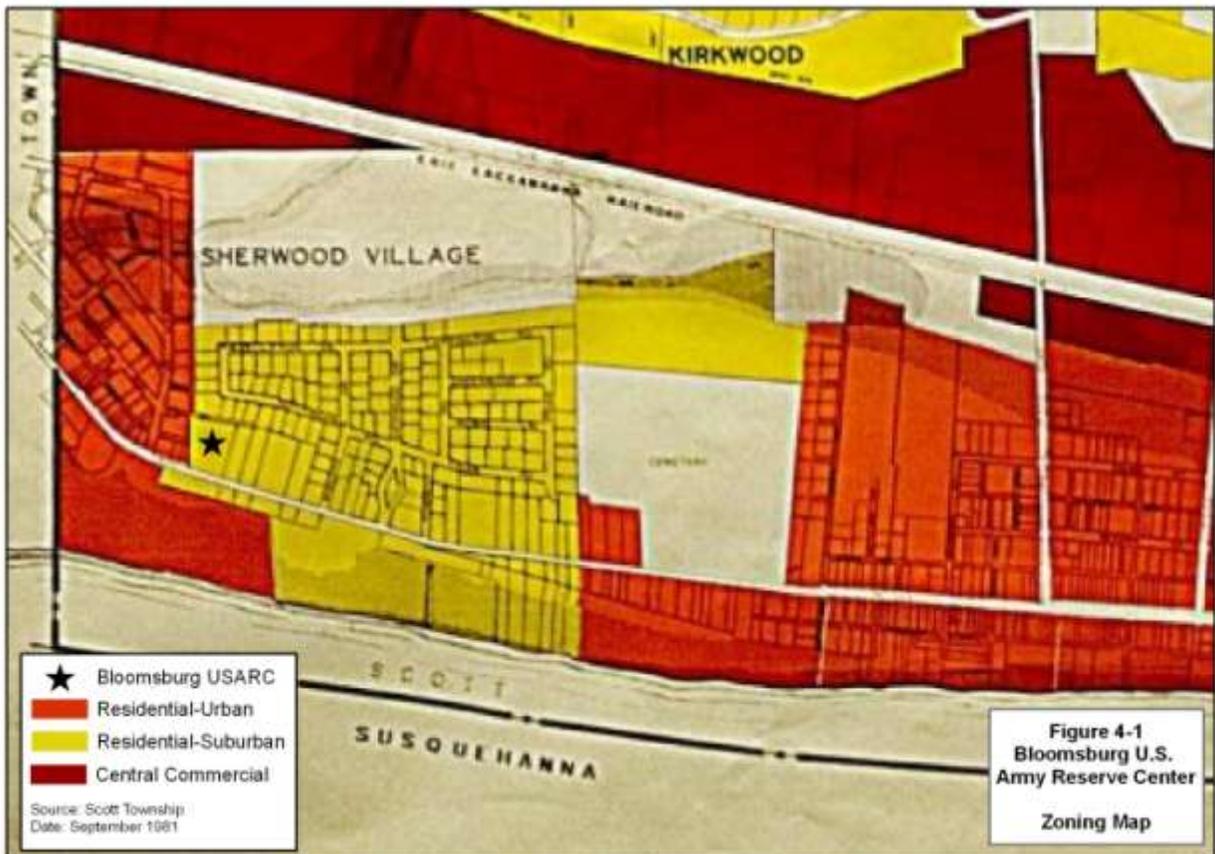
The Bloomsburg USARC was most recently occupied by the 542nd Quartermaster Company. The main administration building was used mainly for administrative, logistical, and educational purposes with office space, classrooms, kitchen area, storage, and mechanical room. The USARC also was used by reservists for training and drill activities one weekend a month. The multi-story OMS provided an area for limited maintenance on military equipment. There is one storage bay that is used for storage. The area is enclosed by chain link security fence.

4.2.3.1.3 Surrounding Land

The Bloomsburg USARC property is bound by Old Berwick Road to the south. Residential homes bound the property on the north, east, and west. There is also a vacant lot to the east. Northwest of the property is the American Legion, which occupies a large two-story house and a Quonset building. Southwest of the property are a few mobile homes and two houses. The plot of land southwest of the USARC property has just recently been purchased by the American Legion and all structures (mobile homes and houses) are planned for demolition with the space being left open. Approximately 1310 feet east of the property is a townhome development that is currently finishing construction of a new complex. Approximately 656 feet south of the property

is the Susquehanna River. Adjacent properties and associated zoning designations are listed in Table 4-2 and shown on Figure 4-1.

Direction From Property	Name/Type of Property	Address(es)	Zoning
North	Residences	175 and 185 Nottingham Road	Residential-Suburban
East	Residences and vacant lot	1434, 1440, and 1529 Old Berwick Road	Residential-Suburban
West	American Legion and Single Family Residences (Trailer)	110 Juniper Street; 1419 and 1429 Old Berwick Road	Residential-Urban



4.2.3.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities.

After performing an analysis of land use, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no direct impacts to land use are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no indirect impacts to land use are anticipated.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are no known direct impacts to land use under this alternative. The Bloomsburg USARC property would continue to contain a main administration building, an OMS, two parking areas, and maintained grass under this alternative. The former occupants of the USARC property have relocated, but this would have no impacts on land use in the area.

Indirect Impacts. There are no known indirect impacts to land use under this alternative as maintenance activities are expected to continue for the current facilities. There would be no changes to land use under this alternative.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Residential

Direct Impacts. Under Alternative 3, there would be long-term, moderate beneficial impacts to the land use in the USARC area. According to land use intensity parameters defined in the BRAC NEPA Guidelines manual, the Army used the property at a medium-low intensity. Under Alternative 3 the intensity level would change to medium-high intensity. Land use would change from training and administrative activities associated with national defense to full build-out as residential. Residential homes bound the property on the north, east, and west, so the change would be compatible. Although the land use intensity would increase, the reuse would provide beneficial impacts by meeting a need in the community. If multi-unit apartments are constructed, it would provide a location for additional student housing. If single-family detached homes are constructed, it would provide newer, modern homes for families.

The property is currently zoned R-S, meaning primarily single-family detached homes are permitted along with churches, parks or playgrounds, or public utility services. A reuse with full build-out single family residential would not require a zoning change. If the reuse is multi-

family homes, the property would need to be zoned as R-U. A zoning change, a variance, or special exception use would be required. R-U properties have more permitted uses such as single-family attached and detached homes, conversion apartments, mobile homes, boarding houses, churches, libraries, municipal buildings, parks or playgrounds, medical, dental or other professional offices, day care centers, clubs, lodges, and fraternal organizations, or public utility services. Since the American Legion property that abuts the USARC property to the west is zoned R-U, the USARC property is on the dividing line between R-S and R-U. Therefore, a zoning change from R-S to R-U would be consistent with adjacent uses.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.3.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

Direct Impacts. There would be long-term, moderate beneficial impacts to land use in the USARC area. The Army used the property at a medium-low intensity. Under Alternative 4 the intensity level would change to medium-high intensity. Land use would change from training and administrative activities associated with national defense to light commercial activities. Although the land use intensity would increase, the reuse would provide beneficial impacts to the residents in the community by allowing them to use the land for commercial development purposes.

The property is currently zoned R-S, meaning primarily only single-family detached homes are permitted along with churches, parks or playgrounds, or public utility services. To allow for light commercial development, the zoning would need to be changed to R-U. Properties with an R-U designation allow for light commercial activity. Because the USARC property is on the dividing line between R-S and R-U, a zoning change, a variance, or special exception use would be required. The surrounding properties have mostly R-S or R-U uses. Light commercial reuse would be consistent with adjacent uses.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.3.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

Direct Impacts. There would be moderate beneficial direct impacts to land use under this alternative. Based on the land use intensity parameters defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a medium-low intensity. Under Alternative 5, there would likely be a minimal level of activity associated with the reuse and, therefore, the land use would change to a low intensity use. Land use would change from training and administrative activities associated with national defense to activities associated with open space/recreation. The reuse of the site would result in a beneficial use of the land for local residents and the community by providing an additional community recreation space.

The current zoning is R-S, which allows parks or playgrounds. The reuse as a park would not require any changes to the current zoning. Besides the American Legion, the surrounding

properties are residential land uses. Therefore, reuse as open space/recreation would be compatible with adjacent land uses.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.4 Socioeconomics

4.2.4.1 Affected Environment

The following sections discuss the existing economic and social conditions of the ROI:

- Local and regional economic activity,
- Housing,
- Public services,
- Environmental justice in minority and low-income populations, and
- Protection of children from environmental health risks and safety risks.

The Bloomsburg USARC is located in the Bloomsburg-Berwick, PA Micropolitan Statistical Area (μ SA), which is the ROI for this socioeconomic analysis. The Bloomsburg-Berwick, PA μ SA is comprised of Columbia and Montour counties.

4.2.4.1.1 Economic Development

Local Economic Activity

The Bloomsburg USARC was most recently occupied with 5 full time personnel and approximately 60 personnel for training one weekend per month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

Since the start of the recession, the unemployment rate in Pennsylvania has increased by 3.5 percent and reached a high of 8.4 percent in 2010. Unemployment rates and labor force information for the county, state, and nation are shown in Table 4-3 and 4-4. Both the state of Pennsylvania and Columbia County have a strong manufacturing base. Goods-producing industries (natural resources, mining, construction, and manufacturing) experienced the largest declines in employment during the recession. In 2012, five of the top employers in Columbia County's were in the manufacturing center. Conversely, six of the top ten of Montour County's major employers are in the health care and social services sector.

Jurisdiction	2008	2009	2010	2011	2012
Columbia County	36,403	36,478	36,703	36,814	37,577
Montour County	9,435	9,352	9,359	9,413	9,592
Bloomsburg-Berwick, PA μ SA ¹	45,838	45,830	46,062	46,227	47,169
Pennsylvania	6,449,945	6,406,613	6,392,902	6,399,523	6,486,578
United States	154,287,000	154,142,000	153,889,000	153,617,000	154,975,000

¹ : μ SA = micropolitan statistical area
Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012

Jurisdiction	2008	2009	2010	2011	2012
Columbia County	5.9	8.4	8.8	8.1	8.1
Montour County	4.8	6.4	6.5	6.2	6.0
Bloomsburg-Berwick, PA μ SA ¹	5.4	7.4	7.7	7.2	7.1
Pennsylvania	2.3	7.9	8.4	7.9	7.9
United States	5.8	9.3	9.6	8.9	8.1

¹ : μ SA = micropolitan statistical area
Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012

Montour County also gained more nonfarm jobs in the last year than Columbia County. Between 2011 and 2012, Columbia County increased its nonfarm employment by 1 percent while Montour County increased by 3 percent. Table 4-5 shows the Non-Agricultural Wage and Salary Employment for Columbia and Montour County for 2010 and 2011.

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Bloomsburg-Berwick, PA μSA¹.						
Industry	Columbia County			Montour County		
	2011	2010	Percent Change	2011	2010	Percent Change
Natural Resources and Mining	D	320	-	D	D	-
Construction	2,059	1,926	6.9	760	D	-
Manufacturing	5,406	5,358	0.9	588	461	27.5
Trade, Transportation, and Utilities	6,925	6,769	2.3	D	D	-
Information	463	468	(1.0)	107	108	(0.9)
Financial Activities	2,108	2,034	3.6	1,758	1,903	(8.0)
Professional and Business Services	2,650	2,634	0.7	D	D	-
Education and Health Service	3,900	3,832	1.8	7,222	D	-
Leisure and Hospitality	3,243	3,213	0.9	1,158	1,140	(1.6)
Other Services	1,838	1,830	0.4	756	782	(3.3)
Government	5,421	5,564	(2.5)	1,515	1,548	(2.1)
Total	34,349	33,948	1.2	22,053	21,414	3.0
¹ : μ SA = micropolitan statistical area D = Not shown to avoid disclosure of confidential information () = Indicates a Decrease Source: Bureau of Economic Analysis, 2010 and 2011.						

4.2.4.1.2 Housing

The Town of Bloomsburg analyzed their housing stock for their Comprehensive Plan in 2009 some of the findings include:

- The city provides wider housing choice in terms of housing types, or unit per structure, then any of the neighboring, county, or state jurisdictions.

- Bloomsburg is a rental community and continues to grow this segment of the market; however, conversations with local realtors suggested that condominiums and townhomes are not adequately available.
- The housing stock is much older than that of the county and neighboring communities with approximately 71 percent of the housing stock built before 1960.
- Distribution of housing values was typical of a small, established community; however, housing affordability was still an issue for more than 17 percent of households that owned their home and for many senior households that rented (Town of Bloomsburg 2009).

Approximately 70 percent of the housing in Columbia County is classified as one unit detached homes. The next most common housing type is mobile homes (approximately 9.1 percent) (USCB 2011). Housing information for the region is shown in Table 4-6.

Jurisdiction	Total Housing Units 2011	Percent Vacant 2011	Percent Owner Occupied 2011	Median Value Owner Occupied 2011	Median Gross Rent 2011	Median Household Income 2011
Columbia County	29,403	11.9	70.9	\$129,000	\$642	\$44,136
Bloomsburg-Berwick, PA μ SA ¹	37,338	10.6	72.5	\$138,300	\$655	\$45,279
Pennsylvania	5, 554,939	10.8	70.6	\$163,200	\$770	\$69,282
United States	131,034,946	12.4	66.1	\$186,200	\$871	\$52,762

¹ : μ SA = micropolitan statistical area
Source: U.S. Department of Commerce, Bureau of the Census, American Community Survey 5-year Estimates 2007-2011.

4.2.4.1.3 Public Services

Education

The Bloomsburg ROI has approximately 33 public schools with a total school enrollment of 12,276 students and 15 private schools with total school enrollment of 784 students. The majority of the schools are in Columbia County. The county public school system has 11 elementary schools, 5 middle schools, and 10 high schools serving 9,999 students. The school district has approximately 14 students per every full time equivalent teacher (Public School Review 2013). Memorial Elementary School, Bloomsburg Middle School, and Bloomsburg

High School are all within 2 miles of the USARC. The county also has 13 private schools with an enrollment of 601 students (Private School Review 2013).

Health

Bloomsburg Health Care Center and Bloomsburg Hospital serve the community. The centers provide a wide variety of services such as preventative medicine, surgical care, obstetrics and gynecology, lab tests, x-rays, and MRI and CT scans. LifeFlight Helicopter service is provided by Geisinger Medical Center, a physician-led health care system in North Central Pennsylvania. Geisinger also runs the Bloomsburg Hospital Psychiatric Unit. Bloomsburg Hospital is located approximately 2 miles to the northeast of the USARC.

Emergency medical and ambulance services are provided by the Bloomsburg Volunteer Ambulance Association (BVAA). The association has partnered with Commonwealth Medical Services and Bloomsburg Hospital to form the Greater Columbia Medical Transport Service (GCMTS). BVAA provides a volunteer emergency medical technician driver while GCMTS provides a paramedic. The BVAA office is located approximately 1.5 miles to the west of the USARC.

Law Enforcement

Law enforcement services are provided by the town of Bloomsburg. The police force is made up of approximately 14 full-time and 6 part-time officers, and 1 detective. The department has 13 vehicles (Town of Bloomsburg 2009). The department is a member of the Columbia County SWAT team, which responds to high risk incidents and serves high risk search and arrest warrants for the narcotics task force team (Bloomsburg Police Department 2013). The police department is located 1.5 miles to the northeast. Bloomsburg University Safety and Police Department is also nearby and coordinates with the police department when needed.

Fire Protection

Fire safety and protection is provided by the Bloomsburg Volunteer Fire Department. There are 9 officers, 7 lieutenants, 4 fire police, and 10-20 other volunteers that help when needed (Town of Bloomsburg 2009). The department has a variety of fire fighting vehicles that include three engines, a ladder truck, a rescue truck, an air truck, and a jet powered rescue boat (Bloomsburg Fire Department 2013). The fire department is located 1.5 miles to the west of the USARC.

Recreation

Bloomsburg Town Park is 43 acres and offers baseball fields, soccer fields, tennis courts, basketball courts, and a fitness trail. The park also has an entertainment pavilion, skateboard park, and a stocked pond. In 1993, the Norris E. Rock Memorial Swimming pool was constructed and adjoins the park. Bloomsburg also has a 248-acre fairground that includes a grandstand, exhibit building, covered band shell, indoor arena, and race track. Each year the town hosts an annual fair. The fairground also attracts trade shows and conventions throughout the year (Town of Bloomsburg 2009). Bloomsburg Town Park is approximately 1 mile to the southwest of the USARC.

4.2.4.1.4 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this

EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$22,314 in 2010.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Columbia County	25,906	\$44,132	15.2
Bloomsburg-Berwick, PA μSA ¹	40,754	\$43,585	12.8
Pennsylvania	12,660,739	\$51,651	12.6
United States	306,603,772	\$52,762	14.3

¹ : μSA = micropolitan statistical area
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific Islander	Percent Some Other Race	Two or More Races	Percent Ethnicity Hispanic/Latino
Columbia County	4.0	1.8	0.2	0.9	0.0	0.4	0.7	2.0
Bloomsburg-Berwick, PA μSA ¹	4.3	1.7	0.2	1.3	0.0	0.4	0.8	1.9
Pennsylvania	17.3	10.7	0.1	2.7	0.0	2.0	1.7	5.5
United States	25.9	12.5	0.8	4.7	0.2	5.1	2.5	16.1

¹ : μSA = micropolitan statistical area
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.

4.2.4.1.5 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of

scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Within a 1 mile radius of the Bloomsburg USARC, there are no schools, daycare centers, or parks. Residential homes that may have children living in them bound the property on the north, east, and west.

4.2.4.2 Consequences

Potential socioeconomic impacts are considered significant if the proposed action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the proposed action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the proposed action would cause disproportionate effects on children.

After performing an analysis of socioeconomics, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.4.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Bloomsburg USARC has closed and its operations have relocated to a new AFRC in Danville, Pennsylvania. Both of the installations are located within the same ROI; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated impacts to the safety of children during the caretaker status phase of the property. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers.

Indirect Impacts. Under this alternative, the town would lose potential immediate economic benefits from possible employment and sales from the reuse of the property. Potential private developers of the property would lose the immediate redevelopment opportunity. Residents of

the surrounding community would lose potential immediate employment that may be created through the redevelopment phase of the property.

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential

Direct Impacts. Under Alternative 3, negligible to minor short-term beneficial impacts would be realized by the regional and local economy during the construction phase of the proposed reuse depending on the final quantity of dwelling units constructed. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corps of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Estimates for a new residential construction ranged from \$3-6 million (RSMMeans 2013, NAHB 2010). Construction of multi-family units would be the most expensive, so that cost was used for this analysis. The calculated cost for a maximum build-out of 35 apartment units would cost \$6.4 million (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4.

Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the redevelopment activity. Table 4-9 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the redevelopment activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-9 Estimated Annual Economic Impacts: Alternative 3.				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$3,765,022	\$5,233,382	\$8,998,403	10.86%
Income	\$2,467,632	\$1,318,153	\$3,785,785	0.21%
Employment	64	31	95	0.21%
¹ 2013 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-9 provides the RTV associated with each of the economic impacts resulting from the redevelopment activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (10.86%) income (9.52%), employment (3.83%), and population (1.38%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTVs. For this reason, impacts associated with the construction would result in non-significant beneficial impacts.

There would be minor short-term beneficial impacts to the economy during the construction of residences on the property by creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created for real estate agents, brokers, and various other workers that would provide services to home builders and buyers. The state would receive additional tax revenue from the taxes on materials sold to builders. The county would benefit from the impact, permit, and other fees paid by the builders and developers. There would also be long-term benefits from property tax payments that the residents would pay yearly.

There would be minor and moderate long-term beneficial impacts to housing resources under this alternative. Currently, much of the housing stock in the area is older, with approximately 71 percent of the housing stock built before 1960 (Town of Bloomsburg 2009). A new residential community would have minor beneficial impacts by providing newer housing options for residents. In addition, local realtors have suggested that there is a need for more rental housing especially townhomes and apartments for senior housing (Town of Bloomsburg 2009). There may be a greater benefit to the community if townhomes and senior housing are constructed as opposed to single family detached homes. A development with new townhomes and/or senior housing would meet an identified need in the local community.

There would be minor long-term adverse impacts to police, fire, and school services. The site already is served by municipal services, so the town would not need to extend services to the area. It is anticipated that the residents of the new housing would be from the local community. A new residential area may establish the need for public services at different times or in greater

demand than baseline conditions. The surrounding schools and police and law enforcement have the capacity to accommodate anticipated changes, so any adverse impacts would be minor.

There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. During the construction activity, there may be additional noise, dust, and traffic in the area. It is not anticipated that the impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize dust. Any impacts to the local population would be temporary. Any adverse impacts would be during the construction phase of the project. During the reuse, there is the potential for minor beneficial impacts by providing new housing opportunities for residents.

There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use. As noted in the Hazardous and Toxic Substances section, the Grantee would agree to undertake remediation or abatement that may be required under applicable laws and regulations and in accordance with Federal, state, local, and DoD requirements after disposal of the Bloomsburg USARC. Reuse of the site would present no threat to human health. There would be no long-term impacts to children from a residential reuse.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-9. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$5.2 million increase in indirect business volume; a \$1.3 million increase in indirect or induced personal income; and an increase of 95 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have negligible to minor, short-term impacts on the regional economy depending on the final design.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

Direct Impacts. Under Alternative 4, minor to moderate short-term beneficial impacts would be realized by the regional and local economy during the construction phase of the proposed reuse depending on the final quantity of units that would be constructed. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Estimates for a new light commercial construction on the property with a 0.3-0.7 FAR ranged from \$4-12 million (RSMeans 2013,

NAHB 2010). For purposes of this analysis, the EIFS model was run using the upper end of the estimates. The calculated cost for full build-out as commercial with a 0.7 FAR would be approximately \$11.8 million (2013 dollars). The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4.

Table 4-10 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-10 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-10 Estimated Annual Economic Impacts: Alternative 4.				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$6,962,274	\$9,677,561	\$16,639,830	0.72%
Income	\$4,575,211	\$2,437,526	\$7,012,738	0.39%
Employment	119	58	177	0.38%
¹ 2013 Dollars. Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-10 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (10.86%), income (9.52%), employment (3.83%), and population (1.38%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTVs. For this reason, impacts associated with the construction would result in non-significant beneficial impacts.

There would be moderate short-and long-term beneficial impacts of newly created jobs in the local area during the construction and reuse of the property. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created. The type and quantity of jobs created would depend on the quantity and type of businesses constructed.

There would be additional minor short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from reuse of the USARC property. The state would receive additional tax revenue from the taxes on materials sold to builders. The county would benefit from the impact, permit, and other fees paid by builders and developers. Depending on the types and quantity of businesses in the redevelopment, there would also be negligible to minor long-term benefits from tax payments from the businesses. There would be additional tax revenues from any sales of goods and services as well as any property taxes paid.

There would be no impacts to housing resources under this alternative. It is anticipated that the temporary and permanent workers needed for the construction and reuse would be from the local community.

The business reuse of the site may be open longer during the day, more frequently on weekends, and have more employees on site than baseline conditions. This may change the demand for services or the hours that services may be needed, but police and law enforcement have the capacity to accommodate anticipated changes. Any adverse impacts to public services would be minor.

There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. During the construction activity, there may be additional noise, dust, and traffic in the area. It is not anticipated that the impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize dust. During the reuse, there is the potential for beneficial impacts minor by providing new office space or business that provides services to the local community. Local populations would also benefit from improvements in the local economy and new jobs the development may create.

There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use. As noted in the Hazardous and Toxic Substances section, the Grantee would agree to undertake remediation or abatement that may be required under applicable laws and regulations and in accordance with Federal, state, local, and DoD requirements after disposal of the Bloomsburg USARC. Reuse of the site would present no threat to human health. There would be no long-term impacts to children from a commercial reuse.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-10. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-10. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$9.6 million increase in indirect business volume; a \$2.4 million increase in indirect or induced personal income; and an increase of 58 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the

construction period, and would have negligible to minor impacts, depending on the final design, short-term impacts on the regional economy.

4.2.4.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

Direct Impacts. Under Alternative 5, minor short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

Recognizing the uncertainty that accompanies reuse planning, instead of trying to predict exactly what will occur at the site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. The estimated cost of materials and supplies for demolition and construction of open space under Alternative 5 is approximately \$82,000 (2012 dollars). The estimated redevelopment period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4.

Table 4-11 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-11 also provides the indirect impacts on business volume, income, and employment due to the initial direct impacts of the redevelopment activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-11 Estimated Annual Economic Impacts: Alternative 5.				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$1,997,964	\$2,777,170	\$4,775,134	0.21%
Income	\$2,456,647	\$699,497	\$3,156,144	0.18%
Employment	66	17	82	0.18%
¹ 2013 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-11 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (10.86%) income (9.52%); employment (3.83%); and population (1.38%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTVs. For this reason, impacts associated with the construction would result in non-significant beneficial impacts.

There would be negligible short-and long-term beneficial benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be temporary jobs created during the construction of the park. The park would require maintenance and management, so there is the potential the reuse may create permanent jobs.

There are no anticipated potential impacts to public services (i.e., police and fire protection, hospital services) from the park reuse. The site is already served by fire protection and law enforcement, so the reuse would not require the extension or addition of services. There would be no population increases that would require additional staff or housing. There would be long-term, minor beneficial impacts to park services from the reuse. The park would provide an additional place in town for recreation and green space.

During the demolition of the existing buildings there would be negligible short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Demolition would occur during normal business hours and standards would be in place to minimize dust. Any impacts to the local population would be temporary. During the reuse, the property would provide minor beneficial impacts to the local population, including minorities and low-income populations by providing green space and a community area for recreation.

There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

There would be minor, long-term benefits for children from the reuse. The reuse as a park would provide additional space for outdoor activities that contribute to the physical and mental health of children in the area. As noted in the Hazardous and Toxic Substances section, the Grantee would agree to undertake remediation or abatement that may be required under applicable laws and regulations and in accordance with Federal, state, local, and DoD requirements after disposal of the Bloomsburg USARC. Reuse of the site would present no threat to human health. There would be no long-term impacts to children from reuse as a park.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-11. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-11. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$2.7 million increase in indirect business volume; a \$699,497 increase in indirect or induced personal income; and an increase of 17 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.5 Transportation

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Bloomsburg USARC. Roadways and traffic are discussed first, followed by public transportation.

4.2.5.1.1 Roadways and Traffic

The residents of Bloomsburg are served by state and local roadways. The town owns and maintains nearly 41 miles of roadway. The local roadways follow a gridded street pattern (Town of Bloomsburg 2009). Interstate 80 runs east-west through the very northern part of the Town of Bloomsburg. US Route 11, which passes through the town as Main Street, East Street, and New Berwick Highway and intersects with PA 487 on the east end of downtown, has the highest average annual daily traffic (AADT) ranging from around 12,000-15,000 (Penn DOT 2011). There is one bike trail that runs through town and bike trails on the Bloomsburg University campus.

The USARC property is located on the eastern part of the town just east of the intersection of Old Berwick Road and Juniper Street. Access to the USARC is from Old Berwick Road, a two-lane urban collector. The facility is bounded on the south by Old Berwick Road, which has an average daily traffic count of 5,100 (Penn DOT 2011).



4.2.5.1.2 Public Transportation

Bloomsburg residents have limited intercity transit. Greyhound Bus Service has a station and ticketing office in Bloomsburg. Susquehanna Trailways, a bus company, offers daily charters to mid-Atlantic cities on its Lock Haven, Williamsport to New York Route (Town of Bloomsburg 2009). Both the Greyhound and Susquehanna Trailways provide their services from the Uni-Mart on Lightstreet Road near Bloomsburg University. Bloomsburg University offers a campus shuttle to students. The shuttle provides service to several area apartment complexes, Wal-mart, and downtown Bloomsburg.

4.2.5.2 Consequences

Potential impacts to transportation resources are considered significant if the proposed action would:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; or
- Change existing levels of safety.

After performing an analysis of transportation resources, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of transportation are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no direct impacts to transportation are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of transportation are anticipated. Because the Bloomsburg USARC would not close and personnel would not be realigned, no indirect impacts to transportation are anticipated.

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Workers would continue to travel to the USARC property to conduct maintenance activities for the grounds and remaining asphalt areas. Negligible beneficial impacts to the community would result from the reduction in employees commuting to the USARC especially on the one weekend per month drill weekends when approximately 60 reservists trained at the Bloomsburg USARC.

Indirect Impacts. No indirect impacts to transportation resources area anticipated as maintenance activities on the property are expected to continue. There would be no changes to transportation resources under this alternative.

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential

Direct Impacts. There would be minor to moderate direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local streets would occur during the construction period due to truck and heavy equipment traffic and from commuting construction workers.

Reuse of the Bloomsburg USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final number of residential developments. There may be a need to add additional access points to the site. Currently, the site is accessed via Old Berwick Road at two locations. The final design of the residential development may maintain the two access points or may design to only require one.

In the long term, the reuse as a residential community would increase traffic volume in the area. Impacts would be minor to moderate depending on the quantity and number of dwelling units in the final design. According to the Institute of Transportation Engineers, a single tenant office building generates approximately 3.6 trip ends per employee, the total number of trips entering and exiting a site during that designated time. Under current conditions, the USARC generated approximately 18 trip ends per day from full-time employees and an additional 216 trip ends one weekend per month by reservists. Of all the potential residential types allowed for the reuse, a full build out as an apartment has the greatest potential for the highest number of trip-ends, (ITE 2003). The average weekday vehicle trips for an apartment building ranged from 2-12 (7 on average) trip ends per dwelling unit (ITE 2003). For purposes of this analysis, the maximum building coverage for the site was used to determine a full build out of 35 apartment units. This

size of development would generate on average 70-420 trip-ends per day with an average of 245 trip-ends per day. It is anticipated that there would be more vehicles entering and exiting the site during the day and there would be additional traffic on nights and weekends. Congestion would be variable throughout the day with slightly higher traffic volume around the hours that residents and their children would be commuting to and from work or school. The roads adjacent and near the USARC would be able to accommodate the increase in traffic.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in a developed region.

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

Direct Impacts. There would be minor to moderate direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local streets would occur during the construction period due to truck and heavy equipment traffic and from commuting workers.

Reuse of the Bloomsburg USARC would result in moderate long-term adverse impacts to traffic patterns. Currently, the site has two access points via Old Berwick Road. Use as a light commercial site may require use of both access points or only one. Depending on the type of commercial establishment, there is the potential for one of the access points to be for delivery trucks or larger vehicles.

In the long term, reuse as light commercial would have moderate impacts due to increased traffic volume in the area. According to the Institute of Transportation Engineers, a single tenant office building generates approximately 3.6 trip ends per employee, the total number of trips entering and exiting a site during that designated time. Under current conditions, the USARC generated approximately 18 trip ends per day from full-time employees and an additional 216 trip ends one weekend per month by reservists. The average weekday vehicle trips for likely commercial establishments for the reuse ranged from 4-50 (29 on average) trip ends per 1,000 gross square feet (KGSF) (ITE 2003). For purposes of this analysis, the maximum building coverage for the site to determine a full build out of 35,200 SF was used. This size of development would generate on average 141-1,760 trip-ends per day with an average of 1,020 trip-ends per day. Traffic volume would be variable throughout the day with slightly higher traffic volume around peak work/commute times in the morning and evening. There would be traffic later in the evenings and on weekends. The roads adjacent and near the USARC property would be able to accommodate the increase in traffic.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in a developed region.

4.2.5.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

Direct Impacts. There would be negligible adverse short-and long-term impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local

streets would occur during the construction period due to truck and heavy equipment traffic and from commuting workers.

In the long term, reuse of the Bloomsburg USARC would result in a negligible to minor amount of traffic at the site. The USARC had 5 full-time employees that commuted daily to the site and 60 part-time employees that trained one weekend a month, who will no longer commute to the facility. It is anticipated that there would be minor to moderate adverse impacts to transportation patterns depending on whether the park is a passive recreation area or a recreation area that offers facilities and fields. For example, if the reuse is a city park with three picnic sites, the site would generate approximately 18 trip ends per day. If the reuse is a park with a soccer complex with 2 soccer fields, the site would generate approximately 40 trip ends per day. The site would be visited more often during nights and weekends. Park traffic generally peaks at different times than adjacent streets and during non commuting hours. The roads adjacent and near the USARC property can accommodate the change in traffic flow.

Indirect Impacts. No indirect impacts are anticipated under Alternative 2. No additional impacts are expected beyond the direct impacts associated with the elimination of military related traffic and future vehicle use at the property.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USAR actions at the Bloomsburg USARC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USAR in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Bloomsburg USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.2 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during May 2011. These include past and present actions at the property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The area surrounding the USARC is primarily residential with an American Legion facility located to the west. Old Berwick Road is located to the south and the Susquehanna River is located approximately 656 feet to the south. Approximately 1,310 feet east of the property is a townhome development that is currently finishing construction of a new complex. No other notable past or present actions were identified within the cumulative analysis area.

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are generally limited to those that have been approved and that can be identified and defined with respect to time frame and location.

Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are:

The plot of land southwest of the property has just recently been purchased by the American Legion and all structures (mobile homes and houses) are planned for demolition with the space being left open.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.1 of this EA, there are several resource categories that were eliminated from discussion in the cumulative impacts section. The resource categories that are not discussed in detail include:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soil
- Utilities
- Water Resources

4.3.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Bloomsburg USARC and in the surrounding civilian community would continue. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are federal law.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Cumulative impacts under Alternative 2 by resource category are as follows:

- **Aesthetic and Visual Resources.** The cumulative impact analysis area for aesthetic and visual resources includes a ½ mile radius around the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment. The aesthetics of the area are expected to remain consistent with current conditions.
- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes a ½ mile radius around the property. Under this alternative, the elimination of a military presence at the site would cause a negligible long-term decrease in hazardous and toxic substances on the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the environment.

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the property. There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Bloomsburg-Berwick, Pennsylvania μSA. Under this alternative, the Bloomsburg USARC would close and relocate its operations to a new Armed Forces Reserve Center near Danville, Pennsylvania. The facility is located within Montour County, which is part of the μSA; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.
- **Transportation.** The cumulative impact analysis area for transportation includes a ½ mile radius around the property. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in traffic and on the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the environment.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Bloomsburg USARC Residential

Cumulative impacts under Alternative 3 by resource category are as follows:

- **Aesthetic and Visual Resources.** An increase in residential development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities. The aesthetics of the area are expected to remain consistent with current zoning ordinances. The cumulative impact would be non-significant.
- **Hazardous and Toxic Substances.** Demolition of the Bloomsburg USARC and the proper disposal of any remaining hazardous and toxic substances (e.g., ACM, LBP, and PCBs) would result in non-significant impacts in combination with other past, present, and reasonably foreseeable future activities.

There would be negligible short-term adverse cumulative impacts due to the potential for releases and spills that might occur during demolition and construction activities associated with past, present, and foreseeable future actions and the proposed action. These spills could be related to POL products such as gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze; or spills could be related to building materials utilized during redevelopment.

- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities would include potential land use changes for new housing and a higher intensity reuse. These land use changes are compatible with surrounding land uses in the town.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Bloomsburg USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities from the construction of the nearby townhome development would have non-significant

short- and long-term beneficial cumulative impacts to the local and regional community.

- **Transportation.** The reuse of the Bloomsburg USARC property as residences would result in a minor to moderate adverse impact to traffic within the analysis area. Congestion would vary throughout the day, typically higher around peak working and commuting times in the morning and evening. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to transportation.

4.3.1.5 Alternative 4 – Traditional Army Disposal and Reuse of the Bloomsburg USARC as Light Commercial

- **Aesthetic and Visual Resources.** An increase in commercial development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities. The cumulative impact would be non-significant.
- **Hazardous and Toxic Substances.** Demolition of the Bloomsburg USARC and the proper disposal of any remaining hazardous and toxic substances (e.g., ACM, LBP, and PCBs) would result in non-significant impacts in combination with other past, present, and reasonably foreseeable future activities.

There would be negligible short-term adverse cumulative impacts due to the potential for releases and spills that might occur during demolition and construction activities associated with past, present, and foreseeable future actions and the proposed action. These spills could be related to POL products such as gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze; or spills could be related to building materials utilized during revitalization and redevelopment.

- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities would include potential land use changes for new commercial facilities and potentially a higher intensity reuse. These land use changes are compatible with surrounding land uses and zoning ordinances in the township.
- **Socioeconomics.** Employment generated by the reuse of the Bloomsburg USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities from the nearby townhome development would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** In the long-term, reuse as a business development would have minor to moderate impacts resulting from an increase in the traffic volume in the area. Congestion would be variable throughout the day, being potentially higher around peak working commuting times in the morning and evening during the weekday, later in the evening, and on weekends. The roads adjacent and near the USARC property would be able to accommodate the increase in traffic. This in combination with traffic from

other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to transportation.

4.3.1.6 Alternative 5 – Traditional Army Disposal and Reuse of the Bloomsburg USARC – Open Space/Recreation

- **Aesthetic and Visual Resources.** A decrease in building footprints and an increase in vegetation associated with open space and recreation would result in a non-significant long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities.
- **Hazardous and Toxic Substances.** Demolition of the Bloomsburg USARC and the proper disposal of any remaining hazardous and toxic substances (e.g., ACM, LBP, and PCBs) would result in non-significant impacts in combination with other past, present, and reasonably foreseeable future activities.

There would be negligible short-term adverse cumulative impacts due to the potential for releases and spills that might occur during demolition and construction activities associated with past, present, and foreseeable future actions and the proposed action. These spills could be related to POL products such as gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze; or spills could be related to building materials utilized during revitalization and redevelopment.

- **Land Use.** Development of the property as open space and recreation uses in combination with other past, present, and reasonably foreseeable future activities would result in non-significant long-term beneficial impacts to land use. These land use changes are compatible with surrounding land uses in the town.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Bloomsburg USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities from the nearby townhome development would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Bloomsburg USARC as open space and recreation uses would result in a negligible adverse impact to traffic within the analysis area. Although there would be fewer vehicles using the site on a daily basis, there would likely be more use of the site on evenings and weekends. This in combination with traffic from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to traffic.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 above, no significant adverse or significant beneficial impacts have been identified or are anticipated as a result of implementing any of the proposed action alternatives or the No Action Alternative.

Local, state, and Federal regulations for noise, air, water, and soil resources will be adhered to during all phases of construction, as appropriate to minimize impacts associated with implementing the proposed action.

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SECTION 5.0 FINDINGS AND CONCLUSIONS

This Environmental Assessment was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the disposal and reuse alternatives, the Caretaker Status Alternative, and the No Action Alternative were considered and no significant impacts were identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an Environmental Impact Statement is not required.

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 99th RSC and USACE. Individuals who assisted in issue resolution and provided guidance for this document are:

Amanda Murphy
 Program Coordinator, Environmental Planning and Cultural Resources
 U.S. Army Reserve 99th Regional Support Command

Glenn Harbin
 U.S. Army Corps of Engineers, Mobile District Project Manager

Contractor personnel involved in the development of this EA include the following:

Name	Education and Experience	Primary Responsibilities
Katie Astroth	B.S. Biology and Environmental Biology, M.S. Biology: 3 years experience in fish and wildlife management, aquatic ecology, and environmental planning.	Environmental Scientist; task manager, data collection, analysis, and preparation of EA text and supporting sections.
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 7 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 8 years experience in conservation design, environmental planning, and socioeconomic analysis.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 22 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 14 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

Persons and Organizations receiving the Environmental Assessment include:

Paper Copies

Bloomsburg Public Library
225 Market Street
Bloomsburg, PA 17815

McBride Memorial Library
500 North Market Street
Berwick, PA 18603

NOA Letter Recipients

Mr. Jeff Lapp, NEPA Coordinator
US EPA, Region 3
1650 Arch Street
Philadelphia, PA 19106

Mr. Willie R. Taylor, Director
Office of Environmental Policy and
Compliance
U.S. Department of the Interior
1849 C Street, NW (MS 2462)
Washington, DC 20240

Secretary Mike Krancer
Pennsylvania Dept of Environmental
Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101

Secretary Richard J. Allan
Pennsylvania Department of Conservation
and Natural Resources
400 Market Street
Harrisburg, PA 17105-8552

Congressman Lou Barletta
11th District of Pennsylvania
1112 Highway 312
Plaza 315
Wilkes-Barre, PA 18702

Mr. Eric Stahley
Scott Township Secretary
350 Tenny Street
Bloomsburg, PA 17815

Electronic Availability

BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

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References used during the development of this EA include the following:

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SECTION 9.0 PERSONS CONSULTED

Information was solicited and collected from the following individuals or organizations in preparation of this document:

- 99th RSC personnel
- Members of the LRA
- Eric Stahley, Scott Township

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SECTION 10.0 ACRONYMS

A		FNSI	Finding of No Significant Impact
AADT	Average Annual Daily Traffic	G	
ACM	Asbestos-Containing Material	GCMTS	Greater Columbia Commonwealth Medical Services
AFRC	Armed Forces Reserve Center	H	
AST	Aboveground Storage Tank	I	
B		J	
BRAC	Base Closure and Realignment Commission	K	
BVAA	Bloomsburg Volunteer Ambulance Association	KGSF	per 1,000 gross square feet
C		L	
CAA	Clean Air Act	LBP	Lead-Based Paint
CEQ	Council on Environmental Quality	LRA	Local Redevelopment Authority
CFR	Code of Federal Regulations	M	
D		MEP	Military Equipment Parking
DoD	Department of Defense	μSA	Micropolitan Statistical Area
E		N	
EA	Environmental Assessment	NAAQS	National Ambient Air Quality Standards
ECP	Environmental Condition of Property	NEPA	National Environmental Policy Act
EIFS	Economic Impact Forecast System	NOIs	Notices of Interest
EIS	Environmental Impact Statement	NRHP	National Register of Historic Places
EO	Executive Order	NWR	National Wildlife Refuge
F			
FAR	Floor Area Ratio		

O		USARC	United States Army Reserve Center
OMS	Organizational Maintenance Shop	USC	United States Code
OWS	Oil-Water Separator	USEPA	United States Environmental Protection Agency
P		USFWS	United States Fish and Wildlife Service
PA	Preliminary Assessment	UST	Underground Storage Tank
PADEP	Pennsylvania Department of Environmental Protection	V	
PBC	Public Benefit Conveyance	VOC	Volatile Organic Compounds
PCBs	Polychlorinated biphenyls	W	
pCi/L	picocuries per Liter	X	
PNDI	Pennsylvania Natural Diversity Inventory	Y	
POLs	Petroleum, Oils, and Lubricants	Z	
POV	Privately Owned Vehicle		
PP&L	Pennsylvania Power & Light		
Q			
R			
ROI	Region of Influence		
RONA	Record of Non-Applicability		
R-S	Residential-Suburban		
RSC	Regional Support Command		
RTV	Rational Threshold Values		
R-U	Residential-Urban		
S			
SIP	State Implementation Plan		
SHPO	State Historic Preservation Officer		
T			
U			
US	United States		
USACE	United States Army Corps of Engineers		

APPENDIX A – PUBLIC AND AGENCY COORDINATION

A.1 Scoping Coordination	A-3
A.2 SHPO – Section 106 Consultation	A-35
A.3 USFWS Consultation	A-59
A.4 Agency and Public Notices	A-65

Environmental Assessment Public and Agency Scoping

Agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process. The Army invites public participation in the NEPA process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Initial scoping letters were sent to federal, state, and local agencies as well as other interested parties to request comments on the proposed scope of the Bloomsburg USARC EA. A 30-day comment period was initiated from the date of the letters. Information obtained during the scoping process could be used to develop the scope of the EA. All of the comment responses that were received within the 30-day public comment period are included in Section A.1.2 and are summarized in Section A.1.3.

Public and Agency Comments on the Final Environmental Assessment and Draft FNSI

As noted in Section 1.2, public involvement includes public comment on the final EA and draft FNSI. Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the final EA was available for public and agency comment for a 30-calendar-day review period (starting with the publication of the NOA) to provide agencies, organizations, and individuals with the opportunity to comment on the EA and draft FNSI. Public notices were published in local newspapers to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Scoping Coordination

Appendix A.1 contains the following correspondence associated with the preparation of the Environmental Assessment

<u>Agency</u>	<u>Date</u>
Mr. Richard Allan, Pennsylvania Department of Conservation and Natural Resources	May 22, 2013
Pennsylvania Department of Conservation and Natural Resources (Response)	June 19, 2013
Mr. Jeff Lapp, USEPA Region 3	May 22, 2013
United States Environmental Protection Agency (Response)	June 18, 2013
Mr. Willie R. Taylor, Office of Environmental Policy and Compliance	May 22, 2013
Congressman Lou Barletta, 11 th District of Pennsylvania	May 22, 2013
Mr. Mike Krancer, Pennsylvania Department of Environmental Protection	May 22, 2013
Pennsylvania Department of Environmental Protection (Response)	June 20, 2013
Mr. Eric Stahley, Scott Township	May 22, 2013



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Richard J. Allan
Secretary
Pennsylvania Department of Conservation and Natural Resources
400 Market Street
Harrisburg, PA 17105-8552

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Mr. Allan,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and human environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Bloomsburg USARC site is approximately 2 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The five alternatives under consideration for the proposed action would occur at the current location of the Bloomsburg USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide maintenance procedures to preserve and protect the site for reuse in an economical manner facilitating redevelopment. Alternative 3 involves the disposal of the Bloomsburg USARC via public sale and residential reuse by a private entity. Alternative 4 involves the disposal the Bloomsburg USARC via public sale and light commercial reuse by a private entity. Alternative 5 involves the disposal of the Bloomsburg USARC via public sale and recreational reuse by a private entity.

The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



BUREAU OF FORESTRY

June 19, 2013

PNDI Number: 22215

Amanda Murphy
USAR 99th RSC DPW
Amanda.w.murphy.ctr@us.army.mil

Re: Bloomsburg US Army Reserve Center
Columbia County, PA

Dear Ms. Murphy,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number 22215 for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

No Impact Anticipated

PNDI records indicate that no known occurrences of species or resources under DCNR's jurisdiction occur in the vicinity of the project. Therefore, the project referenced above is not expected to impact plants, terrestrial invertebrates, natural communities, and geologic features of concern. No further coordination with DCNR is needed for this project.

This response represents the most up-to-date review of the PNDI data files and is valid for two years only. If project plans change or more information on listed or proposed species becomes available, our determination may be reconsidered. For PNDI project updates, please see the PNHP website at www.naturalheritage.state.pa.us for guidance. As a reminder, this finding applies to potential impacts under DCNR's jurisdiction only. Visit the PNHP website for directions on contacting the Commonwealth's other resource agencies for environmental review. Should you have any questions or concerns, please don't hesitate to contact me at 717.705.2823 or arohrbau@pa.gov.

Sincerely,

Andrew Rohrbau, Environmental Review Manager
Bureau of Forestry, Ecological Services Section
Pennsylvania Natural Heritage Program

Rebecca H. Bowen, Section Chief
Bureau of Forestry, Ecological Services Section
Pennsylvania Natural Heritage Program

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Jeff Lapp
NEPA Coordinator
US EPA, Region 3
1650 Arch Street
Philadelphia, Pennsylvania 19106

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Mr. Lapp,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and human environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Bloomsburg USARC site is approximately 2 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The five alternatives under consideration for the proposed action would occur at the current location of the Bloomsburg USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide maintenance procedures to preserve and protect the site for reuse in an economical manner facilitating redevelopment. Alternative 3 involves the disposal of the Bloomsburg USARC via public sale and residential reuse by a private entity. Alternative 4 involves the disposal the Bloomsburg USARC via public sale and light commercial reuse by a private entity. Alternative 5 involves the disposal of the Bloomsburg USARC via public sale and recreational reuse by a private entity.

The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

June 18, 2013

Ms. Amanda Murphy
USAR 99th RSC DPW
5231 South Scott Plaza
Fort Dix, New Jersey 08640

Re: Scoping for the Proposed Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center, Bloomsburg PA

Dear Ms. Murphy:

In accordance with the National Environmental Policy Act (NEPA) of 1969, Section 309 of the Clean Air Act and the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500-1508), the U.S. Environmental Protection Agency has reviewed your letter of May 22, 2013 (with maps) requesting scoping comments on the Proposed Environmental Assessment (EA) for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, PA.

The purpose and need of the closure, disposal, and reuse of the Bloomsburg USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Bloomsburg USARC site is approximately 2 acres in size and contains two permanent structure and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

Five alternatives are proposed: Alternative 1, the No Action Alternative; Alternative 2, Caretaker Status; Alternative 3, involves the disposal of the Bloomsburg USARC via public sale and residential reuse by a private entity; Alternative 4 involves the disposal of the Bloomsburg USARC via public sale and light commercial reuse by a private entity; and Alternative 5 involves the disposal of the Bloomsburg USARC via public sale and recreational reuse by a private entity.

EPA has included additional information for your consideration and inclusion in the EA which is provided in the Technical Comments document (enclosed).

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Thank you for the opportunity to review this project. EPA looks forward to receiving the EA. If you have questions regarding these comments, the staff contact for this project is Karen DelGrosso; she can be reached at 215-814-2765.

Sincerely,



Barbara Rudnick
NEPA Team Leader
Office of Environmental Programs

Enclosure (1)

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Technical Comments

Land Use

Please describe in detail and quantify the project area, specifying the type and acreage of land impacted (including a description of trees within the study area) as well as a description of the existing buildings on the site including their use. Describe area surrounding the study area, identifying sensitive resources. Discuss any permits required before commencement of the project. This may include a Section 404/Section 10 permit from the Corps of Engineers, state water quality certification, and local construction and zoning permits.

Soils and Geology

EPA is most concerned with the condition of the soil to ensure that it is not contaminated and would not pose a risk to those exposed to the area, either workers or users. Please discuss historical status of soil, past spills, potential impacts, and remedial action (if applicable).

Wetlands/Surface Water/Groundwater Resources

Please discuss whether wetlands are present within the study area. Wetlands present on, or immediately surrounding the site should be delineated according to the 1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands. Impacts to wetlands should be avoided or minimized whenever possible. The total size of the wetlands should be provided, in addition to the size of the wetland in the study area and size of the direct impact. The EA must analyze the size and functional values of all impacted wetlands and develop a mitigation plan for their replacement.

The EA should outline measures to protect surface waters. The aquatic ecosystem must be evaluated carefully and include a detailed discussion of runoff, sediment and erosion control measures. Such mitigation measures must address both short term construction impacts and long term project impacts. Construction measures that may be implemented include:

- time of year restrictions on construction to accommodate aquatic life cycles and recreation activities;
- disposal of construction debris at an approved upland site to reduce the risk of contamination to surface water; and
- use of barriers and depressions to slow and impound precipitation and trap sediment.

The area should be revegetated immediately after construction. Vegetated swales, treatment systems and other stormwater management controls should be implemented as necessary.

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The principle aquifers in the region should be identified and described. All wells, both public and private, that could potentially be affected by the project must be identified. Areas of groundwater recharge in the vicinity should also be identified and any potential impacts from the Proposed Action examined.

Environmental Justice

Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, directs each federal agency to incorporate environmental justice into its mission and activities by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations....” The Executive Order also explicitly called for the application of equal consideration for Native American programs. To meet these goals, the Order specified that each agency develop an agency-wide environmental justice strategy.

The Presidential Memorandum that accompanied the Executive Order calls for a variety of actions. Four specific actions were directed at NEPA-related activities, including:

1. Each federal agency must analyze environmental effects, including human health, economic, and social effects, of federal actions, including effects on minority communities and low-income communities, when such analysis is required by NEPA.
2. Mitigation measures outlined or analyzed in EAs, EISs, or Records of Decision (RODs), whenever feasible, should address significant and adverse environmental effects of proposed federal actions on minority communities and low-income communities.
3. Each federal agency must provide opportunities for community input in the NEPA process, including identifying potential effects and mitigation measures in consultation with affected communities and improving accessibility of public meetings, official documents, and notices to affected communities.
4. In reviewing the other agencies’ proposed actions under Section 309 of the Clean Air Act, EPA must ensure that the agencies have fully analyzed environmental effects on minority communities and low-income communities, including human health, social, and economic effects.

The purpose of this guidance is to assist EPA personnel in identifying and evaluating disproportionately high and adverse human health or environmental effects in minority communities and low-income communities within the context of NEPA documents. It is also meant to improve the affected communities’ access to the NEPA process.

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Protection of Children from Environmental Risks and Safety Risks

Executive Order 13045, "Protection of Children from Environmental Health Risks and Safety Risks," requires each federal agency to identify and assess environmental health and safety risks to children. "Environmental health and safety risks" are defined as "risks to health or to safety that are attributable to products or substances that the child is likely to come in contact with or ingest." When conducting assessments of environmental risks, the lead agency should consistently and explicitly take into account health risks to children and infants from environmental hazards. Therefore, to the extent permitted by law and appropriate, and consistent with the agency's mission, each Federal agency:

- shall make it a high priority to identify and assess environmental health risks and safety risks that may disproportionately affect children; and
- shall ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

Children face a wide array of major environmental health threats, including: lead poisoning, pesticides, asthma, drinking water contaminants, polluted waters, toxic waste dumps, polychlorinated biphenyls (PCBs), second-hand tobacco smoke, and overexposure to the sun's harmful ultraviolet light. Children also face several environmental risks that EPA is just beginning to understand more fully: potential effects on the endocrine system from pesticides and industrial chemicals and potential effects from particulate matter air pollution.

Cumulative Impacts

Cumulative impacts can result from individually minor, but collectively significant, actions taking place over a period of time. The Council on Environmental Quality in 40 CFR 1508.7 defines cumulative impacts as "impacts on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions." Therefore, a cumulative impacts assessment should be an integral part of the EA for the proposed action.

For Alternatives 3, 4 and 5 it would be advantageous to encourage the new reuse owner to incorporate the following principles into their design plan.

Leadership in Energy and Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of

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the building industry developed LEED and continue to contribute to its evolution. LEED standards are currently available for:

- new construction and major renovation projects (LEED-NC)
- existing building operations (LEED-EB, Pilot version)
- commercial interiors projects (LEED-CI, Pilot version)
- core and shell projects (LEED-CS, Pilot version)

LEED was created in order to define "green building" by establishing a common standard of measurement; promote integrated, whole-building design practices; recognize environmental leadership in the building industry; stimulate green competition; raise consumer awareness of green building benefits; and transform the building market.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources. For more information, contact the U.S. Green Building Council at the following web address: <http://www.usgbc.org/leed>.

Low Impact Development (LID)

It is important to incorporate LID efforts to mitigate the effects of development through traditional stormwater management practices which have proven to not be entirely successful. Some LID concepts that might be relevant to the subject property could include reduction of impervious surface (to allow increase in stormwater infiltration), and segmentation of impervious surface (especially in parking areas). Some suggestions are included below:

Goal: Minimize direct stormwater impacts to streams and wetlands to the maximum extent practicable.

Practices:

1. Locate stormwater facilities outside of streams and wetlands;
2. maintain natural drainage routes on site;
3. preserve riparian buffers; and

Goal: Preserve the natural cover on as much of the site as possible,

Practices:

1. Utilize clustered development designs and preserve a significant portion of the site in a natural state;

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2. utilize "fingerprint" clearing by limiting the clearing and grading of forests and native vegetation to the minimum area needed for the construction of the lots, the provision of necessary access, and fire protection;
3. avoid impacts to wetlands to vegetated riparian buffers; and
4. preserve A and B Soils in natural cover.

Goal: Minimize the overall impervious cover.

Practices:

1. minimize excess parking space construction, utilize pervious pavers in low-use parking areas;
2. utilize structured or shared parking;
3. substitute pervious surfaces for impervious wherever possible;
4. where permitted, avoid the use of curb and gutter and utilize vegetated open swales, preferably "engineered swales" with a permeable soil base; and
5. minimize compaction of the landscape and in areas where soils will be "disked" prior to seeding, and amended with loam or sand to increase absorption capacity.

Goal: "Disconnect" impervious areas. "Disconnecting" means having impervious cover drain to pervious cover (i.e. downspouts draining to the yard, not the driveway). This decreases both the runoff volume and Time of Concentration.

Goal: Increase the travel time of water off of the site (Time of Concentration).

Practices:

1. Flatten grades for stormwater conveyance to the minimum sufficient to allow positive drainage;
2. increase the travel time in vegetated swales by using more circuitous flow routes, rougher vegetation in swales, and check dams; and
3. utilize "engineered" swales in lieu of pipes or hardened channels.

Goal: Utilize soil management/enhancement techniques to increase soil absorption.

Practices:

1. Delineate soils on site for the preservation of infiltration capacity; and
2. require compacted soils in areas receiving sheetflow runoff (such as yards, downslope of downspouts).

Goal: Revegetate all cleared and graded areas.

Goal: Use "engineered swales" for conveyance in lieu of curb and gutter wherever possible.

Goal: Utilize level spreading of flow into natural open space.

For additional and more comprehensive LID information, please refer to the following web sites.

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LID Manuals:

- http://www.epa.gov/owow/nps/lid_hydr.pdf
- <http://www.epa.gov/owow/nps/lid/lidnatl.pdf>
- <http://www.bmpdatabase.org>
- <http://www.epa.gov/ednrmr/>
- Combined Sewer Overflows Guidance for Monitoring and Modeling Document Type, Published: 1/1/99 <http://www.epa.gov/npdes/pubs/chap05-sco.pdf>

Pollution Prevention

In October, 1990, Congress passed the Pollution Prevention Act which calls for a stepwise approach to addressing pollution: 1. Prevention or source reduction; 2. Recycling of material in an environmentally safe manner; 3. Treatment in an environmentally safe manner; and as a last resort; 4. Disposal or other release of pollution into the environment. The following principles are applicable with the proposed construction and renovation projects.

- Paved Surfaces/Parking Areas. To prevent runoff from newly developed areas from eroding steep areas, good environmental design should be employed to minimize and control runoff. Detention basins or paving with permeable asphalt or crushed stone may be appropriate where applicable.

- Landscaping. EPA suggests (where appropriate) that the grounds be landscaped with hardy native plant species to cut down on watering and lessen the need for pesticides and fertilizers. Liberal and judicious use of trees can help to reduce heating and cooling costs and act as air purifiers.

- Recycling. To promote the recycling of refuse generated by employees, recycling receptacles should be provided on the grounds and within office buildings. Procurement of recycled goods is also necessary and helps to stimulate markets. As a consumer and purchaser of goods and services, the reuse owner is encouraged to make purchasing decisions with this in mind.

- Painting/Carpeting. All painting projects should make use of non-toxic paints, stains, exterior preservatives, and chemical-free carpeting. This can reduce long-term costs for removal of potential hazardous materials and provide better air quality.

- Water Conservation. In an effort to conserve water consumption, low-flow toilets and faucets should be installed in new and renovated buildings. To ensure adequate supply and quality of water, monitoring of the water table and chemical testing of the water should be conducted. In order to reduce the sanitary sewer load generated by the Proposed Action, gray water could be used for irrigation and toilet flushing. Retain stormwater on-site, using it for internal use in the building, such as toilet flushing.

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- Energy Conservation. Energy-efficient heating and cooling systems, proper building insulation, and the use of energy-efficient lighting can be incorporated in the design of renovated facilities to reduce cumulative impacts of energy consumption and encourage energy conservation. For example, take advantage of natural ventilation as well as using compact fluorescent lamps which consume considerably less electricity than do incandescent ones and last much longer. Install energy efficient windows and doors (for example, reflective glass).

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Scoping Comments - Bloomsburg USARC (Bloomsburg, PA)					
Comment Number	Org	Section	Comment	Response By	Response
10	USEPA - Region 3	Wetlands/Surface Water/Groundwater Resources	Wells, both public and private, that could be affected by the project must be identified	Parsons	Concur. Following sentence was added to the Hydrology/Groundwater paragraph: A well was formerly present on the property. The location, date, and method of abandonment are unknown. Approximately 0.5 mile north/northwest of the property are the nearest wells, which are located topographically up-gradient (USACE 2011).
11	USEPA - Region 3	Wetlands/Surface Water/Groundwater Resources	Areas of groundwater recharge in the vicinity should be identified and described	Parsons	Concur. The following text was added to the Hydrology/Groundwater section: Other than infiltration from stormwater on the Property, the nearest groundwater recharge source to the USARC is the Susquehanna River, which is located approximately 650 feet south of the Property.
12	USEPA - Region 3	Environmental Justice	Analyze effects of federal actions on low-income and minority communities	Parsons	Concur. This is covered in section 4.2.4.1.4 of the EA.
13	USEPA - Region 3	Environmental Justice	Mitigation measures analyzed in the EA should address significant or adverse environmental effects on minority and low-income communities	Parsons	Concur. This is covered in section 4.2.4.1.4 of the EA.
14	USEPA - Region 3	Environmental Justice	Each federal agencies must provide opportunities for community input, including identifying potential effects and mitigation measures in consultation with affected communities and improving accessibility of public meetings, official	Parsons	Noted. Public Involvement is discussed in section 1.2 of the EA.
15	USEPA - Region 3	Protection of Children	Identify and assess environmental health risks and safety risks that disproportionately affect children	Parsons	Concur. Following sentence was added, "As noted in the Hazardous and Toxic Substances section, the Grantee would agree to undertake remediation or abatement that may be required under applicable laws and regulations and in accordance with Federal, state, local, and DoD requirements after disposal of the Bloomsburg USARC. Reuse of the site would present no threat to human health. There would be no long-term impacts to children as a residential reuse."
16	USEPA - Region 3	Protection of Children	Federal agency shall ensure that its policies, programs, activities, and standards address disproportionate risks to children that	Parsons	Noted. This is covered in section 4.2.4.1.5 of the EA.

Scoping Comments - Bloomsburg USARC (Bloomsburg, PA)					
Comment Number	Org	Section	Comment	Response By	Response
1	USEPA - Region 3	Land Use	Quantify project area, type and acreage of land impacted	Parsons	Concur. Revised sentence in 4.2.3.1.2 to include the size (acreage) of the property
2	USEPA - Region 3	Land Use	description of trees within the study area	Parsons	Concur. Added the following text: "The remaining land is grassed. The eastern border of the property is lined with deciduous trees. The northern and western boundaries are partially tree lined, and there are a few trees on either side of the main administration building."
3	USEPA - Region 3	Land Use	description of existing buildings	Parsons	Noted. We have already described this in section 4.2.3.1.2 of the EA.
4	USEPA - Region 3	Land Use	describe surrounding properties (identifying sensitive resources)	Parsons	Noted. This has already been addressed in section 4.2.3.1.3 and in Table 4-2 in the EA.
5	USEPA - Region 3	Land Use	Discuss any permits required before commencement of project	Parsons	Concur. Added the following sentence to the Disposal and Reuse section 3.2: "Whatever the reuse, the Grantee would comply with Federal, state, or local laws and would obtain any applicable permit, which may include Section 404/Section 10 permits from the Corps of Engineers, state water quality certification, and local construction and zoning permits."
6	USEPA - Region 3	Soils and Geology	Please discuss historical status of soils, past spills, potential impacts, and remedial action	Parsons	Noted. This has been discussed in the Hazardous and Toxic Substances section, which included discussion of soil borings taken for the Phase II ECP report where the former leach pit was located. No contamination was found.
7	USEPA - Region 3	Wetlands/Surface Water/Groundwater Resources	Discuss if wetlands are present within the study area or immediately surrounding the study area	Parsons	Noted. Discussed in section 4.1.1 of the EA. No wetlands are present on the property or immediately surrounding.
8	USEPA - Region 3	Wetlands/Surface Water/Groundwater Resources	Outline measures to protect surface water	Parsons	Noted. Discussed in section 4.1.3 of the EA. No surface water was present on the property or immediately surrounding.
9	USEPA - Region 3	Wetlands/Surface Water/Groundwater Resources	Principle aquifers in the region should be identified and described	Parsons	Concur. Section revised as follows: "The principal aquifer in the region is the Valley and Ridge aquifer, which is carbonate rocks interbedded with almost equal amounts of water-yielding sandstone (USGS 2013). There are no anticipated impacts to these resources due to the proposed action because construction and demolition activities would not affect surface hydrology or occur deep enough to affect groundwater."

7/18/2013

1 of 2



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Willie R. Taylor, Director
Office of Environmental Policy and Compliance
U.S. Department of the Interior
1849 C Street, NW (MS 2462)
Washington, DC 20240

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Mr. Taylor,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and human environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Bloomsburg USARC site is approximately 2 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The five alternatives under consideration for the proposed action would occur at the current location of the Bloomsburg USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide maintenance procedures to preserve and protect the site for reuse in an economical manner facilitating redevelopment. Alternative 3 involves the disposal of the Bloomsburg USARC via public sale and residential reuse by a private entity. Alternative 4 involves the disposal the Bloomsburg USARC via public sale and light commercial reuse by a private entity. Alternative 5 involves the disposal of the Bloomsburg USARC via public sale and recreational reuse by a private entity.

The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Congressman Lou Barletta
11th District of Pennsylvania
1112 Highway 312
Plaza 315
Wilkes-Barre, Pennsylvania 18702

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Congressman Barletta,

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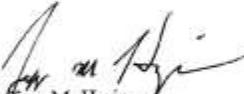
The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Mike Krancer
Secretary
Pennsylvania Department of Environmental Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Mr. Krancer,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

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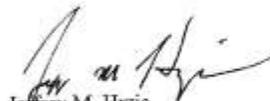
The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

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- Available technical information regarding these issues
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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROGRAMS

June 20, 2013

Amanda Murphy DPW-ENV
NEPA Coordinator of the 99th RSC
5231 South Scott Plaza
Fort Dix, NJ 08640

Re: National Environmental Policy Act Environmental Assessment for the Closure, Disposal and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road, Bloomsburg, Pennsylvania)

Dear Ms. Murphy:

The Pennsylvania Department of Environmental Protection (DEP) appreciates the opportunity to comment to the Department of the Army on the National Environmental Policy Act Environmental Assessment for the Closure, Disposal and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road, Bloomsburg, Pennsylvania). As noted in the letter dated May 22, 2013, the EA has been prepared in accordance with Council on Environment Quality Regulations (40 Code of Federal Regulations (CFR) Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 and *Environmental Analysis of Army Actions* (32 CFR Part 651).

Before proceeding with this project, please consider the following comments:

- In the event that the project includes the demolition of any structure, or the disturbance of any asbestos-containing materials, the project may be subject to the federal asbestos regulations found at 40 CFR Part 61, Subpart M, beginning at 40 CFR 61.140. Please contact the Air Quality Program at 570.327.3638 for additional information.
- Any earth disturbance activity which will result in a total disturbance of 5,000 square feet or more requires the development of a written Erosion and Sediment Control Plan. An earth disturbance activity which will result in a total disturbance of greater than 1 acre may require the submission of an NPDES permit for Stormwater Discharges Associated with Construction Activities application. As necessary, please contact the Columbia County Conservation District for permitting assistance at 570. 784.1310 ext. 102.
- Any solid waste generated as a result of this project should be taken to a permitted solid waste processing or disposal facility. As necessary, please contact the Waste Program at 570.327.3653 to discuss in greater detail.

Thank you for consideration of these comments. If you have any questions, please contact me by e-mail at aroda@pa.gov or by telephone at 717.772.1839.

Sincerely,

Ann Roda
Executive Assistant

Rachel Carson State Office Building | P.O. Box 2063 | Harrisburg, PA 17105-2063

717.772.1856

Printed on Recycled Paper

www.depweb.state.pa.us

Scoping Comments - Bloomsburg USARC (Bloomsburg, PA)					
Comment Number	Org	Section	Comment	Response By	Response
1	PADEP		In the event that the project includes the demolition of any structure, or the disturbance of any asbestos-containing materials, the project may be subject to the federal asbestos regulations found at 40 CFR Part 61, Subpart M, beginning at 40 CFR 61.140. Please contact the Air Quality Program at 570.327.3638 for additional information.	Parsons	Noted. Asbestos-containing material (ACM) and ACM regulations that the Grantee would covenant and agree to are discussed in Section 4.4.4.1.1 in the EA.
2	PADEP		Any earth disturbance activity which will result in a total disturbance of 5,000 square feet or more requires the development of a written Erosion and Sediment Control Plan. An earth disturbance activity which will result in a total disturbance of greater than 1 acre may require the submission of an NPDES permit for Stormwater Discharges Associated with Construction Activities application. As necessary, please contact the Columbia County Conservation District for permitting assistance at 570.784.1310 ext. 102.	Parsons	Concur. Text has been added to Section 4.1.3 for Geology and Soil and Surface Water (Streams, Ponds, Stormwater, etc.) to state state that appropriate erosion and sediment and stormwater runoff control measures would be applied. Additionally, text was added to state that these measures would be implemented in accordance with an erosion and sediment control plan, a NPDES, local regulations, and other permits as appropriate.
3	PADEP		Any solid waste generated as a result of this project should be taken to a permitted solid waste processing or disposal facility. As necessary, please contact the Waste Program at 570.327.3653 to discuss in greater detail.	Parsons	Noted. Solid waste generated as a result of the proposed action is address under Section 4.2.2 Hazardous and Toxic Substances in the EA.

7/18/2013

1 of 1



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Eric Stahley
Scott Township Secretary
350 Tenny Street
Bloomsburg, Pennsylvania 17815

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (1469 Old Berwick Road Bloomsburg, Pennsylvania, Bloomsburg, Pennsylvania)

Mr. Stahley,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and human environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Bloomsburg USARC site is approximately 2 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The five alternatives under consideration for the proposed action would occur at the current location of the Bloomsburg USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Bloomsburg USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide maintenance procedures to preserve and protect the site for reuse in an economical manner facilitating redevelopment. Alternative 3 involves the disposal of the Bloomsburg USARC via public sale and residential reuse by a private entity. Alternative 4 involves the disposal of the Bloomsburg USARC via public sale and light commercial reuse by a private entity. Alternative 5 involves the disposal of the Bloomsburg USARC via public sale and recreational reuse by a private entity.

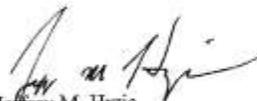
The Army has identified five environmental resource areas for detailed analysis in the EA (land use, socioeconomics, aesthetics, transportation, and hazardous and toxic substances). Other environmental resources will be addressed in the EA but not analyzed in detail because they are either not present, not impacted, or the proposed action's impact would have a negligible effect (air quality, biological resources, cultural resources, geology and soil, noise, utilities, and water).

As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 22 2013

Mr. Eric Stahley
Scott Township Secretary
350 Tenny Street
Bloomsburg, Pennsylvania 17815

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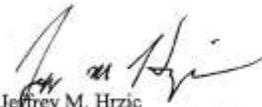
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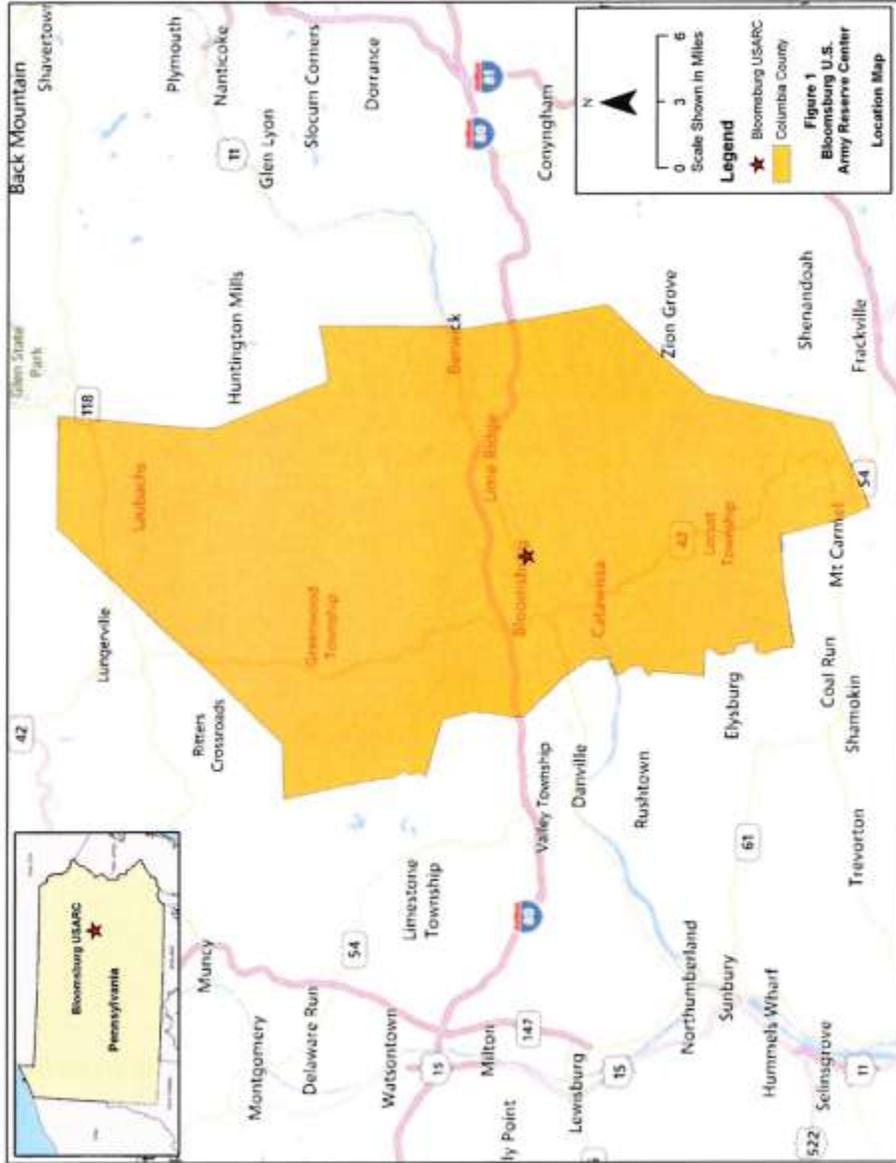
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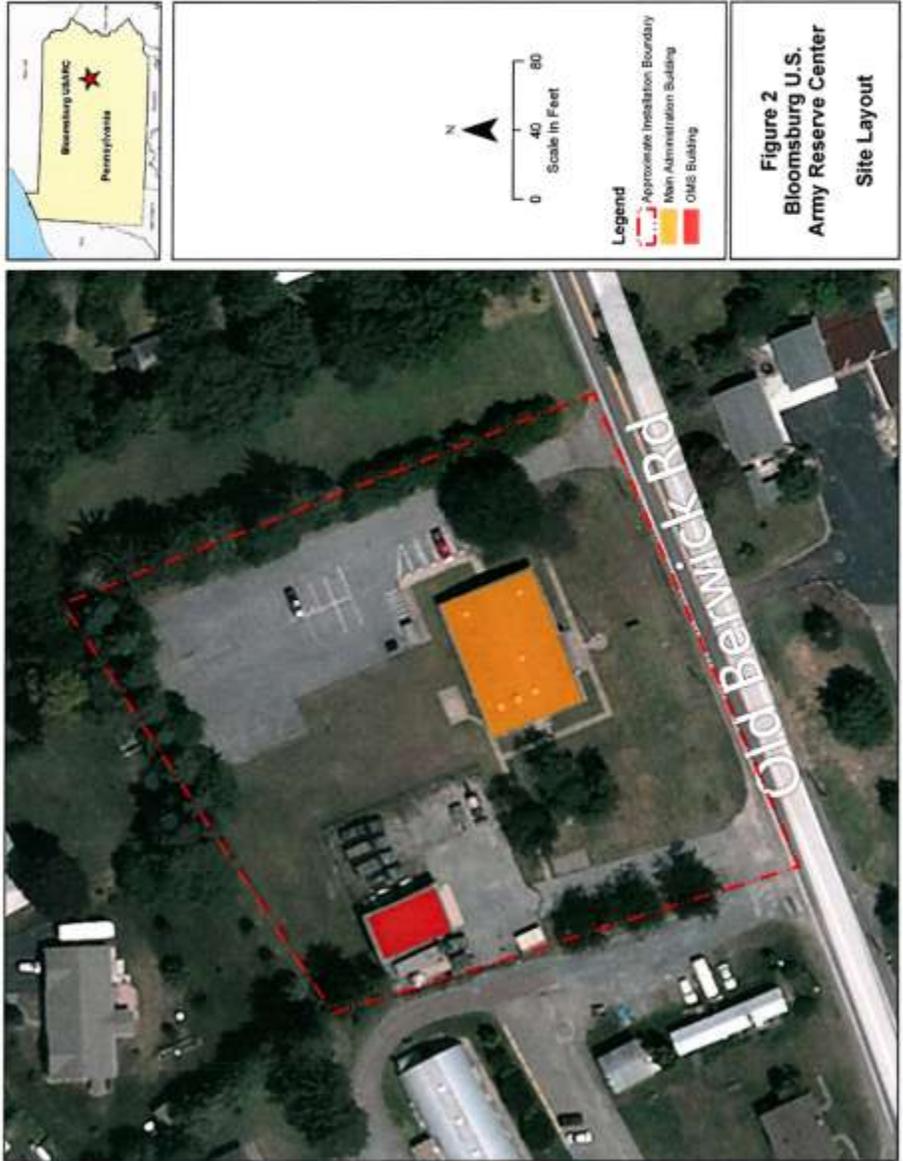
Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps





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A.2 SHPO – Section 106 Consultation

Appendix A.2 contains the following correspondence associated with the preparation of the Environmental Assessment and coordination with the State Historic Preservation Officer (SHPO) and Native American tribes

<u>Agency/Tribe</u>	<u>Date</u>
Ms. Jean Cutler, Pennsylvania Historical and Museum Commission Bureau for Historic Preservation	March 15, 2012
Pennsylvania Historical and Museum Commission Bureau (response)	April 18, 2012
The Honorable Irving Powless, Jr., Onodaga Indian Nation	March 15, 2012
Mr. Arnold Pintup, Akwesasne Mohawk Nation	March 15, 2012
The Honorable Bruce Gonzales, Delaware Tribe of Western Oklahoma	March 15, 2012
Ms. Tamara Francis, Delaware Nation	March 15, 2012
Delaware Nation (response)	June 11, 2012
Mr. Ray Halbritter, Oneida Indian Nation	March 15, 2012
Oneida Nation (response)	April 3, 2012
The Honorable Vernon Issac, Cayuga Nation of Indians	March 15, 2012
Ms. Jean Cutler, Pennsylvania Historical and Museum Commission Bureau for Historic Preservation	March 4, 2013
Pennsylvania Historical and Museum Commission Bureau (response)	March 27, 2013

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Ms. Jean Cutler
Director
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building, Second Floor
400 North Street
Harrisburg, PA 17120-0093

Ms. Cutler,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

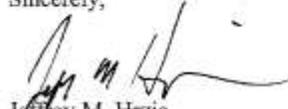
Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted architectural and archeological resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys, in addition to supporting documentation, are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties. The Army has notified federally recognized Native American tribes who may be culturally affiliated with the project sites.

The Army requests your concurrence on our six determinations of no historic properties affected within 30 days from the date on this letter. Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-8047 Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

18 April 2012

Ms. Amanda Murphy
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

Re: ER 2012-1332-081-A (Williamsport)
ER 2012-1333-077-A (Bethlehem)
ER 2012-1334-037-A (Bloomsburg)
ER 2012-1335-101-A (Germantown)
ER 2012-1336-079-A (Wilkes-Barre)
ER 2012-1337-069-A (Scranton)
US Army Reserve Center Disposals
Multiple Counties
Determination of Eligibility

Dear Ms. Murphy:

Thank you for submitting information concerning the above referenced projects. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

We concur that the following properties are **not eligible** for listing in the National Register:

Wilkes-Barre U.S. Army Reserve Center (Key No. 156939), Wilkes-Barre, Luzerne County
Germantown Veteran's Memorial U.S. Army Reserve Center (Key No. 156940), Philadelphia, Philadelphia County
Bloomsburg U.S. Army Reserve Center (Key No. 156941), Bloomsburg, Columbia County
Wilson-Kramer U.S. Army Reserve Center (Key No. 156942), Bethlehem, Lehigh County
Lycoming Memorial U.S. Army Reserve Center (Key No. 156943), Williamsport, Lycoming County
CSM Samuel P. Serrenti U.S. Army Reserve Center (Key No. 156938), Scranton, Lackawanna County



Pennsylvania Historical & Museum Commission
Tom Corbett, Governor • Andrew E. Masich, Chairman • James M. Vaughan, Executive Director

Ms. Murphy
ER 2012-1332-081-A (Williamsport)
ER 2012-1333-077-A (Bethlehem)
ER 2012-1334-037-A (Bloomsburg)
ER 2012-1335-101-A (Germantown)
ER 2012-1336-079-A (Wilkes-Barre)
ER 2012-1337-069-A (Scranton)
18 April 2012
Page 2 of 2

The U.S. Army Reserve Centers were established as part of a national federally-funded program that by its very definition resulted in the construction of these centers in various communities and in a standardized plan. Because of the Army Reserve's mission (international conflicts) the USARCs would not have significance on a state or local level.

Therefore, based on the available information, there are no National Register eligible or listed historic buildings, structures, districts, and/or objects in the area of this proposed project.

Please contact Barbara Frederick at (717) 772-091 for further information related to this review.

Sincerely,



Andrea L. MacDonald, Chief
Division of Preservation Services

ALM/bcf





DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

The Honorable Irving Powless, Jr.
Chief
Onondaga Indian Nation
102 W. Conklin Ave.
Nedrow, NY 13120

Chief Powless,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

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1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 98TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Mr. Arnold Printup
Tribal Historic Preservation Officer
Akwesasne Mohawk Nation
412 State Route 37
Hogansburg, NY 13655

Mr. Printup,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08840-5000

MAR 15 2012

The Honorable Bruce Gonzales
President
Delaware Tribe of Western Oklahoma
31064 State Highway #281
Building 100
Anadarko, OK 73005

President Gonzales,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

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1605 Four Mile Drive
Williamsport, PA 17701

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Ms. Tamara Francis
Cultural Preservation Director
Delaware Nation
31064 State Highway #281
Building 100
Anadarko, OK 73005

Ms. Francis,

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Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures

Subject: RE: Base Closure and Realignment Act of 2005 (UNCLASSIFIED)

-----Original Message-----

From: Jason Ross [<mailto:JRoss@delawarenation.com>]

Sent: Monday, June 11, 2012 4:11 PM

To: amanda.w.murphy.ctr@us.army.mil

Subject: re: Base Closure and Realignment Act of 2005

Delaware Nation

Jason Ross

Section 106/Museum Manager

To: Amanda Murphy, Dept. of the Army - Fort Dix

cc:

Date: June 11, 2012

Re: Base Closure and Realignment Act of 2005

Hi Amanda,

Just received the correspondence from the Cultural Preservation Director, Mrs. Tamara Francis-Fourkiller regarding the projects listed below that have been reviewed and passed.

1. Bloomsburg USARC; Bloomsburg Pennsylvania - PASS
2. Germantown Veterans USARC; Philadelphia, Pennsylvania - PASS
3. Wilson-Kramer USARC; Bethlehem, Pennsylvania - PASS
4. Serrenti USARC; Scranton, Pennsylvania - PASS
5. Wilkes-Barre USARC; Wilkes Barre, Pennsylvania - PASS

The remainder that Tamara did not see listed in the letter the Delaware Nation needs more information on these listed below.

1. Adams County Memorial USARC; Adams County, Pennsylvania - Need More Information
2. Centre County Memorial USARC; Centre County, Pennsylvania - Need More Information
3. Lycoming Memorial USARC; Lycoming County, Pennsylvania - We need more information & All Reports

Thank you again for taking the time and effort to properly consult with the Delaware Nation.

Best Regards,

Jason Ross

Section 106/Museum Manager

Cultural Preservation Department

The Delaware Nation

P.O. Box 825

Anadarko, OK 73005

PH# 405) 247-2448

FAX# 405) 247-8905

www.delawarenation.com <blockedhttp://www.delawarenation.com>

Classification: UNCLASSIFIED

Caveats: NONE



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Mr. Ray Halbritter
Representative
Oneida Indian Nation
2037 Dream Catcher Plaza
Oneida, NY 13421

Mr. Halbritter,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures

Subject: RE: Base Closure and Realignment - U.S. Army Reserve Centers in Pennsylvania
(UNCLASSIFIED)

-----Original Message-----

From: Jesse Bergevin [<mailto:jbergevin@oneida-nation.org>]

Sent: Tuesday, April 03, 2012 10:40 AM

To: amanda.w.murphy.ctr@us.army.mil

Subject: Base Closure and Realignment - U.S. Army Reserve Centers in Pennsylvania

The Oneida Indian Nation (Nation) reviewed the letter and documentation sent March 15, 2012, by the Department of the Army, 99th Regional Support Command (Army), concerning the closure and disposal of several U.S. Army Reserve Centers (USARC) in Pennsylvania. These centers are the Lycoming USARC, Wilson-Kramer USARC, Bloomsburg USARC, Serrenti USARC, Germantown Veterans USARC and the Wilkes-Barre USARC. The Army has assessed each USARC and determines all the proposed undertaking will have no effect on historic properties. After a review of the available materials, the Nation concerns with the Army's determination.

If you have any question, please call me at (315)829-8463.

Thank you,

Jesse Bergevin | Historic Resources Specialist Oneida Indian Nation | 1256 Union Street, PO
Box 662, Oneida, NY 13421-0662 jbergevin@oneida-nation.org
| www.oneidaindiannation.com
315.829.8463 Office | 315.829.8473 Fax

Classification: UNCLASSIFIED

Caveats: NONE



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08540-5000

MAR 15 2012

The Honorable Vernon Isaac
Chief
Cayuga Nation of Indians
2540 SR 89
Seneca Falls, NY 13148

Chief Isaac,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 4 2013

Ms. Jean Cutler
Director
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120-0093

Reference: Section 106 Consultation for the Closure, Disposal, and Reuse of the Bloomsburg U.S. Army Reserve Center (Bloomsburg, Pennsylvania)
ER 2012-1334-037-A

Ms. Cutler,

The United States Army Reserve, 99th Regional Support Command has proposed disposal of the Bloomsburg U.S. Army Reserve Center (USARC) in Bloomsburg, Pennsylvania to a non-federal entity. This is an undertaking that could have an effect on historic resources. The purpose of this letter is to consult with PHMC in accordance with Section 106 of the National Historic Preservation Act, and its implementing regulation 36 CFR Part 800.

Cultural resources surveys have been conducted to identify historic properties in the project area that could be affected by the proposed undertaking. In a letter dated April 18, 2012, your office concurred with the determination that the buildings at the Bloomsburg USARC were not eligible for listing in the National Register of Historic Places (NRHP). In a letter dated April 19, 2012, your office requested a Phase IA geomorphological survey and a follow-on Phase IB archaeological investigation if the potential for archaeological deposits was identified.

Enclosed is a copy of the Negative Survey Form and Phase IA Geomorphological Study for your review. The archaeological area of potential effects (APE) was identified as the entire Bloomsburg USARC property. The APE is composed of a rectangular lot that covers approximately 0.8 hectares (2.0 acres) and includes the USARC building, Organizational Maintenance Shop, paved driveway and parking areas, and concrete walkways.

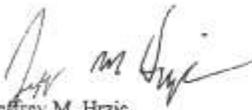
Because the Bloomsburg USARC is located in close proximity to the freshwater sources of the Susquehanna River and Kinneys Run, a Phase IA geomorphological investigation was conducted on October 26, 2012. This study sampled the APE with four backhoe trenches that allowed both the area's level of disturbance and potential for buried, culturally sensitive soil horizons to be assessed. The study determined that that landform of the project area was a broad, convex gravel bar, composed of outwash deposited by glacial meltwaters. The highest point of the bar was the central portion of the parcel, behind the building. The crest of the gravel bar was truncated and the fill spread over the northern portion of the parcel. Because of the presence of intact soils, subsurface testing for the possible presence of archaeological resources was recommended.

The Phase IB study was conducted November 14-16, 2012, included 20 shovel test pits (STPs) located along 7 transects in 4 test areas. All test areas were considered to be moderate to highly sensitive for prehistoric cultural resources due to the APE's proximity to both the Susquehanna River and Kinney's

Run. As such, all STPs were located at 15 meter (49 foot) intervals in accordance with Pennsylvania Historical and Museum Commission (PHMC) standards for survey in highly sensitive areas. Testing was conducted only within the grassy portions of the APE that were identified as having the potential for intact soils during the Phase IB investigation. STP excavation identified a light scatter (noted but not collected) of mid to late 20th century materials (brick, wire nails, and glass and plastic bottle fragments) restricted to fill contexts or the Ap horizon. No evidence of a potentially significant assemblage of historic period artifacts or indications of structures that could predate the USARC was observed. No prehistoric cultural material or other evidence of prehistoric occupation was encountered.

Because no intact archaeological resources occur in the APE, the 99th RSC has determined that the Bloomsburg USARC is not eligible for listing in the NRHP. We request your written concurrence with our **Determination of No Historic Properties Affected** for this undertaking within 30 days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil. If you have any questions, please contact Ms. Murphy at: (609) 521-8047. We look forward to working with you.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure:
Negative Survey Form and Phase IA Geomorphological Study



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

27 March 2013

Amanda Murphy
USAR 99th RSC
5231 South Scott Plaza
Fort Dix, NJ 08640

Re: ER# 2012-1334-037-B
Phase I Archaeological Survey, Bloomsburg U.S. Army
Reserve Center, Scott Township, Columbia County,
Pennsylvania

Dear Ms. Murphy:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

This report meets our standards and specifications as outlined in *Guidelines for Archaeological Investigations in Pennsylvania* (BHP 2008) and the Secretary of the Interior's Guidelines for Archaeological Documentation. We agree with the recommendations of this report and in our opinion no further archaeological work is necessary for this project.

Please send four copies of the final report (three bound and one unbound) for our files and distribution to the repositories. For all copies, photographs must adhere to the National Register Photo Policy.

If you need further information regarding archaeological resources, contact Steven McDougal at (717) 772-0923.

Sincerely,



Douglas C. McLearn, Chief
Division of Archaeology &
Protection

cc: COE, Baltimore District, State College Field Office
DEP, Northcentral Regional Office

DCM/srm

A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with USFWS associated with the preparation of the Environmental Assessment

Agency

Date

PNDI Project Environmental Review Receipt

May 30, 2013

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1. PROJECT INFORMATION

Project Name: **Bloomsburg USARC**
 Date of review: **5/30/2013 5:18:23 PM**
 Project Category: **Military and Law Enforcement Activities, Other**
 Project Area: **2.1 acres**
 County: **Columbia Township/Municipality: Scott**
 Quadrangle Name: **BLOOMSBURG ~ ZIP Code: 17815**
 Decimal Degrees: **41.000851 N, -76.427841 W**
 Degrees Minutes Seconds: **41° 0' 3 N, W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location, the project type, description, and features, and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: Further review of this project is necessary to resolve the potential impacts(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name: *Alasmidonta undulata*

Common Name: Triangle Floater

Current Status: Special Concern Species*

Proposed Status: Special Concern Species*

Scientific Name: *Lampsilis cariosa*

Common Name: Yellow Lampmussel

Current Status: Special Concern Species*

Proposed Status: Special Concern Species*

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not

reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, send the following information to the agency(s) seeking this information (see AGENCY CONTACT INFORMATION)

Check-list of Minimum Materials to be submitted:

- ___ SIGNED copy of this Project Environmental Review Receipt
- ___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.
- ___ Project location information (name of USGS Quadrangle, Township/Municipality, and County)
- ___ USGS 7.5-minute Quadrangle with project boundary clearly indicated, and quad name on the map.

The inclusion of the following information may expedite the review process.

- ___ A basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)
- ___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)
- ___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist). If wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION**PA Department of Conservation and Natural Resources**

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax: (717) 772-0271

U.S. Fish and Wildlife Service

Endangered Species Section
315 South Allen Street, Suite 322, State College, PA.
16801-4851
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

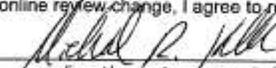
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax: (717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: AMANDA MURPHY
Company/Business Name: 99TH REGIONAL SUPPORT COMMAND
Address: 5231 SOUTH SCOTT PLAZA
City, State, Zip: FORT DIX, NJ 08640
Phone: () Fax: ()
Email: amanda.w.murphy-ctr@us.army.mil

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

 5/30/13
applicant/project proponent signature date

A.4 Agency and Public Notices

Per requirements specified in 32 CFR Part 651.4, a 30-calendar-day review period (starting with the publication of the NOA) was established to provide all agencies, organizations, and individuals with the opportunity to comment on the EA and FNSI. A NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *The Press Enterprise*
- *The Times Leader*

The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and FNSI for review, listed where paper copies of the EA and FNSI could be reviewed, and advised the public that an electronic version of the EA and FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The EA was available for public review and comment at the following libraries:

- Bloomsburg Public Library
- McBride Memorial Library

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APPENDIX B – EIFS REPORT

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

EIFS REPORT

PROJECT NAME

BRAC EA: Bloomsburg –Residential

STUDY AREA

42037 Columbia, PA
42093 Montour, PA

FORECAST INPUT

Change In Local Expenditures	\$3,840,000
Change In Civilian Employment	42
Average Income of Affected Civilian	\$45,360
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.39
Income Multiplier	2.39
Sales Volume - Direct	\$3,765,022
Sales Volume - Induced	\$5,233,382
Sales Volume - Total	\$8,998,403 0.39%
Income - Direct	\$2,467,632
Income - (Induced)	\$1,318,153
Income - Total (place of work)	\$3,785,785 0.21%
Employment - Direct	64
Employment - Induced	31
Employment - Total	95 0.21%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.86 %	9.52 %	3.83 %	1.38 %
Negative RTV	-9.46 %	-5.49 %	-5 %	-0.56 %

EIFS REPORT

PROJECT NAME

BRAC EA Bloomsburg - Light Commercial

STUDY AREA

42037 Columbia, PA
42093 Montour, PA

FORECAST INPUT

Change In Local Expenditures	\$7,080,000
Change In Civilian Employment	78
Average Income of Affected Civilian	\$45,360
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.39
Income Multiplier	2.39
Sales Volume - Direct	\$6,962,274
Sales Volume - Induced	\$9,677,561
Sales Volume - Total	\$16,639,830 0.72%
Income - Direct	\$4,575,211
Income - (Induced)	\$2,437,526
Income - Total (place of work)	\$7,012,738 0.39%
Employment - Direct	119
Employment - Induced	58
Employment - Total	177 0.38%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.86 %	9.52 %	3.83 %	1.38 %
Negative RTV	-9.46 %	-5.49 %	-5 %	-0.56 %

EIFS REPORT

PROJECT NAME

BRAC EA Bloomsburg – Park

STUDY AREA

42037 Columbia, PA
42093 Montour, PA

FORECAST INPUT

Change In Local Expenditures	\$49,200
Change In Civilian Employment	54
Average Income of Affected Civilian	\$45,360
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.39	
Income Multiplier	2.39	
Sales Volume - Direct	\$1,997,964	
Sales Volume - Induced	\$2,777,170	
Sales Volume - Total	\$4,775,134	0.21%
Income - Direct	\$2,456,647	
Income - (Induced)	\$699,497	
Income - Total (place of work)	\$3,156,144	0.18%
Employment - Direct	66	
Employment - Induced	17	
Employment - Total	82	0.18%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.86 %	9.52 %	3.83 %	1.38 %
Negative RTV	-9.46 %	-5.49 %	-5 %	-0.56 %

APPENDIX C – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the Bloomsburg USARC in Bloomsburg, Pennsylvania. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission’s recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Bloomsburg USARC:

“Close the United States Army Reserve Center in Lewisburg, PA, the United States Army Reserve Center in Bloomsburg, PA, the United States Army Reserve Organizational Maintenance Shop in Bloomsburg, PA, and relocate units to a new Armed Forces Reserve Center.” To implement these recommendations, the Army proposes to close the Bloomsburg USARC.”

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President’s Program to Revitalize Base Closure Communities.

Relevant Statutes and Executive Orders

A decision on how to proceed with the Proposed Action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)

EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)

EO 13175 (Consultation and Coordination with Indian Tribal Governments)

EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)

EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this EA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at <http://www.denix.osd.mil>.

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.