

**FINAL
FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR THE
CLOSURE, DISPOSAL AND REUSE OF THE
BOSWELL STREET U.S. ARMY RESERVE CENTER,
SAN ANTONIO, TEXAS**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects associated with implementation of BRAC realignment actions.

Purpose and Need. On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Boswell Street United States Army Reserve (USAR) Center, San Antonio, Texas and relocation of essential missions to other installations. These recommendations were approved by the President on September 23, 2005, were forwarded to Congress, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended. The BRAC Commission made the following recommendations concerning Boswell Street USAR Center, San Antonio, Texas:

“Close the United States Army Reserve Center, Boswell, TX, and the United States Army Reserve Center, Callaghan, TX, and relocate units to a new Armed Forces Reserve Center on existing Federal property on Camp Bullis, TX. The new AFRC shall have the capability to accommodate Texas National Guard Units from the Texas ARNG Readiness Center in Hondo, TX, A Company and Headquarters Company, 1st of the 141st Infantry, the Fifth Army ITAAS, the Regional Training Site- Intelligence, and the Texas Army National Guard Area Support Medical Battalion, if the state decides to relocate those National Guard units.”

Description of the Proposed Action. The Proposed Action, disposal and reuse, follows the BRAC Commission’s recommendation to close the Boswell Street USAR Center, San Antonio, Texas.

Alternatives. Four alternatives are evaluated in this EA:

Preferred Alternative. For the Preferred Alternative, the Army would close Boswell Street USAR Center and dispose of the property through a public auction. The Preferred Alternative includes commercial use of the property in general conformance with existing zoning and without a significant expansion of the facilities.

Expanded Site Plan Alternative. For the Expanded Site Plan Alternative, the Army would close Boswell Street USAR Center and dispose of the property through a public auction. For purposes of comparing this alternative with other alternatives, the EA assumes that three of the components of the current property use (the administrative building, the Organizational Maintenance Shop and the parking lots) would increase to 150 percent of current capacity under a commercial re-use scenario.

Caretaker Status Alternative. From the time of operational closure until conveyance of the Property, the Army will provide maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property.

No Action Alternative. CEQ regulations require analysis of the No Action Alternative in an EA, for it serves as the baseline against which the impacts of the Proposed Action and alternatives will be evaluated. Accordingly, the No Action Alternative is evaluated in this EA.

Alternatives Considered and Eliminated from Further Analysis. Since no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. Weston Solutions Inc. (Weston) provided an unsolicited redevelopment plan to the San Antonio Local Reuse Authority (SALRA) in 2007. Weston proposed redevelopment of the Property in accordance with the approved SALRA reuse plan. Based on verbal communication and e-mail correspondence with a Weston representative, Weston does not intend to pursue the purchase and redevelopment of the Property. Therefore, Weston's redevelopment Alternative was not carried forward for further analysis in the EA. The SALRA did not receive any additional notices of interest from other agencies or public entities; therefore, no other reuses are carried forward for further analysis in the EA.

Factors Considered in Determining that an Environmental Impact Statement is not Required. Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. No significant impacts from implementation of the proposed disposal and reuse action would occur.

Conclusion. Based on the environmental impact analyses described in the EA, which are hereby incorporated into this FNSI, none of the alternatives for the Proposed Action would have a significant impact on the quality of the natural or the human environment. Therefore, an environmental impact statement is not required and will not be prepared.

Public Comment. The Army began a 30-day public review period by placing a Notice of Availability of the final EA and draft FNSI in the *La Prensa* and the *San Antonio Express-News* newspapers. Interested parties were invited to review and comment on the EA and draft FNSI and were informed of their availability at the Guerra Public Library, 7978 West Military Drive, San Antonio, Texas 78227, and on the BRAC website. No comments were received during the 30-day public comment period.

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FOR THE COMMANDER

STEWART R. FEARON
COLONEL, EN
Regional Engineer