
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
COMMAND SERGEANT MAJOR SAMUEL P. SERRENTI MEMORIAL
UNITED STATES ARMY RESERVE CENTER
SCRANTON, PENNSYLVANIA**



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

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October 2013

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FINDING OF NO SIGNIFICANT IMPACT

**ENVIRONMENTAL ASSESSMENT FOR
BRAC 2005 RECOMMENDATIONS
CLOSURE, DISPOSAL, AND REUSE OF THE
COMMAND SERGEANT MAJOR SAMUEL P. SERRENTI MEMORIAL
UNITED STATES ARMY RESERVE CENTER
SCRANTON, PENNSYLVANIA**

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Command Sergeant Major Samuel P. Serrenti Memorial United States Army Reserve Center (Serrenti Memorial USARC or the property) in Scranton, Pennsylvania and relocate units to a new Armed Forces Reserve Center in Scranton, Pennsylvania. The deactivated 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 (NEPA) of 1969 (42 U.S.C. 4321 et seq.) and *Environmental Analysis of Army Actions* (32 CFR 651), the 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 Serrenti Memorial USARC. The EA is incorporated by reference in this Finding of No Significant Impact (FNSI).

PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Serrenti Memorial USARC no later than September 15, 2011. The Serrenti Memorial USARC was closed 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 Serrenti Memorial 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 Serrenti Memorial 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 reuse in an economical manner that facilitates redevelopment. If the Serrenti Memorial 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

For Alternative 3, the Army would transfer the property via a U.S. Department of Education (DoEd) public benefit conveyance (PBC) to the Scranton School District. The property would be transferred in "as-is" condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District's proposed reuse includes renovation of the existing 20,206 square-foot USARC main building as well as new construction of an approximately 42,000 square-foot classroom and support facility. The existing building would house a gymnasium, a music classroom, and support spaces. The new construction would provide cafeteria, administrative, and academic spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brazil and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District's preferred reuse plan is based upon acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

For Alternative 4, the Army would transfer the property via a DoEd PBC to the Scranton School District. The property would be transferred in “as-is” condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District’s proposed reuse includes demolition of the existing USARC buildings and the construction of an approximately 65,000 square-foot classroom and support facility. The new facility would include a gymnasium, a music classroom, a cafeteria, and administrative, academic, and support spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brazil and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District’s preferred reuse plan is based on acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

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 alternative 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction), and Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction) on 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), hazardous and toxic substances, noise, 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), lead-based paint (LBP), or lead dust due to firing range activities 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, LBP, or lead dust 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, LBP, and lead dust.

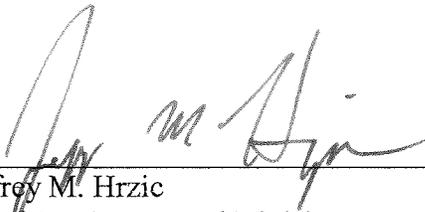
PUBLIC COMMENT

Comments on the EA and FNSI were accepted during a 30-day public review period that began on November 4, 2013 and ended on December 4, 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 *Times Leader* and the *Scranton Times* on November 4, 2013. The EA and Draft FNSI were available at the Green Ridge Public Library (1032 Green Ridge Street, Scranton, Pennsylvania 18509), the Albright Memorial Library (500 Vine Street, Scranton, Pennsylvania 18509), 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 3 December 2013

Jeffrey M. Hrzic
Chief, Environmental Division
U.S. Army Reserve, 99th Regional Support Command

ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
SERRENTI MEMORIAL UNITED STATES ARMY RESERVE CENTER
SCRANTON, PENNSYLVANIA

Prepared by:

U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT

Approved by:

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



Date

25 Oct 2013

Jeffrey M. Hrzic
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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 Serrenti Memorial United States Army Reserve Center (Serrenti Memorial USARC or the USARC property) in Scranton, Pennsylvania and relocation of its units to a new Armed Forces Reserve Center (AFRC) in Scranton, 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 Serrenti Memorial 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 Serrenti Memorial USARC closure, disposal, and reuse. A separate EA, *The Final Environmental Assessment for Construction of an Armed Forces Reserve Center and Implementation of BRAC 05 Recommendations at Scranton, Pennsylvania*, has identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Scranton. The Finding of No Significant Impact (FNSI) was signed on April 14, 2009.

ES 2 PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Serrenti Memorial USARC not later than September 15, 2011. The Serrenti Memorial USARC was closed and the Army will dispose of the USARC 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.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Serrenti Memorial 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 Serrenti Memorial 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 reuse in an economical manner that facilitates redevelopment. If the Serrenti Memorial USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management) requires.

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

For Alternative 3, the Army would transfer the USARC property via a DoEd PBC to the Scranton School District. The property would be transferred in “as-is” condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District’s proposed reuse includes renovation of the existing 20,206 square-foot USARC main building as well as new construction of an approximately 42,000 square-foot classroom and support facility. The existing building would house a gymnasium, a music classroom, and support spaces. The new construction would provide cafeteria, administrative, and academic spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brail and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District’s preferred reuse plan is based upon acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

Figure 3-1 illustrates the Scranton School District’s proposed site layout for the new elementary school on the USARC and adjoining properties.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

For Alternative 4, the Army would transfer the USARC property via a DoEd PBC to the Scranton School District. The property would be transferred in “as-is” condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District’s proposed reuse includes demolition of the existing USARC buildings and the construction of an

approximately 65,000 square-foot classroom and support facility. The new facility would include a gymnasium, a music classroom, a cafeteria, and administrative, academic, and support spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brail and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District’s preferred reuse plan is based on acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

The demolition alternative would be employed by the school district if the renovation of the existing USARC main building is determined to be not feasible. Figure 3-1 illustrates the Scranton School District’s proposed site layout for the new elementary school on the USARC and adjoining properties.

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.

Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.1	Present, no impacts Negligible impacts Minor impacts
AIR QUALITY	4.1.4	Negligible/minor impacts
BIOLOGICAL RESOURCES		

Table ES-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Critical Habitat	4.1.2	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.2	Not present, no impacts
Vegetation	4.1.4	Negligible/minor impacts
Wildlife	4.1.4	Negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.2	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.2	Not present, no impacts
Historic Buildings	4.1.2	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.2	Not present, no impacts
GEOLOGY AND SOIL	4.1.4	Negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts
Indoor Firing Range Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Minor impacts
Lead-Based Paint Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts
Munitions and Explosives of Concern	4.1.2	Not present, no impacts
Past Uses and Operations	4.1.4	Negligible/minor impacts
Pits, Sumps, Drywells, and Catch Basins Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts
Polychlorinated Biphenyls Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts
Radioactive Materials	4.1.2	Not present, no impacts
Radon	4.1.4	Negligible/minor impacts
Storage, Use, Release of Chemicals/Hazardous Substances Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts Minor impacts
Underground Storage Tank/Aboveground Storage Tank Alternatives 1 and 2	4.2.2	Present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Alternatives 3 and 4		Negligible impacts
Waste Disposal Sites Alternatives 1 and 2 Alternatives 3 and 4	4.2.2	Present, no impacts Negligible impacts
LAND USE		
Current and Future Development in the Region of Influence Alternatives 1 and 2 Alternatives 3 and 4	4.2.3	Present, no impacts Minor impacts
Installation Land/Airspace Use Alternatives 1 and 2 Alternatives 3 and 4	4.2.3	Present, no impacts Minor impacts
National and State Parks	4.1.2	Not present, no impacts
Prime and Unique Farmland	4.1.2	Not present, no impacts
Surrounding Land Alternatives 1 and 2 Alternatives 3 and 4	4.2.3	Present, no impacts Minor impacts
NOISE Alternative 1 Alternative 2 Alternative 3 Alternative 4	4.2.4	Present, no impacts Negligible impacts Moderate impacts Moderate impacts
SOCIOECONOMICS		
Demographics	4.1.3	Present, no impacts
Economic Development Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.5	Present, no impacts Minor impacts Minor/moderate impacts
Environmental Justice Alternative 1 Alternatives 2, 3, and 4	4.2.5	Present, no impacts Minor impacts
Housing	4.1.3	Present, no impacts
Protection of Children Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.5	Present, no impacts Minor impacts Moderate impacts
Public Services Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.5	Present, no impacts Minor impacts Moderate impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
TRANSPORTATION		
Roadways and Traffic Alternative 1 Alternative 2 Alternative 3 Alternative 4	4.2.6	Present, no impacts Negligible impacts Minor/moderate impacts Moderate impacts
Public Transportation Alternative 1 Alternative 2 Alternatives 3 and 4	4.2.6	Present, no impacts Negligible impacts Minor impacts
UTILITIES		
Communications	4.1.3	Present, no impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present, no impacts
Potable Water Supply	4.1.3	Present, no impacts
Solid Waste	4.1.3	Present, no impacts
Storm Water System	4.1.3	Present, no impacts
Wastewater System	4.1.3	Present, no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.2	Not present, no impacts
Hydrology/Groundwater	4.1.3	Present, no impacts
National Wild and Scenic Rivers	4.1.2	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.2	Not present, no impacts
Wetlands	4.1.2	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 disposal and reuse alternatives, the Caretaker Status Alternative, and the No Action Alternative have been considered and no significant impacts have been identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an EIS is not required.

TABLE OF CONTENTS

SECTION	PAGE
EXECUTIVE SUMMARY	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 Serrenti Memorial USARC.....	7
SECTION 3.0 ALTERNATIVES.....	11
3.1 Alternative 1 – No Action Alternative.....	11
3.2 Alternative 2 – Caretaker Status Alternative	11
3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	11
3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	12
3.5 Alternatives Considered and Eliminated From Further Analysis	14
3.5.1 Early Transfer and Reuse.....	14
3.5.2 Other Disposal Options.....	14
SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	15
4.1 Environmental Resources Eliminated from Further Considerations	21
4.1.1 Environmental Resource Categories That Are Not Present.....	22
4.1.2 Environmental Resource Categories that are Present, but Not Impacted	24
4.1.3 Environmental Resources are Present, but Not Significant, Negligible/Minor Environmental Impact.....	24
4.2 Environmental Resources Analyzed in Detail	26
4.2.1 Aesthetics and Visual Resources	26
4.2.1.1 Affected Environment.....	26
4.2.1.2 Consequences.....	27
4.2.1.2.1 Alternative 1 – No Action Alternative	27
4.2.1.2.2 Alternative 2 – Caretaker Status Alternative.....	27
4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	27
4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	28
4.2.2 Hazardous and Toxic Substances.....	28
4.2.2.1 Affected Environment.....	28
4.2.2.1.1 Asbestos-Containing Material	28
4.2.2.1.2 Indoor Firing Range	29
4.2.2.1.3 Lead-Based Paint.....	29
4.2.2.1.4 Pits, Sumps, Drywells, and Catch Basins.....	29

4.2.2.1.5	Polychlorinated Biphenyls	30
4.2.2.1.6	Storage, Use, Release of Chemicals/Hazardous Substances	30
4.2.2.1.7	Underground Storage Tanks/Aboveground Storage Tanks.....	31
4.2.2.1.8	Waste Disposal Sites	31
4.2.2.2	Consequences.....	32
4.2.2.2.1	Alternative 1 – No Action Alternative	32
4.2.2.2.2	Alternative 2 – Caretaker Status Alternative.....	32
4.2.2.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	32
4.2.2.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	33
4.2.3	Land Use	33
4.2.3.1	Affected Environment.....	33
4.2.3.1.1	Current and Future Development in the Region of Influence	34
4.2.3.1.2	Installation Land.....	34
4.2.3.1.3	Surrounding Land.....	34
4.2.3.2	Consequences.....	35
4.2.3.2.1	Alternative 1 – No Action Alternative	35
4.2.3.2.2	Alternative 2 – Caretaker Status Alternative.....	35
4.2.3.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	35
4.2.3.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction).....	36
4.2.4	Noise	36
4.2.4.1	Affected Environment.....	36
4.2.4.2	Consequences.....	38
4.2.4.2.1	Alternative 1 – No Action Alternative	38
4.2.4.2.2	Alternative 2 – Caretaker Status Alternative.....	38
4.2.4.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	39
4.2.4.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	40
4.2.5	Socioeconomics	40
4.2.5.1	Affected Environment.....	40
4.2.5.1.1	Economic Development	40
4.2.5.1.2	Public Services	42
4.2.5.1.3	Environmental Justice	44
4.2.5.1.4	Protection of Children	45
4.2.5.2	Consequences.....	45
4.2.5.2.1	Alternative 1 – No Action Alternative	46

4.2.5.2.2	Alternative 2 – Caretaker Status Alternative.....	46
4.2.5.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	46
4.2.5.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	49
4.2.6	Transportation	49
4.2.6.1	Affected Environment.....	49
4.2.6.1.1	Roadways and Traffic	49
4.2.6.1.2	Public Transportation	51
4.2.6.2	Consequences.....	51
4.2.6.2.1	Alternative 1 – No Action Alternative	52
4.2.6.2.2	Alternative 2 – Caretaker Status Alternative.....	52
4.2.6.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	52
4.2.6.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)	56
4.3.1.5	Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)	57
4.4	Best Management Practices	58
SECTION 5.0	FINDINGS AND CONCLUSIONS	59
SECTION 6.0	LIST OF PREPARERS.....	61
SECTION 7.0	DISTRIBUTION LIST	63
SECTION 8.0	REFERENCES	65
SECTION 9.0	PERSONS CONSULTED	71
SECTION 10.0	ACRONYMS.....	73

LIST OF FIGURES

FIGURE	PAGE
Figure 1-1 Location Map for the Serrenti Memorial USARC.....	3
Figure 1-2 Site Layout for the Serrenti Memorial USARC.....	4
Figure 3-1 Serrenti Memorial USARC Conceptual Educational Reuse Plans – Scranton School District	13
Figure 4-1 Serrenti Memorial USARC Transportation Map	51

LIST OF TABLES

TABLE	PAGE
Table ES-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.	ES-3
Table 4-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.	17
Table 4-2 Typical Decibel Levels Encountered in the Environment and Industry.....	37
Table 4-3 Annual Civilian Labor Force, Serrenti Memorial USARC Region and Larger Regions	41
Table 4-4 Unemployment Rate, Serrenti Memorial USARC Region and Larger Regions	41
Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Serrenti Memorial USARC Region of Influence.....	42
Table 4-6 Low-Income Populations: Serrenti Memorial USARC Region and Larger Regions, 2011.	44
Table 4-7 Minority Populations: Serrenti Memorial USARC Region and Larger Regions, 2011.....	45
Table 4-8 Estimated Annual Economic Impacts: Alternative 3.	47

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-67
Appendix B – 2012 Asbestos Containing Visual Survey Report	B-1
Appendix C – EIFS Report.....	C-1
Appendix D – Legal and Regulatory Framework for BRAC Closure, Disposal, and Reuse Process	D-1
Appendix E – Scranton Redevelopment Authority Resolution	E-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 Command Sergeant Major Samuel P. Serrenti Memorial United States Army Reserve Center (USARC). The facility is located at 1801 Pine Street, Scranton, Lackawanna 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 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 Serrenti Memorial USARC (Figure 1-2) and realignment of 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

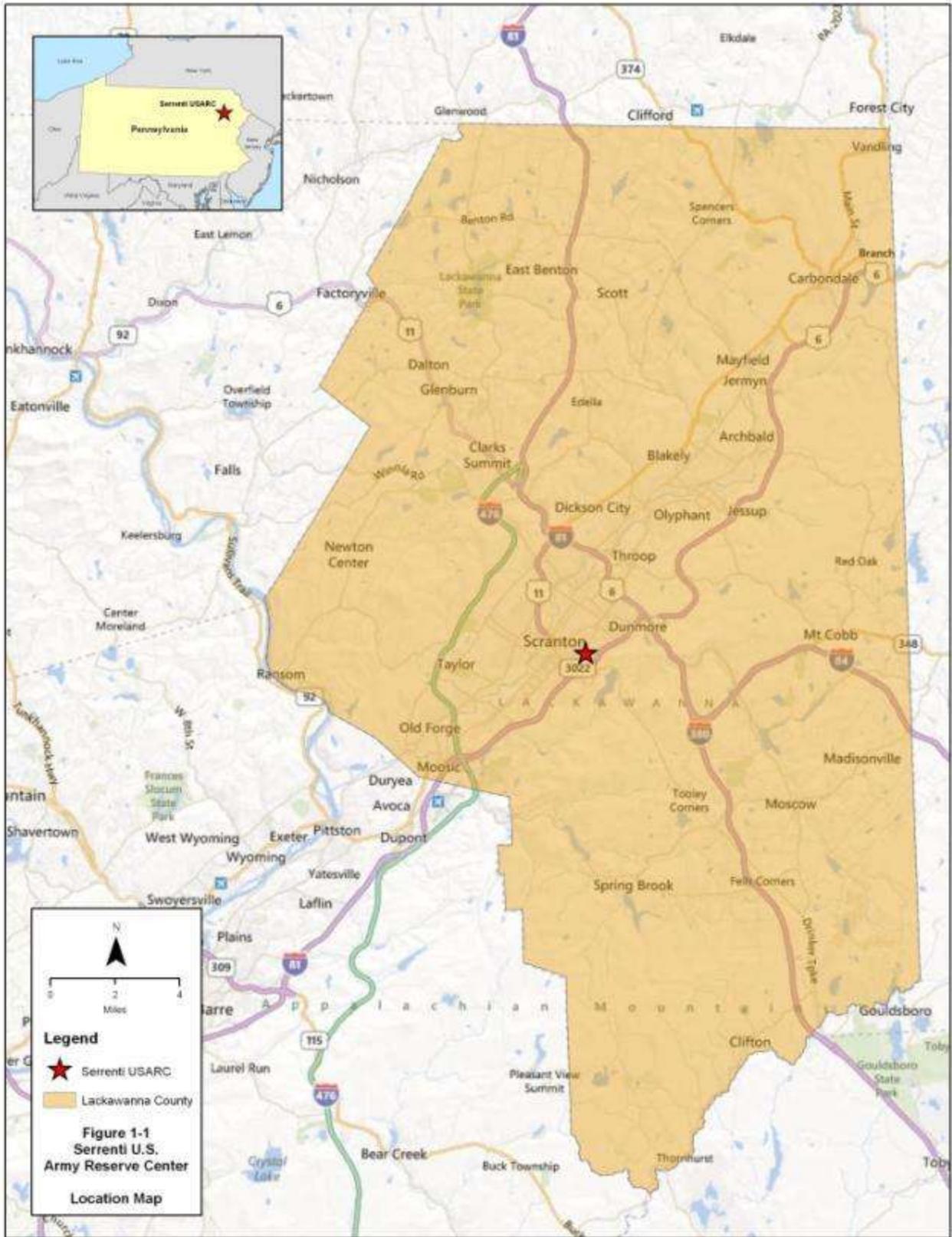
The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Department of the Interior, Pennsylvania Department of Environmental Protection (PADEP), 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 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 *Scranton Times*, and a regional newspaper, the *Wilkes-Barre Times Leader*. The EA and draft FNSI are made available during the public review period at the Green Ridge Public Library (1032 Green Ridge Street, Scranton, Pennsylvania 18509), the Albright Memorial Library (50 Vine Street, Scranton, Pennsylvania 18517), 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@mail.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with the 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.



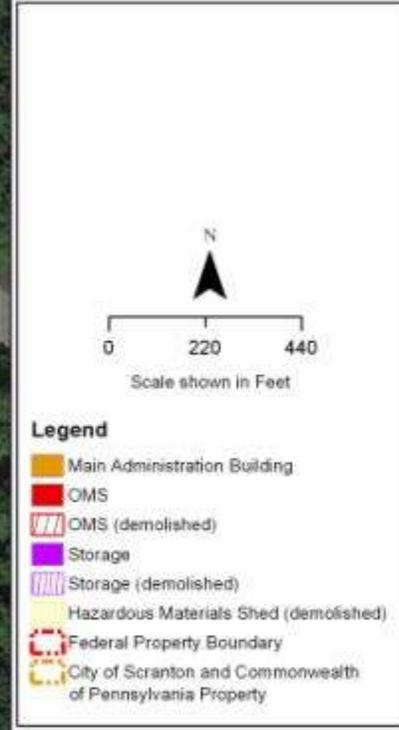
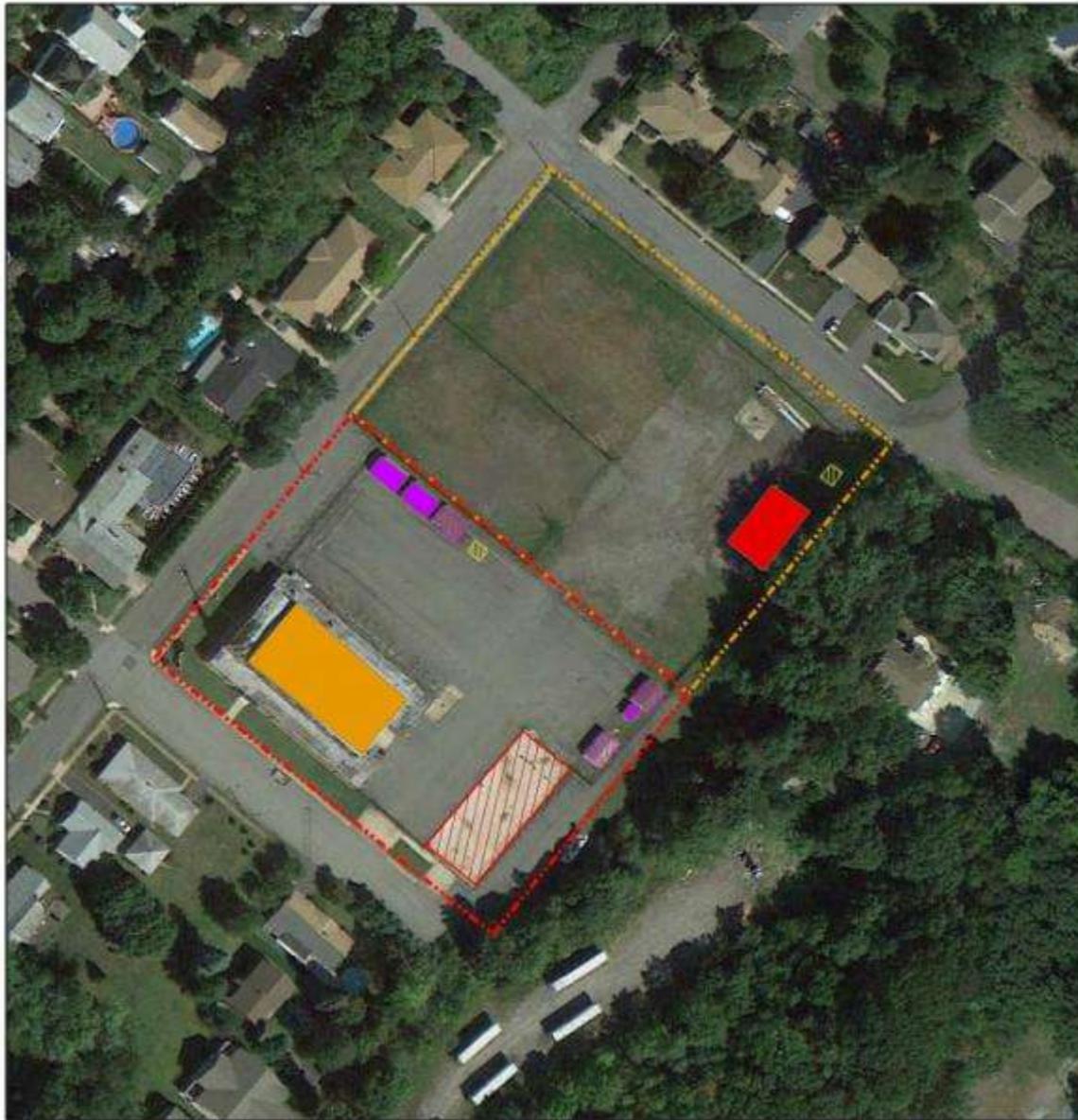


Figure 1-2
Serrenti U.S.
Army Reserve Center

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 Serrenti Memorial USARC. Redevelopment and reuse of the surplus Serrenti Memorial USARC property (Serrenti Memorial USARC or USARC property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Serrenti Memorial USARC not later than September 15, 2011. The Serrenti Memorial USARC was closed and the Army will dispose of the USARC 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 Serrenti Memorial United States Army Reserve Center in Scranton, PA, the Serrenti Memorial United States Army Reserve Organizational Maintenance Shop in Scranton, PA, and relocate units to a new Armed Forces Reserve Center with an organizational maintenance facility in Scranton, PA, if the Army is able to acquire suitable land for the construction of the facilities.”

The former occupants of the Serrenti Memorial USARC, C Company, 365th Engineering Battalion and the 317th Dental Detachment, have relocated to the new Armed Forces Reserve Center (AFRC) at 3401 Olyphant Avenue, Scranton, Pennsylvania. The 99th RSC prepared the NEPA documentation for construction and operation of the new AFRC, and for relocation of the units to the new AFRC. A separate EA, *The Final Environmental Assessment for Construction of an Armed Forces Reserve Center and Implementation of BRAC 05 Recommendations at Scranton, Pennsylvania*, has identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Scranton. The Finding of No Significant Impact (FNSI) was signed on April 14, 2009.

When the USARC was in full operation, the Army leased the land that immediately abuts the property to the northeast. This land is comprised of two parcels that are owned by the Commonwealth of Pennsylvania Department of Military Affairs (1.9 acres) and the City of Scranton (0.72 acres). The Army lease for these parcels was terminated on September 12, 2012 and a NEPA Record of Environmental Consideration (REC) was completed by the 99th RSC.

2.2 Local Redevelopment Authority’s Reuse Plan

On September 4, 2007, the Scranton Redevelopment Authority was officially recognized by the U.S. Office of Economic Adjustment on behalf of the Under Secretary of Defense as the Local Redevelopment Authority (LRA) for the purpose of formulating a recommendation for the reuse of the Serrenti Memorial USARC. On October 7, 2007, 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 published a request for NOIs in the *Scranton Times* on October 28, 2007. On November 20, 2007, the LRA held a tour and workshop at the Serrenti Memorial USARC to provide the public and organizations the opportunity to become familiar with the property and to inquire about the NOI process (LRA 2009).

The LRA received NOIs from the following nine organizations:

- **Allied Services** – Mental Health Services Division expressed interest in using the Serrenti Memorial USARC to expand its program service.
- **City of Scranton** – The City expressed interest in developing the site to be used as an emergency operations center; for continuity of government location; public safety storage and security area, and a public safety training site.
- **Bais Yaakov Scranton High School for Girls** – The private school expressed interest in moving their current school for girls 9th through 12th grades into the Serrenti Memorial USARC.
- **Howard Gardner School** – The private school expressed interest in relocating its school to accommodate up to 200 preschool through elementary students and conducting associated educational initiatives.
- **Lackawanna Institute** – The institute expressed interest in creating green space and a community park on the site.
- **Lackawanna Properties** – Lackawanna Properties expressed interest in developing the site as residential with emphasis toward the aging population.
- **Normandy Holdings** – Normandy Holdings expressed interest in building a gated community of apartment homes geared toward active retirees.
- **Scranton Preparatory School** – The school expressed interest in developing the site as an athletic field for its high school football program.
- **United Neighborhood Community (UNC) Development Center** – The UNC Development Center expressed interest in partnering with the Howard Gardner School and developing townhouses on adjacent land if available or if adjacent land would not be available, then the UNC would develop townhouses on its own.

Of the nine NOIs received by the LRA, six withdrew their interest and three retained their interest in the property (i.e., Howard Gardner School, City of Scranton, and Bais Yaakov Scranton High School for Girls). The LRA rejected the proposal from the Bais Yaakov Scranton High School for Girls since operating costs alone would likely be beyond the capabilities of the school. In addition, no application was made to the U.S. Department of Education (DoEd) for a Public Benefit Conveyance (PBC) by the Bais Yaakov Scranton High School for Girls.

After reviewing the reuse proposals, the LRA passed a resolution on September 8, 2009, recommending the City of Scranton's proposal for reusing the Serrenti Memorial USARC as an Emergency Operation and Continuity of Government Center and a Public Safety Training and Storage site. In September 2009, the LRA prepared the *Redevelopment Plan and Homeless Assistance Submission for the Development of the CSM Samuel P. Serrenti Memorial U.S. Army Reserve Center*. Subsequent to this recommendation, the City of Scranton informed the LRA that it was no longer able to pursue the redevelopment of the Serrenti Memorial USARC (LRA 2012). On December 5, 2012 the LRA passed a resolution that withdrew the City of Scranton's redevelopment proposal (Appendix E).

On October 5, 2012, the LRA sent a letter requesting a reuse plan from the Scranton School District for the redevelopment of the Serrenti Memorial USARC for educational purposes, and in November 2012, the Scranton School District submitted its reuse plan to the LRA. On December 5, 2012, the LRA recommended that the Serrenti Memorial USARC be redeveloped as an educational facility. The Scranton School District and the Howard Gardner School each submitted an *Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes* to the DoEd to receive the USARC property through a PBC. The DoEd approved the application for the Scranton School District on June 3, 2013.

2.3 Description of the Serrenti Memorial USARC

The USARC property is located at 1801 Pine Street in Scranton, Pennsylvania. The U.S. Government purchased the 1.93 acre property in 1950. In 1951, the Army constructed the main administration building and an organizational maintenance shop (OMS).

Figure 1-2 shows the Serrenti Memorial USARC site layout. The USARC property contains one permanent structure (a 20,206 square-foot main building), two small wood storage sheds, one small metal storage shed, a military equipment parking (MEP) area, and a privately owned vehicle (POV) parking area. A vehicle wash area and associated oil/water separator are located outside the main building. Historically, an OMS was present on the property, but was demolished in 2008 after heavy snow caused structural damage to the roof. Only the OMS's foundation remains. A chain-link security fence encloses the MEP and demolished OMS area.

Both the main building and OMS were constructed on concrete foundations with concrete block walls covered with a brick veneer. The main building is a rectangular, multiple-level structure, with a two-story drill hall. The building's interior consists of office space, classrooms, kitchen area, arms vault, and storage. The basement contains storage rooms, a former rifle range, and a boiler room.

The demolished OMS building was used for warehousing and preventative vehicle maintenance. Any equipment requiring heavier maintenance activities was sent to an Area Maintenance Support Activity shop at one of the other Pennsylvania USARCs (USACE 2007).

The Serrenti Memorial USARC was most recently occupied by C Company, 365th Engineering Battalion and the 317th Dental Detachment. The Serrenti Memorial USARC previously consisted of 8 full time staff and approximately 140 reservists that trained one weekend per month.



Photograph 1. Serrenti Memorial USARC, main building, view facing east.



Photograph 2. Serrenti Memorial USARC, main building, view facing southwest.



Photograph 3. Serrenti Memorial USARC, main building and wash area, view facing west.



Photograph 4. Serrenti Memorial USARC, wood storage buildings, view facing northwest.



Photograph 5. Serrenti Memorial USARC, metal storage building, view facing northeast.



Photograph 6. Serrenti Memorial USARC, concrete pad where former OMS was located, view facing southwest.

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 reasonable and, hence, subject to detailed evaluation in this EA.

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Serrenti Memorial 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.

3.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Serrenti Memorial 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 reuse in an economical manner that facilitates redevelopment. If the Serrenti Memorial USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management) requires.

3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

For Alternative 3, the Army would transfer the USARC property via a DoEd PBC to the Scranton School District. The property would be transferred in "as-is" condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District's proposed reuse includes renovation of the existing 20,206 square-foot USARC main building as well as new construction of an approximately 42,000 square-foot classroom and support facility. The existing building would house a gymnasium, a music classroom, and support spaces. The new construction would provide cafeteria, administrative, and academic spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brail and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District's preferred reuse plan is based upon acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

For Alternative 4, the Army would transfer the USARC property via a DoEd PBC to the Scranton School District. The property would be transferred in "as-is" condition with the approximately 1.93 acres being used for educational purposes. The Scranton School District's proposed reuse includes demolition of the existing USARC buildings and the construction of an approximately 65,000 square-foot classroom and support facility. The new facility would include a gymnasium, a music classroom, a cafeteria, and administrative, academic, and support spaces.

The Scranton School District (the Grantee) would comply with Federal, state, and local laws and would obtain any applicable permits or certifications, such as construction, zoning, and air quality permits. The new school would accommodate approximately 700 children from kindergarten to 5th grade and 50 administrators and teachers with minimal new hires (Brail and Byron, Personal Communication 2013).

In addition, the Scranton School District is planning to acquire the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton as part of its reuse. Because the Scranton School District's preferred reuse plan is based on acquiring the properties owned by the Commonwealth of Pennsylvania and the City of Scranton, the reuse of these properties will be analyzed in this EA. However, the Army is not responsible for, nor has the authority or ability to control the acquisition, disposal, or use of properties not owned by the Army.

The demolition alternative would be employed by the school district if the renovation of the existing USARC main building is determined to be not feasible.

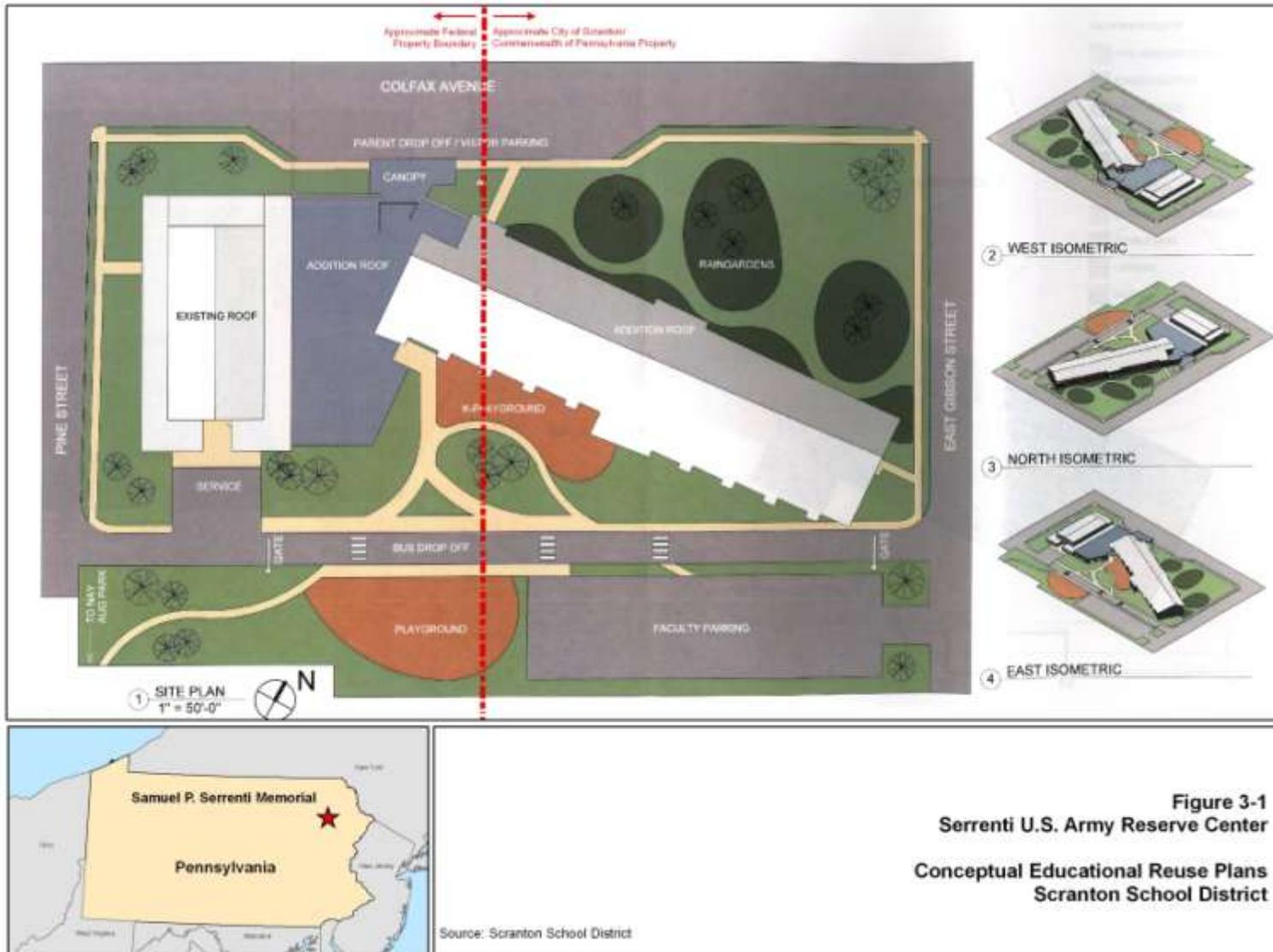


Figure 3-1
Serrenti U.S. Army Reserve Center
Conceptual Educational Reuse Plans
Scranton School District

3.5 Alternatives Considered and Eliminated From Further Analysis

3.5.1 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 2, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2011). A Type 2 classification is defined as an area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred. This classification was determined based on the removal and closure of a 4,000-gallon underground storage tank (UST) in 1994. Files indicated that the UST was corroded. Contaminated soil was encountered and excavated. In a letter dated May 30, 1995, PADEP approved closure of the UST and indicated no further action was required (USARC 2011). Because no remedial action is required, the Serrenti Memorial USARC does not meet the criteria for the early transfer alternative.

3.5.2 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, nine organizations responded to the NOI request. Six of these organizations subsequently withdrew their initial NOI letters for various reasons prior to the September 2009 Redevelopment Plan (LRA 2009). The NOI from the Bais Yaakov Scranton High School for Girls was not selected by the LRA due to the potential high cost of redevelopment of the USARC property and the limited funds of the Bais Yaakov Scranton High School for Girls. An application to the DoEd for a PBC was not made by the Bais Yaakov School. The City of Scranton also withdrew their interest in the redevelopment of the USARC property for use as an emergency operations center.

In a resolution passed on December 5, 2012, the LRA recommended that the Serrenti Memorial USARC be redeveloped as an educational facility by the Scranton School District (LRA 2012). The Howard Gardner School submitted an *Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes* to the DoEd to receive the USARC property through a PBC. However, the DoEd rejected the Howard Gardner School application and approved an application from the Scranton School District

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 significance of direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment. An impact is defined as a consequence from modification to the affected environment due to a proposed action or alternative.

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 Serrenti Memorial 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 in 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- 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-term 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 Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.1	Present, no impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts
AIR QUALITY	4.1.4	Present, not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.2	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.2	Not present, no impacts
Vegetation	4.1.4	Present, not significant, negligible/minor impacts
Wildlife	4.1.4	Present, not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.2	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.2	Not present, no impacts
Historic Buildings	4.1.2	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.2	Not present, no impacts
GEOLOGY AND SOIL	4.1.4	Present, not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Indoor Firing Range Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, minor impacts Present, not significant, minor impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Lead-Based Paint Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Munitions and Explosives of Concern	4.1.2	Not present, no impacts
Past Uses and Operations	4.1.4	Present, not significant, negligible/minor impacts
Pits, Sumps, Drywells, and Catch Basins Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Polychlorinated Biphenyls Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Radioactive Materials	4.1.2	Not present, no impacts
Radon	4.1.4	Present; not significant, negligible/minor impacts
Storage, Use, Release of Chemicals/Hazardous Substances Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, not significant negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts
Underground Storage Tank/Aboveground Storage Tank Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)		Present, not significant, negligible impacts
Waste Disposal Sites Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.3	Present, no impacts Present, no impacts Present, not significant, minor impacts Present, not significant, minor impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.3	Present, no impacts Present, no impacts Present, not significant, minor impacts Present, not significant, minor impacts
National and State Parks	4.1.2	Not present, no impacts
Prime and Unique Farmland	4.1.2	Not present, no impacts
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.3	Present, no impacts Present, no impacts Present, not significant, minor impacts Present, not significant, minor impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status	4.2.4	Present, no impacts Present, negligible impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction)		Present, not significant, moderate impacts
Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)		Present, not significant, moderate impacts
SOCIOECONOMICS		
Demographics	4.1.3	Present, no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.5	Present, no impacts Present, not significant, minor impacts Present, not significant, minor/moderate impacts Present, not significant, minor/moderate impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.5	Present, no impacts Present, not significant, minor impacts Present, not significant, minor impacts Present, not significant, minor impacts
Housing	4.1.3	Present, no impacts
Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.5	Present, no impacts Present, not significant, minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.5	Present, no impacts Present, not significant, minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Serrenti Memorial USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
TRANSPORTATION		
Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.6	Present, no impacts Present, not significant, negligible impacts Present, not significant, minor/moderate impacts Present, not significant, moderate impacts
Public Transportation Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Renovation and New Construction) Alternative 4 – Traditional Disposal and Reuse for Educational Purposes by the Scranton School District (Demolition and New Construction)	4.2.6	Present, no impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts
UTILITIES		
Communications	4.1.3	Present, no impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present, no impacts
Potable Water Supply	4.1.3	Present, no impacts
Solid Waste	4.1.3	Present, no impacts
Storm Water System	4.1.3	Present, no impacts
Wastewater System	4.1.3	Present, no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.2	Not present, no impacts
Hydrology/Groundwater	4.1.3	Present, no impacts
National Wild and Scenic Rivers	4.1.2	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.2	Not present, no impacts
Wetlands	4.1.2	Not present, no impacts

4.1 Environmental Resources 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)) emphasizes the use of the scoping process, not only to identify significant 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 property:

- **Critical Habitat** – The USARC 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 (PDNI) Project Environmental Review Tool was used to perform a search for potential impacts to 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 Fish and Boat 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 Game Commission noted that a state threatened species, Eastern Small-footed Myotis (*Myotis leibii*), and a state special concern species, Northern Myotis (*Myotis septentrionalis*) have the potential to be located in the vicinity of the property. However, December 2, 2011 coordination with the Pennsylvania Game Commission resulted in a “No Impact Anticipated” determination (Appendix A).
- **Wilderness Areas and Wildlife Refuges** – The nearest national wilderness areas are Great Swamp National Wildlife Refuge (NWR) Wilderness Area and the Brigantine Wilderness Area, which are located approximately 75 and 144 miles from the USARC property, respectively. The nearest NWRs are Wallkill River NWR and the Great Swamp NWR, which are located 55 and 75 miles from the USARC property, respectively. These resources would not be affected by the proposed action.
- **Archaeological Resources** – The Serrenti Memorial USARC is considered to have no potential for archaeological resources. The Pennsylvania SHPO concurred with this finding and no archaeological investigation was recommended (April 19, 2012, Appendix A).
- **Historic Buildings** – The Serrenti Memorial USARC contains one building and a building foundation 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 in a letter 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.

- **National and State Parks** – The USARC property does not contain and is not near any national or state parks. The nearest national parks are the Steamtown National Historic Site and the Upper Delaware Scenic and Recreational River, which are located approximately 1.6 and 33 miles from the USARC property, respectively. The nearest state parks are Archbald Pothole State Park and Lackawanna State Park, which are located approximately 8.5 and 11 miles from the property, respectively. 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.
- **Floodplains/Coastal Barriers and Zones** – According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panels 4205380015B, 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 nearest designated wild and scenic rivers are the Upper Delaware River and the Middle Delaware River, which are located approximately 33 and 40 miles from the USARC property, respectively. These resources would not be affected by the proposed action.
- **Munitions and Explosives of Concern** – Firing range operations are discussed below in the Detailed Analysis section. Based on historical documentation and site personnel, there are no other indications that munitions and explosives of concern were present at the property (USACE 2007).
- **Radioactive Materials** – Based on a review of available records, the 2006 site reconnaissance, and interviews with USARC personnel, radioactive materials were present in equipment used on the USARC property. Meters used to monitor nuclear, biological, and/or chemical hazards were stored in the main building. These meters apparently contain small quantities of radioactive material in sealed containers and are not regulated (USACE 2007).

In June 2012, a final survey report was prepared by Cabrera Services Inc. to present the results from the radiological survey at the Serrenti Memorial USARC. 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. Measurement results were all below the assessment criteria for unrestricted use of 300 dpm/100 cm² for alpha radiation and 3000 dpm/100 cm² for beta radiation. Therefore, the site is free of radiological concerns (U.S. Army 2012; Cabrera 2012).

- **Floodplains/Coastal Barriers and Zones** – According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panels

4205380015B, 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).

- **Surface Water (Streams, Ponds, etc.)** – The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the USARC property. Roaring Brook, located approximately 0.23 mile south of the property, is the closest major surface water feature. Roaring Brook ultimately discharges to the Lackawanna River.
- **Wetlands** – A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the USARC property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resource Categories that are Present, but Not Impacted

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

- **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).
- **Housing** – The alternatives would have no direct, indirect, or cumulative impact on housing because the proposed action would not change the quantity of or demand for housing in the ROI.
- **Utilities** – The alternatives would have no direct, indirect, or cumulative impact on utilities, 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. The utilities include communications, natural gas (PG Energy), electric service (Pennsylvania Power and Light), potable water supply (City of Scranton), wastewater treatment system and sanitary sewer service (City of Scranton), solid waste disposal, and a storm water system.
- **Hydrology/Groundwater** – There are no wells on the property. Water is provided by the City of Scranton. The water well database at the Federal and state level were reviewed and the City of Scranton Water and Sewer Board does not own or operate any municipal water supply within 0.5 miles of the USARC (USACE 2011). The principal aquifer in the region is the Valley and Ridge aquifer, which consists of carbonate rocks interbedded with almost equal amounts of water-yielding sandstone (USGS 2013). Other than infiltration from stormwater on the property, the groundwater recharge source nearest the USARC is Lake Scranton, which is located approximately 1 mile 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 Impact

The resources discussed below are present at the Serrenti Memorial 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 Serrenti Memorial USARC will occur within Lackawanna 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.
- **Vegetation** – The alternatives would have negligible direct, indirect, or cumulative impacts on the vegetation present at the Serrenti Memorial USARC because the USARC is developed and urbanized. Over 90 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 along the west and southwest edges of the USARC property.
- **Wildlife** – The alternatives would have negligible direct, indirect, or cumulative impacts on wildlife present at the Serrenti Memorial USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although construction activities would temporarily displace any individuals utilizing the area for habitat, there would be negligible environmental effects.
- **Geology and Soil** – The alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Serrenti Memorial 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 Serrenti Memorial 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 USARC property. Seismic risk is relatively small.

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- **Past Uses and Operations** – The property has served as a reserve and mobilization center for the U.S. Army Reserve (USAR) since the U.S. Government acquired the land in 1950. 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 Area Maintenance Support Activity shop located at one of the other USARCs in Pennsylvania. A flammable materials storage cabinet was also located in the OMS building. An inventory of the cabinet included dry cleaning solvent, brake fluid, and motor oil (USACE 2007).

A wash rack and oil-water separator (OWS) are located outside the main building in the MEP area. These facilities were previously used to wash military vehicles. The drill hall in the main building was originally constructed to be a vehicle maintenance facility. As such, the OWS and wash rack were constructed adjacent to this facility. The wash rack is connected to the OWS, which discharges to the onsite storm sewer, which then discharges to the municipal sanitary sewer (USACE 2007).

- **Radon** – In 1991, a radon survey was conducted at the Serrenti Memorial USARC. Because several of the samples came back with radon levels above USEPA’s recommended action level of 4 pCi/L, a polyvinyl chloride (PVC) radon mitigation piping system was installed in 1992. Post-mitigation sampling was performed in 1994 and 1996. Results from these samples were below 4 pCi/L; therefore, no further action was required at this facility (USACE 2007).

4.2 Environmental Resources Analyzed in Detail

Six resource areas, aesthetic and visual resources, hazardous and toxic substances, land use, noise, 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 Serrenti Memorial USARC property occupies 1.93 acres and contains one permanent structure: a one-story administration building. Historically, an OMS building was located southeast of the administration building. The OMS was demolished in 2008 and only a concrete foundation remains. The administration building was constructed in 1951 with a concrete foundation and concrete block walls covered with brick veneer. Approximately 90 percent of the property is covered by asphalt parking, concrete walkways, and buildings. On-site parking includes a MEP and POV parking area. The remaining land is mowed grass adjacent to Colfax Avenue and Pine Street.

The view from the property is dominated by residential properties to the north, east, and west. The view to the southeast is a row of trees that separates the USARC and Nay Aug Park.

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;
- 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 Serrenti Memorial 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 Serrenti Memorial 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 no significant 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Renovation of the existing building and construction of additional buildings would occur on the USARC property. Ground disturbance and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources.

The reuse as an elementary school would be visually compatible with the surrounding visual landscape. New parking and bus drop off areas would be partially obstructed from view from

new and existing buildings. The reuse would incorporate green space and rain gardens that would enhance the view from the surrounding neighborhoods. In addition, the impervious surfaces on the property would decrease with this alternative because additional landscaping and grassed areas would be added around the administration building. New construction would be accomplished in accordance with the local land use plan and building and zoning codes, helping to ensure that facilities are compatible with their surroundings. This 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Demolition and construction activities would occur on the USARC property, resulting in minor, short-term adverse impacts to aesthetics and visual resources that are similar to those discussed under Alternative 3.

Minor, long-term beneficial impacts to aesthetics and visual resources would occur from the demolition of an aging building and construction of new buildings and associated facilities. Beneficial impacts would be similar to those listed under Alternative 3. New construction would be accomplished in accordance with the local land use plan and building and zoning codes, helping to ensure that facilities are compatible with their surroundings.

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.

4.2.2 Hazardous and Toxic Substances

4.2.2.1 Affected Environment

An Environmental Condition of Property (ECP) Report was completed for the Serrenti Memorial USARC in May 2007. This document details the history of the property, including the U.S. Army Reserve and any prior tenant uses of the USARC property and the resulting environmental condition of the property. An update to the ECP was completed in October 2011. The sections below include a summary of the information contained in the two ECP documents, and subsequently updated information.

4.2.2.1.1 Asbestos-Containing Material

Multiple visual and tactile asbestos surveys have been completed at the USARC to document the asbestos-containing materials (ACM). Previous surveys identified the following ACM:

- Highly friable ACM in the pipe insulation;
- Lagging low-risk circulating system pipe fitting;
- Wrapped pipe insulation;
- Two-coat plaster ceilings;
- 9-inch by 9-inch floor tile; and
- 12-inch by 12-inch floor tile.

A 2002 full facility revitalization report indicated that the building heating piping system has since been abated, likely associated with heating, air conditioning, and ventilation work in 1994. There is the potential for ACM to be present in hidden piping in inaccessible locations; however, most piping is run in the basement where it is visible. The floor tile appeared to have been replaced with 12-inch by 12-inch tile and much of the building has bare concrete. Therefore, this report indicated that only a very limited amount of ACM may still remain to be abated (USACE 2007).

During the 2006 ECP site reconnaissance, a few areas with 9-inch by 9-inch suspected ACM tiles were observed in the main building. An additional asbestos survey was completed in July 2012 to document the current conditions of ACM previously identified in existing inspection reports. The survey found similar results as the 2002 Facility Revitalization Report and the 2003 ECP Site Reconnaissance (Cocciardi and Associates 2012). Relevant portions of the 2012 ACM report are included in Appendix B.

4.2.2.1.2 Indoor Firing Range

There was a rifle range located in the basement of the main building. All of the range structures associated with the indoor range have been removed. The range was cleaned, painted, and converted into storage and office space. Regulations supporting cleanup of indoor rifle ranges remedies dealt primarily with non-industrial standards. After reviewing information relative to cleaning methods and clearance sampling, the value of 200 micrograms per square foot ($\mu\text{g}/\text{sqft}$) was derived as a value that would release the indoor ranges as a room that could be reoccupied as a non-lead work area (USACE 2007). Clearance wipe samples collected indicated that residual lead levels in the range concrete were below the clearance level of 200 $\mu\text{g}/\text{sqft}$. However, the Federal lead dust threshold for occupation by children under the age of six is 40 $\mu\text{g}/\text{sqft}$ and several samples obtained during the range cleaning activities exceeded this threshold (USACE 2007).

4.2.2.1.3 Lead-Based Paint

A lead-based paint (LBP) survey was not available for the Serrenti Memorial USARC. However, facilities constructed before 1978 are likely to have been painted with LBP. Both the main building and the OMS on the property were constructed before 1978 and are presumed to contain LBP.

4.2.2.1.4 Pits, Sumps, Drywells, and Catch Basins

Available records, interviews, and site observations did not indicate the existence or past existence of any pits or drywells. During the 2006 ECP site reconnaissance, a sump was noted in the boiler room located on the basement floor of the main building. Review of building plans indicated that this sump is connected to the City of Scranton sanitary sewer system.

Two catch basins were observed on the property. The asphalt areas of the property drain from east to west, with the main building diverting water around itself on the northeastern and southeastern sides. On the southeastern side, surface drainage flows along the vehicular access point to Pine Street. On the northeastern side, it flows to a 3-foot by 2-foot catch basin within the POV parking area. From here, a 6-inch pipe conducts stormwater either to a catch basin in the gutter line of the Pine Street and Colfax Street intersection or to the sanitary sewer system. The surface element of the catch basin in the gutter line of the Pine Street and Colfax Street

intersection has been covered up by asphalt resurfacing. The main building's roof also drains into this catch basin. During rain, this catch basin is ineffective and stormwater overflows the basin and flows down the street.

A wash rack and OWS are located outside the main building in the MEP area located on the USARC property and are no longer used. The wash rack was previously used to wash military vehicles. The wash rack is connected to the OWS, which discharges to the municipal sanitary sewer. The OWS is located underground and is accessible through a metal plate behind the wash rack. An inspection on November 1, 2000, concluded that the OWS was actively used. The November 2000 survey also noted the presence of a liquid with an oily sheen, and that the cover of the OWS had been removed from the interceptor along with the interior screen. It was recommended that the OWS either be replaced or decommissioned. During the 2006 ECP site reconnaissance, facility personnel were not aware of the removal and replacement of the OWS. During a 2011 site visit as part of the ECP update, no physical changes since the 2007 ECP Report site visit were observed on or adjacent to the property.

4.2.2.1.5 Polychlorinated Biphenyls

There are two pole-mounted transformers on the property that supply underground service entrance conductors for the main building. There are no pad-mounted transformers onsite. A letter from Pennsylvania Power and Light (PP&L) dated February 14, 1991, states that, "If a transformer has not been tested and its polychlorinated biphenyls (PCB) content is unknown, PP&L assumes the unit to be PCB-contaminated..." At the Serrenti Memorial USARC, the PCB content for the two pole-mounted transformers was unknown. During the 2006 ECP site reconnaissance, the ground around the base of the pole-mounted transformers did not show any signs of release (USACE 2007).

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.

4.2.2.1.6 Storage, Use, Release of Chemicals/Hazardous Substances

Chemicals formerly used and stored at the Serrenti Memorial USARC 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, oil, and lubricant (POL) products also were stored within designated areas in the OMS building. Other potentially hazardous materials and POL products would have been stored in the outdoor hazardous materials storage shed located north of the OMS building within the MEP area (USACE 2007).

A hazardous waste manifest from 1994 contained 1,290 pounds of the pesticide warfarin, a rodenticide bait, and 152 pounds of waste calcium hypochlorite. A 1995 environmental assessment noted hazardous materials and "out-of-shelf-life hazardous wastes" stored in four wooden sheds, without secondary containment, in the MEP (USACE 2007).

A hazardous materials inventory from 1997 included, paint thinner, brake fluid, engine lubricating oil, hydraulic fluid, recyclable POL (e.g. motor gasoline [MOGAS], used lube oil, used antifreeze), paint, dry cleaning solvent, and isopropyl alcohol. During a 1997

environmental assessment, expired pesticides, including 2 boxes of lindane, 2 gallons of household insect spray, and 2 cans of pyrethrin were observed at the facility (USACE 2007).

During a 2001 engineering and environmental facility assessment, it was noted that 200 containers of “waste material” were awaiting disposal for 3 years, and that some of the containers were not labeled. These containers were still present during the 2006 ECP site reconnaissance. However, the 2011 ECP update noted that housekeeping at the property was satisfactory at the time of the site visit and there were no recorded chemical releases or contamination events associated with hazardous waste at the USARC (USACE 2011).

4.2.2.1.7 Underground Storage Tanks/Aboveground Storage Tanks

A leaking 4,000-gallon fuel oil UST, located outside the main building along Colfax Street, was removed in 1994. Contaminated soils were excavated, and a closure report was submitted to PADEP. The agency approved the closure in a letter dated May 30, 1995 and indicated no further action was required (USACE 2007).

Prior to 2000, a 1,000-gallon UST containing No. 2 fuel oil was associated with property owned by the Commonwealth of Pennsylvania and the City of Scranton. The 2007 ECP noted that there was a release of No. 2 fuel oil (amount unknown) in 1989. The release was cleaned up and the tank was closed in 2000. This tank is on PADEP’s Tank List and was given a status of “4.” A number 4 status (cleanup completed) indicates that the removal of contaminants to applicable cleanup standards has been demonstrated to PADEP. A cleanup date of March 22, 2000, was given. No closure reports, excavation/removal reports, or sampling activity reports were available (USACE 2007).

4.2.2.1.8 Waste Disposal Sites

Available records and interviews did not indicate the USAR practice of onsite waste disposal other than through managed storage and offsite disposal, or through the sewer or septic systems. No waste disposal sites were observed at the USARC property during the site reconnaissance (USACE 2007).

The Serrenti Memorial USARC is not listed as being or historically being a solid waste landfill; however, available site records and interviews contained within the 2007 ECP have indicated the property may have been used as a landfill for primarily anthracite coal fly ash and possibly household waste (USACE 2007).

The 2011 ECP update completed a historical review to verify if a coal ash landfill or household trash landfill ever operated at the property prior to development as a USARC in 1951. Discussions with the City of Scranton and the former PADEP Regional Director recalled a landfill in the area, but stated that it was not at the location of the Serrenti Memorial USARC. The City of Scranton stated that a landfill was located at the end of Gibson Street, which is north and east of the Serrenti Memorial USARC. Subsequent email correspondence noted that there was no evidence to show that the site was ever used as a landfill.

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 Serrenti Memorial USARC would not close and personnel would not be realigned, no direct impacts to hazardous and toxic substances are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for hazardous and toxic substances are anticipated. Because the Serrenti Memorial USARC would not close and personnel would not be realigned, no indirect impacts to 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 from hazardous and toxic substances 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) have been disposed of by the Army in accordance with Federal, state, local, and DoD requirements after closure of the Serrenti Memorial 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 any appropriate use of small quantities of remaining hazardous and toxic substances would be limited to the USARC property.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. There would be no significant impacts resulting from this proposed action. No remedial activities (*e.g.*, removal of remaining ACM, LBP or lead dust abatement) would be performed by the Army prior to the transfer of property because the Army typically performs remedial activities necessary only to transfer the property for a "like use" (*i.e.*, only adults using the property for non-residential purposes). The 2011 ECP Update recategorized the property as an ECP Category Type 2 property which is defined as an area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred (USACE 2011). Hazardous and toxic substances disposal activities would be in accordance with Federal, state, local, and DoD requirements. Minor long-term beneficial impacts are anticipated with the proper removal of these materials from the property.

Any remaining ACM, LBP, and PCB materials would not present a threat to human health or the environment because the next owner of the property (*i.e.* the Grantee) would agree via a deed covenant to undertake any abatement or remediation due to ACM, LBP, and PCB materials that would 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 ACM, LBP, and PCB materials.

Any remaining lead dust in the former indoor firing range area would not present a threat to human health or the environment because the Grantee would agree to undertake any lead dust abatement or remediation 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 lead. The Occupational Safety and Health Administration Construction Industry Standard for Lead (29 CFR 1926.62) would be reviewed before any activities on wall and floor surfaces that may cause a release of dust are undertaken.

Any remaining small quantities of hazardous and toxic substances (e.g., janitorial chemicals, vehicle maintenance products, and building maintenance products) have been disposed of by the Army in accordance with Federal, state, local, and DoD requirements after closure of the Serrenti Memorial USARC (Geist, Personal Communication 2013). The removal of these hazardous and toxic substances would result in a minor short-term beneficial impact.

Although a release associated with a leaking UST has occurred at the Serrenti Memorial USARC, PADEP approved the closure report in 1995 confirming that all necessary remedial actions to protect human health and the environment have occurred. No other hazardous or toxic substances are present at the Serrenti Memorial USARC property.

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

4.2.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. Impacts under this alternative would be similar to those described under Alternative 3. There would be no significant impacts resulting from this proposed action. No remedial activities (e.g., removal of remaining ACM, LBP abatement) would be performed by the Army prior to the transfer of property because the Army typically performs remedial activities necessary only to transfer the property for a "like use" (i.e., only adults using the property). Demolition activities associated with this alternative would require that the removal of ACM, LBP, lead dust, and PCB materials would be managed and performed by the property Grantee prior to demolition.

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

4.2.3 Land Use

4.2.3.1 Affected Environment

The Serrenti Memorial USARC is located in the City of Scranton in Lackawanna County, Pennsylvania (Figures 1-1 and 1-2). Land use in Lackawanna County varies from highly urbanized to rural agricultural areas. The city of Scranton is very urbanized with the highest mix of uses and intensities in the county. The USARC property occupies approximately 1.93 acres and is located on the USGS 7.5-Minute Scranton Quadrangle map.

4.2.3.1.1 Current and Future Development in the Region of Influence

Eleven local municipalities in Lackawanna County are working to develop a multi-municipal comprehensive plan for the region. The plan describes the goals for future growth as development that is responsive to existing and future economic, social, and cultural needs of the municipalities and preserves the area's natural and agricultural resources (SAPA 2009). A partial list of the objectives is below:

- Designate areas for growth that can be served by existing central water and sewer systems and by an upgraded existing network of roads as well as other public services;
- Accommodate non-residential development and redevelopment in areas where that kind of use is already established and where it supports other goals of the plan;
- Encourage mixed use developments where it will support existing communities; and
- Maintain existing population centers, districts, and neighborhoods to ensure their continuing suitability and attractiveness for compatible development (SAPA 2009).

In the last decade, the city of Scranton has invested almost \$300 million for construction projects, a downtown revitalization, neighborhood park rehabilitation, and infrastructure improvement projects (City of Scranton 2013a). Projects that occur in a ½ mile radius around the USARC property include:

- Geisinger-Community Medical Center Addition
- Harrison Avenue Bridge (Route 6011) Reconstruction; and
- Nay Aug Park Trail Restoration Project.

4.2.3.1.2 Installation Land

The 1.93-acre Serrenti Memorial USARC property contains one permanent structure (a 20,206 square-foot main building), two small wood storage sheds, one small metal storage shed, a military equipment parking (MEP) area, and a privately owned vehicle (POV) parking area. Historically, an OMS was present on the USARC property, but the building was demolished in 2008 after heavy snow caused structural damage to the roof. Only the OMS's concrete foundation remains. A chain-link security fence encloses the MEP area and the former OMS.

Approximately 90 percent of the USARC property is impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. There are small sections of lawn along the west and southwest edges of the property. The eastern boundary of the USARC property is partially tree lined.

The Serrenti Memorial USARC is located within an R-1A Residential District, a medium low density residential district in which certain educational and community functions can occur, including public or private schools, community center, library and emergency services stations (LRA 2009). The Federal government is exempt from local zoning.

4.2.3.1.3 Surrounding Land

The land use surrounding the USARC property to the east, west, and north is residential. Southeast of the property is a paved area used to park semi trailers with Nay Aug Park just beyond. The park has a water park, a small zoo, playgrounds, and ballparks. Colfax Avenue and

Pine Street border the USARC property to the northwest and southwest, respectively. Approximately 1,300 feet to the northeast of the property are baseball fields.

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; or
- Conflict with established uses of an area requiring mitigation.

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 Serrenti Memorial 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 Serrenti Memorial 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 USARC property would continue to contain one permanent structure, two small wooden storage sheds, one small metal storage shed, two parking areas, and maintained grass under this alternative. The current occupants of the USARC property would be 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. The proposed action would also result in beneficial use of the land for the local residents and the community. In addition, the land use would change from the training and administrative activities associated with national defense to education activities associated with the school.

There would be no changes to zoning under this alternative. The reuse as a public school is compatible with the R-1A Residential District. The Grantee would comply with Federal, state, and local laws and would obtain any applicable construction and zoning permits or other required permits associated with renovation and new construction on the property.

The reuse as a school would be compatible with the surrounding use and comply with the region's comprehensive plan. The use as a school would support a social need in the community.

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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. Minor beneficial direct impacts to land use under this alternative would be similar to those listed under Alternative 3. The Grantee would comply with Federal, state, and local laws and would obtain any applicable construction and zoning permits or other required permits associated with renovation and new construction on the property.

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 Noise

4.2.4.1 Affected Environment

Sounds that disturb people or make it difficult to hear wanted sounds are commonly called noises. Human response to noise can be subjective and varied depending on the distance from noise source, time of day, receptor sensitivity, and the type and characteristic of the noise.

Noise can vary in terms of frequency and intensity and can span several orders of magnitude. The human response to noise is a function not only of the maximum level of the sound, but also the duration of the event. Sounds that occur over a long period of time are more likely to be an annoyance or cause environmental stress. A decibel (dB) is the unit commonly used to measure and describe sound levels. Sound measurement is further refined by using an "A-weighted" decibel (dBA) scale that emphasizes the audio frequency range audible to humans. Thus, the dBA measurement more closely describes how a person perceives sound. For example, typical noise levels include: a quiet urban nighttime (40 dBA), an air conditioner operating 100 feet away (55 dBA), and a heavy truck moving 50 feet away (85 dBA).

Equipment noise is normally measured over an 8-hour time period, using the equivalent sound level (Leq). The Leq is obtained by averaging dBA sound levels over a selected time period. Another descriptor of a noise environment over extended periods of hours or days is the day-night average sound level (DNL). To compute a DNL, single noise events are measured using an A-weighted scale with allowances added for the number of events and the time of day. A 10-dB penalty is added for noise that occurs between the hours of 10 p.m. and 7 a.m. because nighttime noise events are considered more annoying than noise occurring during daytime. The DNL descriptor is accepted by Federal agencies as a standard for estimating noise impact and establishing guidelines for compatible land uses. Table 4.2 shows noise levels for various human activities.

Table 4-2 Typical Decibel Levels Encountered in the Environment and Industry

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
10			Threshold of hearing
20		Still recording studio; Rustling leaves	
30		Quiet bedroom	
35		Soft whisper at 5 feet (ft) ; Typical library	
40		Quiet urban setting (nighttime); Normal level in home	Threshold of quiet
45		Large transformer at 200 ft	
50		Private business office; Light traffic at 100 ft; Quiet urban setting (daytime)	
55		Window air conditioner; Men's clothing department in store	Desirable limit for outdoor residential area use (USEPA)
60		Conversational speech; Data processing center	
65		Busy restaurant; Automobile at 100 ft	Acceptable level for residential land use
70		Vacuum cleaner in home; Freight train at 100 ft	Threshold of moderately loud
75		Freeway at 10 ft	
80		Ringing alarm clock at 2 ft; Kitchen garbage disposal; Loud orchestral music in large room	Most residents annoyed
85		Printing press; Boiler room; Heavy truck at 50 ft	Threshold of hearing damage for prolonged exposure
90	8 hr	Heavy city traffic	
95	4 hr	Freight train at 50 ft; Home lawn mower	
100	2 hr	Pile driver at 50 ft; Heavy diesel equipment at 25 ft	Threshold of very loud
105	1 hr	Banging on steel plate; Air hammer	
110	0.5 hr	Rock music concert; Turbine condenser	
115	0.25 hr	Jet plane overhead at 500 ft	
120	< 0.25 hr	Jet plane taking off at 200 ft	Threshold of pain
135	< 0.25 hr	Civil defense siren at 100 ft	Threshold of extremely loud

Source: U.S. Army, 1978

The Noise Control Act (NCA) of 1972 directs Federal agencies to comply with Federal, state, and local noise control regulations. While primary responsibility for control of noise rests with State and local governments, EPA is directed by Congress to coordinate the programs of all Federal agencies relating to noise research and noise control. Noise issues are typically handled at the state and local level.

The City of Scranton Municipal Code places restrictions relating to noise. In residential districts, it is unlawful to use or operate any device or equipment that creates any sound that exceeds

69 dBA during the hours of 7:00 a.m. to 9:00 p.m. or 64 dBA from 9:00 p.m. until 6:00 a.m. plus all day on Sundays and holidays 10 feet inside a lot in a residential district. Construction activity is exempt from this provision between the hours of 6:30 a.m. and 10:00 p.m. or between 9:00 am and 8:00 pm on Sundays and holidays (City of Scranton General Code, Part II, Chapter 317).

No data exist for ambient noise in the area. Typical background levels of noise in urban residential areas range from 55 dBA to 70 dBA (USEPA 1978). When in operation, the major sources of noise at the USARC property were generated by the daily use of POVs and a limited number of trucks in and around the facility. Noise levels attributed to the USARC property comply with the City Code described above and do not have adverse impacts on adjacent residential and recreational areas.

Surrounding noise is generated by residential and commercial activities. Vehicle noise can be attributed to Colfax Avenue, a two-lane residential street running northwest of the USARC property; Interstate 81, which is approximately 1/3 mile east of the USARC property; and a parking area used for semitrailer storage approximately 100 feet southeast of the USARC property. The nearest sensitive noise receptors are numerous individual private residences adjacent and north, west, and south of the USARC.

4.2.4.2 Consequences

Effects to the noise environment are considered significant if the proposed action would:

- Conflict with applicable Federal, state, interstate, or local noise control regulations; or
- Result in continuous and long-term noise levels that area at 85 and above dB, which is the threshold of hearing damage with prolonged exposure.

After performing an analysis of noise, 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 noise are anticipated. Because the Serrenti Memorial USARC would not close and personnel would not be realigned, no direct impacts to noise are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for noise are anticipated. Because the Serrenti Memorial USARC would not close and personnel would not be realigned, no indirect impacts to noise are anticipated.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Negligible beneficial impacts to noise would occur under this alternative. If the Army finds it necessary to place the Serrenti Memorial USARC in caretaker status for an indefinite period, the Army would ensure public safety and security of the remaining government property. Maintenance activities are expected to continue for the buildings, grounds, and paved areas. It is likely caretaker activities would result in noise levels below baseline levels. Reduced noise levels would occur throughout the period of caretaker status. No new receptors of noise would be located within the property boundaries. A net decrease in traffic, and therefore traffic noise, would result from assigning the property to caretaker status.

Indirect Impacts. No indirect impacts due to noise are anticipated as compared to baseline conditions as changes in noise levels would be limited to on-site caretaker activities, which would not occur at a later time or farther removed in distance.

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. Potential noise impacts from closure, construction, and reuse would not be significant. Short-term moderate impacts during demolition and construction would include increased commuter traffic from construction workers and noise from large machinery such as trucks, tractors, cranes, bulldozers, dumpers, front-loaders, and excavators. This type of construction equipment generates noise levels of about 80 dBA to 88 dBA at 50 feet. At a distance of 500 feet, these noise levels drop to 60 to 68 dBA (USEPA 1971). Several private residences are located approximately 60 feet from the property. At this distance, the construction noise levels would be approximately 80 dBA, causing short-term negative impacts from demolition, renovation, and construction. Renovation and construction activities are projected to last approximately 36 months (Brazil and Byron, Personal Communication 2013). In accordance with the City of Scranton’s noise ordinance, construction activities would be limited to between the hours of 6:30 a.m. and 10:00 p.m. on weekdays and Saturdays or between the hours of 9:00 a.m. and 8:00 p.m. on Sundays and holidays (City of Scranton General Code, Part II, Chapter 317).

Long-term adverse impacts would be minor. The primary long-term noise impacts under this alternative would be from vehicular traffic to the new facilities. Daily usage of the property is estimated to increase from approximately 8 full-time staff and an average of 140 reservists that trained one weekend per month at the Serrenti Memorial USARC to approximately 50 full-time staff at the administrative building planned for the existing USARC property and the new school proposed for the adjoining properties that are owned by the Commonwealth of Pennsylvania and the City of Scranton. Sources of noise would also include approximately 700 students at the school, personal vehicles and buses picking up and dropping off students at the school, HVAC systems, and children playing outside.

The major noise produced under this alternative would be idling and accelerating diesel buses that would pick up and drop off students at the proposed school. Idling buses produce approximately 55 db, 50 feet from the centerline of bus travel, while accelerating buses produce approximately 74 db (M.J. Bradley & Associates 2009). These levels do not exceed the 85 dBA significance criterion threshold. The noise levels associated with a proposed elementary school would be slightly higher than the current use during drop off and pick up times on weekdays, but the levels would be compatible with surrounding noise levels. Also, noise levels at a school would be less than current use on training weekends at the USARC.

Noise levels attributed to the current and potential future use of the site under this alternative 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 several privately owned homes located approximately 60 feet from the USARC property to the north, west, and south. The noise levels associated with the alternative would be compatible with these urban residential noise levels.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels from baseline levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. Potential noise impacts from closure, demolition, construction, and reuse would not be significant. Short-term moderate adverse impacts during demolition and construction would be similar to those listed under Alternative 3. Construction would be completed during the daytime hours to minimize annoyances to the surrounding area.

Minor long-term adverse impacts would be similar to those listed under Alternative 3. The primary long-term noise impacts under this alternative would be from vehicular traffic, including diesel buses, to the new facilities.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels from baseline levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.5 Socioeconomics

4.2.5.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (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 Serrenti Memorial USARC is located in the Scranton-Wilkes-Barre, PA Metropolitan Statistical Area (MSA), which is the ROI for this socioeconomic analysis. The Scranton-Wilkes-Barre, PA MSA is comprised of Lackawanna, Luzerne, and Wyoming counties.

4.2.5.1.1 Economic Development

Local Economic Activity

The Serrenti Memorial USARC was most recently occupied with 8 full time personnel and approximately 140 personnel for training one weekend per month. Expenditures by employees were spent in the local economy on weekdays and during drill weekends.

Regional Economic Activity

Considering only unemployment, Pennsylvania weathered the recent recession better than other states. Unemployment reached a high of 8.4 percent in 2010 while the nation's unemployment was at 9.6 percent. Pennsylvania's has not recovered from the recession as well as other areas. The state has a strong manufacturing base and is the largest source of Gross State Product, but manufacturing has been on the decline.

Scranton-Wilkes-Barre, Pennsylvania MSA is an urban manufacturing center in Pennsylvania. During the recession, the region saw manufacturing layoffs and plant closings. Similar to the state, the region has lost 46 percent of its manufacturing employment since 1990 (Haggerty 2011). The region has a labor force that is growing faster than employment opportunities. Unemployment rates and labor force information for the county, state, and nation are shown in Table 4-3 and 4-4.

Table 4-3 Annual Civilian Labor Force, Serrenti Memorial USARC Region and Larger Regions					
Jurisdiction	2008	2009	2010	2011	2012
Lackawanna County, PA	108,507	107,294	106,952	107,190	107,986
Scranton-Wilkes-Barre, PA MSA	284,773	283,185	281,909	281,903	284,864
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
Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012					

Table 4-4 Unemployment Rate, Serrenti Memorial USARC Region and Larger Regions					
Jurisdiction	2008	2009	2010	2011	2012
Lackawanna County, PA	5.9%	7.1%	9.1%	9.1%	9.0%
Scranton-Wilkes-Barre, PA MSA	6.1%	8.1%	9.3%	9.3%	9.4%
Pennsylvania	2.3%	7.9%	8.4%	7.9%	7.9%
United States	5.8%	9.3%	9.6%	8.9%	8.1%
Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012					

The region highest job growth is in two sectors: professional and business services and leisure and hospitality. Both sectors added approximately 3,000 jobs to the region in the past year. Table 4-5 shows the Non-Agricultural Wage and Salary Employment for the Scranton-Wilkes-Barre, Pennsylvania MSA for 2010 and 2011.

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Serrenti Memorial USARC Region of Influence

Industry	2010 Annual Average (persons)	2011 Annual Average (persons)	2011-2012 Percent Change
Natural Resources and Mining	1,699	1,589	(6.5)
Construction	14,412	14,519	0.7
Manufacturing	28,524	27,900	(2.2)
Trade, Transportation, and Utilities	67,513	68,419	1.3
Information	5,594	5,359	(4.2)
Financial Activities	24,601	24,702	0.4
Professional and Business Services	34,656	36,033	4.0
Education and Health Service	57,867	56,996	(1.5)
Leisure and Hospitality	26,288	27,207	3.5
Other Services	15,275	15,342	0.4
Government	33,569	32,606	(2.9)
Total	310,331	312,406	0.7
Source: Bureau of Economic Analysis 2010, 2011 () Indicates a Decrease			

4.2.5.1.2 Public Services

Education

The Serrenti Memorial ROI has approximately 122 public schools with a total school enrollment of 74,306 and 142 private school with total school enrollment of 11,499 students (Public School Review 2013, Private School Review 2013). The proposed action would occur in Lackawanna County. The county public school system has 31 elementary schools, 10 middle schools, and 14 high schools serving 28,128 students (Public School Review 2013). The Scranton School District is made up of 11 elementary schools, 3 middle schools, and 2 high schools with 60 percent of students in its free lunch program, a 42 percent increase in the past decade (Hall 2012a). Children whose family income is up to 130 percent of the poverty level (\$29,055 qualifies a family of four) are eligible for free lunch and up to 185 percent (\$41, 348 for a family of four) qualify for reduced lunch prices (Hall 2012a).

The nearest school to the USARC property is Prescott Elementary approximately ½ mile to the north. Prescott Elementary has 21 teachers and 313 students. The minority population is approximately 35 percent of the student body. Approximately 5 percent of the student population is eligible for reduced lunch prices and 51 percent is eligible for free lunch (Public School Review 2013).

In May 2012, nearby John J. Audubon Elementary, which is less than ½ mile away from the USARC, was officially closed and students were relocated to a temporary site (Hall 2012b). Approximately 250 students in pre-k-5th grade were relocated to Prescott, Whittier, and Adams elementary schools. Minority enrollment at the John J. Audubon Elementary neighborhood school was 55 percent of the student body, which is much higher than the state average of 29 percent. Approximately 74 percent of the students were eligible for free lunch and another 2 percent were eligible for reduced lunch prices.

Within ½ mile radius of the USARC, there is Basis Yakov High School, an all-girls Jewish private school, with 8 students and 2 teachers and Scranton Hebrew Day School, a K-9 co-ed private school, with 138 students and 14 teachers.

Health

There are 19 hospitals in the ROI. Allied Services Rehabilitation Hospital, Community Medical Center, Mercy Hospital, and Moses Taylor Hospital serve the community of Scranton. Community Medical Center is 297 bed nonprofit acute care hospital located ½ mile to the southwest of the property. Moses Taylor Hospital is located ½ mile to the northwest of the property and is a 200 bed short-term acute care hospital (AHD 2013). Both hospitals provide a variety of services that include heart and vascular care, pediatric services, emergency services, diagnostics, imaging, women's health, therapy, and outpatient healthcare. Community Medical Center also provides trauma services and is a level II facility (CMC 2013)

Law Enforcement

Law enforcement services in the ROI are provided by municipal police departments and county sheriff departments. The departments provide 24-hour patrolling and protection to the community. There is a criminal investigations division and specialized units that include a bomb unit, hostage negotiations unit, and a special operations group (Scranton Police Department 2013). The Scranton Police Department is approximately 1 mile west of the USARC property.

Fire Protection

Fire prevention and protection in the ROI is provided by municipal fire departments. The City of Scranton operates a fire department with approximately 150 fire fighters. The department operates 8 fire stations within the 26.2 sq. mile city boundary (Scranton Fire Department 2013). The Engine #15 company's station is the closest to the USARC property. It is less than 1 mile to the north.

Recreation

The City of Scranton manages 30 city parks that offer a variety of park and recreation amenities including football fields, baseball fields, picnic areas, tennis courts, dog parks, trails, pools, and passive greenspace. The property lies just north of the city's largest park, Nay Aug Park. The park is a National Park Service designated National Natural Landmark and has trails, picnic

areas, kid-friendly rides, playgrounds, pools, the Everhart Museum, a gorge and waterfall, and a waterslide complex (NPS 2013, City of Scranton 2013b).

4.2.5.1.3 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.

The USARC property is within Census Tract 1004, which has nearly double the amount of people below the poverty line than the MSA. Nearly 56 percent of the individuals under 18 years old are below the poverty level and approximately 37 percent of families reported an income of \$25,000/year or less (ACS 2007-2011). Income and poverty data for the region are shown on table 4-6.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Census Tract 1004	2,193	\$38,176	26.8
Lackawanna County, PA	206,473	\$42,801	13.2
Scranton-Wilkes-Barre, PA MSA	542,777	\$42,357	13.7
Pennsylvania	12,660,739	\$51,651	12.6
United States	306,603,772	\$52,762	14.3

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.

The area immediately surrounding the USARC property has a higher percentage minority population (approximately 24 percent) compared to the county (approximately 6.6 percent). Race and ethnicity data for the region are shown on table 4-7.

Table 4-7 Minority Populations: Serrenti Memorial USARC Region and Larger Regions, 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
Census Tract	23.4	12.8	0.0	5.2	0.0	0.0	5.5	12.2
Lackawanna County, PA	6.7	2.5	0.1	1.5	0.0	1.1	1.3	4.6
Scranton-Wilkes-Barre, PA MSA	7.0	3.0	0.1	1.1	0.2	1.5	1.2	5.3
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

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.

4.2.5.1.4 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 ½ mile radius around the USARC property there are two grade schools, a high school, four preschools/daycares, a park, and a children’s advocacy center.

4.2.5.2 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.

4.2.5.2.1 Alternative 1 – No Action Alternative

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

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Serrenti Memorial USARC has closed and its operations have relocated 4 miles to the north into a new AFRC. 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, there would be benefits foregone (minor short-term adverse indirect impact) from the delayed reuse of the property. 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.

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. There would be no significant impacts to socioeconomics under this alternative. Under Alternative 3, minor short-term beneficial impacts would be realized by the regional and local economy during the renovation and construction phase of the proposed reuse. Employment generated by renovation and construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The estimated renovation and construction period for the new facilities is 3 years. The timeframe includes 1 year for design and bidding and 2 years for construction. The estimated total cost of renovation and construction approximately \$17 million (2013 dollars). The EIFS employment and income multiplier for the ROI is 3.39.

Table 4-8 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 4-8 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 C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-8 Estimated Annual Economic Impacts: Alternative 3.				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$5,713,624	\$13,655,560	\$19,369,190	0.1
Income	\$3,275,714	\$2,625,715	\$5,901,428	0.05
Employment	87	70	157	0.05
¹ 2013 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-8 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 (11.48%) income (9.38%), employment (2.66%), and population (1.05%). 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- and long-term beneficial direct impacts to the economy during the construction and renovation of the new Scranton School District school by creating new jobs, as shown on Table 4-8, in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. It is anticipated that approximately 50 full time staff would relocate from other Scranton School District locations and there would possibly be a small number of new hires. The average salaries for full time staff are in the mid \$40,000s.

There would be additional minor beneficial short-term economic impacts to the local jurisdictions and the state from the revenues generated during the renovation and construction 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 the builders and developers.

There would be negligible adverse long-term impacts to police and fire services and moderate beneficial long-term impacts to school and recreation services. The site already is served by municipal services, so the city would not need to extend services to the area. Although the

school would be relocating students and staff from other location in Scranton, the construction of a new 700 student and 50 staff school would increase the amount of employees and children at the site, which may establish the need for public services at different times or in greater demand at that location than baseline conditions. The city police and law enforcement have the capacity and would be able to accommodate changes and demands for services, so any impacts would be negligible.

A new Scranton School District school at the USARC property would provide moderate beneficial impacts to school and recreation services. Due to the closure of another Scranton School District school, students who attended the closed building have been absorbed by other schools, which are now at maximum capacity. In addition, some children are being bused further from their homes. A new school would remedy the overcrowding at other schools since the new school would be able to accommodate approximately 700 students and possibly redistribute students to minimize the distance they are bused to other locations. The school would also be able to enhance their educational programming by using Nay Aug Park for outdoor sciences, health and physical education, and summer programs.

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. The area surrounding the USARC property has a higher concentration of minority and low-income populations than the region as a whole; however, 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 and during the construction phase of the project. During the reuse, there is the potential for beneficial impacts to children below the poverty line. The census tract that USARC property is in has a much high percentage (55 percent) of children in poverty. A new school in the area would provide a safe and modern facility that is needed in the neighborhood. Children in poverty would be able to benefit from the school and its free lunch program. 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 closure of the Serrenti Memorial USARC. Reuse of the site would present no threat to human health. There would be moderate long-term beneficial impacts to children during the reuse. The new site design of the school would provide a neighborhood playspace for school recess as well as evening and weekend use by nearby children and their families. There would be separate parking lots for bus drop-off and parent drop-off. Children would be relocated from other overcrowded schools, and the school district may be able to minimize the distance children ride

on buses to reach school. All of these improvements would improve the safety and well-being of the students.

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 4-8. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-8. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$13.6 million increase in indirect business volume; a \$2.6 million increase in indirect or induced personal income; and an increase of 70 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 moderate impacts on the regional economy.

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. Impacts to businesses, employment, and the regional economy under this alternative would be similar to those described under Alternative 3. Alternative 4 would cost approximately \$17 million, the same cost as Alternative 3. Most of the jobs would be for temporary workers that are part of the construction activity. It is anticipated that approximately 50 full time staff would relocate from other Scranton School District locations and there would possibly be a small number of new hires. There may be more revenue from the taxes on materials sold to builders under Alternative 4, because there would be approximately 65,000-70,000 square feet of new construction compared to approximately 42,000 square feet under Alternative 3, resulting in minor beneficial impacts to economic development in the region.

Minor to moderate impacts to public services, local populations, and the safety of children from the demolition, construction, and reuse would be similar to those described under Alternative 3; however, since this alternative includes the demolition of the existing building, there may be slightly more noise, dust, and traffic in the area during that phase of the project compared to a renovation. Construction would occur during normal business hours and standards would be in place to minimize dust. Any adverse impacts to the local population would be temporary and would only occur during the construction phase of the project.

Indirect Impacts. Impacts would be similar to those described under Alternative 3.

4.2.6 Transportation

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

4.2.6.1 Affected Environment

4.2.6.1.1 Roadways and Traffic

Five interstate highways (I-80, I-81, I-84, I-476, and I-380) converge in Scranton providing easy access to many other transportation networks and business centers such as New York City, Philadelphia, Boston, and Washington D.C. The USARC property is located on Pine Street,

which is approximately 5 blocks northeast of the intersection of the Central Scranton Expressway and Interstate 81. The average annual daily traffic (AADT) on Central Scranton Expressway is 21,000, and the AADT for Interstate 81 east of the expressway is 64,000 (PennDOT 2011).

The roads surrounding the USARC property are two-lane local residential roads, with light traffic volume and 25 mile per hour speed limits. There is a stop sign on Colfax Avenue at its intersection with Pine Street, and there are no traffic lights adjacent to the property. There are no existing crosswalks for pedestrians adjacent to the USARC property. Figure 4-1 shows a map of the roads surrounding the Serrenti Memorial USARC.

Access to the USARC property is via both Colfax Avenue and Pine Street. Colfax Avenue runs northeast-southeast, and contains all residences and no businesses, immediately surrounding the USARC property. It dead ends 0.15 mile northeast of the property. There is an existing Scranton School District elementary school (closed) on Colfax Avenue three blocks southeast of the property at the intersection with Mulberry Street. Mulberry Street passes through the University of Scranton and then downtown to become the North Scranton Expressway. Pine Street dead ends at the edge of the USARC property and Nay Aug Park. There is no existing AADT traffic information for Colfax Avenue and Pine Street adjacent to the USARC property (Pocius, personal communication 2013).

In May of 2012, the Scranton School District closed the Audubon Elementary School, located on Colfax Avenue three blocks from the USARC property. Audubon Elementary School had an enrollment of 233 students and approximately 15-20 staff. Buses and parent and staff vehicles traveled on Colfax Avenue and Pine Street, as well as other surrounding streets, to access the former school. Currently, the District is forced to bus the former Audubon school students to three other elementary schools outside of the students' neighborhoods, including Prescott Elementary (shown on Figure 4-1).



4.2.6.1.2 Public Transportation

Scranton’s public transportation is provided by the County of Lackawanna Transit System (COLTS). COLTS has 29 direct fixed routes from 6 am to 6 pm weekdays and 8 am to 6 pm Saturdays. The service also offers two circle routes for evening transportation for work and job training between 7 pm and 1 am (COLTS 2013). Each bus can carry 20 passengers. The COLTS system offers reduced fares to low-to-moderate incomes riders and has complementary paratransit services for disabled individuals through Lackawanna County Coordinated Transportation. The University of Scranton contracts with COLTS to provide access for students, faculty, and staff to all COLTS routes. Martz Trailways and Greyhound Lines provide coach bus service to areas outside of the ROI from a downtown station.

4.2.6.2 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.

4.2.6.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of roadways and traffic are anticipated. Because the Serrenti Memorial 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 roadways and traffic are anticipated. Because the Serrenti Memorial USARC would not close and personnel would not be realigned, no indirect impacts to transportation are anticipated.

4.2.6.2.2 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.

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.

4.2.6.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

Direct Impacts. There would be minor short-term direct adverse impacts to transportation under this alternative. A temporary 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.

There would be moderate long-term adverse impacts to traffic patterns from reuse of the property. The reuse as a Scranton public school would increase traffic volume in the immediate area surrounding the USARC property. There would be approximately 700 students and 50 full-time staff using the property during school hours. Higher traffic volume would occur around peak school commute times in the morning and evening. Normal school days would be from 7:30 am to 2:30 pm. It is anticipated that nearby children would walk or be bused to the location.

There would be minor beneficial impacts to traffic patterns from reuse of the property. The USARC property presents an opportunity for the Scranton School District to provide a potentially safer and less congested elementary school site within the densely populated attendance boundaries of two urban elementary schools. This proposed educational use could eliminate the operation of the existing Prescott Elementary School that is located three blocks away from the proposed new school. Currently, Prescott Elementary is serving the attendance boundaries for Prescott and the recently closed Audubon Elementary School. The proposed new facility would combine the attendance boundaries of both, alleviating access constraints, safety

issues, and congestion that occurs at the existing school by locating the new school operation on streets that are not major thoroughfares. In the proximity of the proposed property there is lower housing density and less street parking and therefore less congestion during operation hours. This would be a beneficial impact.

Colfax Avenue and Pine Street are currently used to access Prescott Elementary School and were also used to access Audubon Elementary School before it closed in May 2012. These streets accommodated the traffic from the recently closed Audubon Elementary, accommodate the existing traffic from Prescott Elementary, and would be able to accommodate traffic at the proposed new school once students have been transferred from other local elementary schools, including Prescott Elementary.

To avoid congestion on Colfax Avenue, the proposed layout for the site would direct bus traffic and faculty parking to an entrance off Gibson Street. The parent drop-off/pick-up entrance would be off Colfax Avenue. Crosswalks would be incorporated into the construction of the new school, but no traffic lights or additional stop signs would be added. There is a separation of vehicular and pedestrian traffic in the project site plans.

Careful consideration would be given to the location of entrance, parking, loading and exiting of school buses. In general, parallel curb parking along roadways would be avoided because this would cause safety problems such as students darting out into traffic from between the cars. The overall number of parking spaces available would be maximized so that there would be adequate parking for administration, faculty, staff, and visitors to the school.

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 an urbanized region.

4.2.6.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Direct Impacts. There would be moderate short-term direct adverse impacts to transportation under this alternative. There would be an increase in vehicular traffic on the local streets during the construction period from commuting construction workers and the congestion from delivery and flat bed trucks. Under Alternative 4, the existing 20,206 square foot main building would be demolished and hauled away. Short-term impacts under Alternative 4 would be slightly greater than those under Alternative 3 because of dump trucks hauling this debris. In addition, during the demolition there is the potential that a lane on Pine Street or Colfax Avenue would be closed temporarily to accommodate equipment to tear down the building. Any impacts would be short-term and temporary.

Moderate long-term impacts from the reuse of the property by the Scranton School District would be similar to those described under Alternative 3.

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 this urbanized region.

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 Serrenti Memorial 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 Serrenti Memorial 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 4.3.1 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 USARC 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 residential to the north, west, and east. Nay Aug Park is located adjacent to the property to the southwest. Past and present actions surrounding the property are consistent with a suburban/urban neighborhood. In the last decade, the City of Scranton has invested almost \$300 million for construction projects, a downtown revitalization, neighborhood park rehabilitation, and infrastructure improvement projects (City of Scranton 2013a).

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 (Preambo, personal communication 2013) and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are:

- **Geisinger-Community Medical Center** – This medical campus is located approximately 0.3 miles from the Serrenti Memorial USARC. A new multi-million dollar construction project began in the summer of 2013. Construction includes the addition of emergency room facilities as well as doctors' offices and is scheduled to be completed in the summer of 2015.
- **Harrison Avenue Bridge (Route 6011) Reconstruction** – This 200-foot main span bridge located on the 100 block of Harrison Avenue will be reconstructed between Moosic and Linden Street over Roaring Brook gorge. This bridge is approximately ½ mile from the Serrenti Memorial USARC. Construction is expected to begin in 2014

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- **Nay Aug Park** – a trail restoration project (\$500K) began in June 2013 and is scheduled for completion in October 2013. Nay Aug Park is located immediately southeast of the Serrenti Memorial USARC.

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 Serrenti Memorial 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 the viewshed 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.
- **Noise.** The cumulative impact analysis area for noise is the area surrounding the property where noise from the reuse can be heard under normal circumstances. Under this alternative, the elimination of a military presence at the site would cause a long-

term decrease in noise 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.

- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Scranton-Wilkes-Barre, Pennsylvania MSA. Under this alternative, the Serrenti Memorial USARC would close and relocate its operations to a new Armed Forces Reserve Center near Scranton, Pennsylvania. The facility is located within Lackawanna County, which is part of the MSA; 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Renovation and New Construction)

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

- **Aesthetic and Visual Resources.** The renovated and new buildings with improved landscaping associated with this Alternative would result in a long-term beneficial impact to the visual character of the landscape 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.** Reuse of the Serrenti Memorial USARC and the proper disposal of any remaining hazardous and toxic substances (e.g., ACM, LBP, lead dust, 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 renovation 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.** There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.
- **Noise.** There would be minor short-term adverse cumulative impacts due the combined construction noise of surrounding infrastructure projects occurring in the area. These

construction projects are likely to occur simultaneously in the future and would be limited to daylight hours.

Long-term cumulative impacts to noise are not expected under this alternative since this alternative and the surrounding reasonably foreseeable future projects would generate similar noise levels the current environment.

- **Socioeconomics.** Employment generated by the renovation and construction phase of the reuse of the Serrenti Memorial 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 hospital and bridge development would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Serrenti Memorial USARC property as a school would result in a minor to moderate adverse impact to traffic within the analysis area. Congestion would likely be focused around the beginning and end of the school day. 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 Serrenti Memorial USARC for Educational Purposes by the Scranton School District (Demolition and New Construction)

Cumulative impacts under Alternative 4 by resource category are as follows:

- **Aesthetic and Visual Resources.** Non-significant cumulative impacts under Alternative 4 would be similar to those listed under Alternative 3.
- **Hazardous and Toxic Substances.** Non-significant cumulative impacts under Alternative 4 would be similar to those listed under Alternative 3.
- **Land Use.** There are no anticipated cumulative impacts because there would be no changes to offsite land use or zoning under this alternative.
- **Noise.** There would be minor to moderate short-term adverse cumulative impacts due to the combined construction noise of surrounding infrastructure projects occurring in the area. These construction projects are likely to occur simultaneously in the future and would be limited to daylight hours. These short-term impacts would be slightly greater under Alternative 4 than under Alternative 3 due to demolition activities.

Long-term cumulative impacts to noise are not expected under this alternative since this alternative and the surrounding reasonably foreseeable future projects would generate similar noise levels as the current environment.

- **Socioeconomics.** Non-significant cumulative impacts under Alternative 4 would be similar to those listed under Alternative 3.
- **Transportation.** Non-significant cumulative impacts under Alternative 4 would be similar to those listed under Alternative 3. Short-term impacts would be slightly

greater under Alternative 4 due to the presence of dump trucks for hauling demolition debris.

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. Construction activities will abide by the City of Scranton's noise ordinance and be limited to between the hours of 6:30 a.m. and 10:00 p.m. on weekdays and Saturdays or between the hours of 9:00 a.m. and 8:00 p.m. on Sundays and holidays (City of Scranton General Code, Part II, Chapter 317).

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 have been considered and no significant impacts have been identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an EIS 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 site visit, description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 15 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:

Notice of Availability Letter Recipients

Mr. Jeff Lapp, NEPA Coordinator
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1650 Arch Street
Philadelphia, PA 19106

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Compliance
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Washington, DC 20240

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City of Scranton
340 North Washington Avenue
Scranton, PA 18503

Mr. Jeff Brazil
City of Scranton School District
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Paper Copies

Green Ridge Public Library
1032 Green Ridge Street
Scranton, PA 18509

Albright Memorial Library
50 Vine Street
Scranton, PA 18517

Electronic Availability

The BRAC Website at:

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

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<http://www.bea.gov/iTable/iTable.cfm?ReqID=70&step=1#reqid=70&step=30&isuri=1&7028=-1&7029=33&7040=-1&7025=5&7022=11&7023=7&7024=NAICS&7083=Levels&7026=42540&7027=2011,2010&7001=711&7031=5&7090=70&7033=-1> Website accessed May 16, 2013.
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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
- Scranton School District
- Howard Gardner Charter School

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SECTION 10.0 ACRONYMS

A		FNSI	Finding of No Significant Impact
AADT	Annual Average Daily Traffic	ft	feet
ACM	Asbestos-Containing Material	G	
AFRC	Armed Forces Reserve Center	H	
B		HVAC	Heating, Ventilation, and Air Conditioning
BRAC Commission	Base Closure and Realignment Commission	I	
C		J	
CAA	Clean Air Act	K	
CEQ	Council on Environmental Quality	L	
CFR	Code of Federal Regulations	LBP	Lead-Based Paint
COLTS	County of Lackawanna Transit System	Leq	equivalent sound level
CSM	Command Sergeant Major	LRA	Local Redevelopment Authority
D		M	
dB	decibel	MEP	Military Equipment Parking
dBA	A-Weighted Noise Levels	MSA	Metropolitan Statistical Area
DoD	Department of Defense	N	
DNL	Day-Night Average Sound Level	NAAQS	National Ambient Air Quality Standards
E		NCA	Noise Control Act
EA	Environmental Assessment	NEPA	National Environmental Policy Act
ECP	Environmental Condition of Property	NRHP	National Register of Historic Places
EIFS	Economic Impact Forecast System	NWR	National Wildlife Refuge
EIS	Environmental Impact Statement	O	
EO	Executive Order	OMS	Organizational Maintenance Shop
F			

OWS	Oil-Water Separator	USEPA	United States Environmental Protection Agency
P		USFWS	United States Fish and Wildlife Service
PADEP	Pennsylvania Department of Environmental Protection	UST	Underground Storage Tank
PBC	Public Benefit Conveyance		
PCB	Polychlorinated biphenyls	V	
PDNI	Pennsylvania Natural Diversity Index	W	
POL	Petroleum, Oils, and Lubricants	X	
POV	Privately Owned Vehicle		
PVC	polyvinyl chloride	Y	
Q		Z	
R			
ROI	Region of Influence		
RONA	Record of Non-Applicability		
RSC	Regional Support Command		
RTV	Rational Threshold Values		
S			
SIP	State Implementation Plan		
SHPO	State Historic Preservation Officer		
SQG	Small Quantity Generator		
T			
U			
ug/ft	Micrograms per square foot		
US	United States		
USACE	United States Army Corps of Engineers		
USAR	United States Army Reserve		
USARC	United States Army Reserve Center		
USC	United States Code		

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-67

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 Serrenti Memorial 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. Jeff Lapp, USEPA Region 3	May 20, 2013
USEPA Region 3 (response)	June 18, 2013
Mayor Christopher Doherty, City of Scranton	May 20, 2013
Mr. Jeff Brazil, City of Scranton School District	May 20, 2013
Mr. Mike Krancer, Pennsylvania Department of Environmental Protection	May 20, 2013
PA Department of Environmental Protection	June 20, 2013
Mr. Richard Allan, Pennsylvania Department of Conservation and Natural Resources	May 20, 2013
PA Department of Conservation and Natural Resources (response)	May 23, 2013
Mr. Vince Rizzo, Howard Gardner MI Charter School	May 20, 2013
Mr. Willie R. Taylor, Office of Environmental Policy and Compliance	May 20, 2013

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

MAY 20 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 Serrenti U.S. Army Reserve Center (Scranton, 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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomic, and transportation). Six 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, 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.cfr@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 Serrenti U.S. Army Reserve Center, Scranton, 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 20, 2013 (with maps) requesting scoping comments on the Proposed Environmental Assessment (EA) for the Closure, Disposal, and Reuse of the Serrenti U.S. Army Reserve Center (USARC) in Scranton, PA.

The purpose and need of the closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The site is approximately 1.93 acres in size and contains one 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.

Four alternatives are proposed: Alternative 1, the No Action Alternative; Alternative 2, Caretaker Status; Alternative 3, would be reused by the Howard Gardner School; and Alternative 4, would be reused by the Scranton School District. 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 (children). 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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Customer Service Hotline: 1-800-438-2474*

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 and 4, 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/ednrmrl/>
- 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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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAY 20 2013

Mayor Christopher A. Doherty
City of Scranton
340 North Washington Avenue
Scranton, Pennsylvania 18503

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Serrenti U.S. Army Reserve Center (Scranton, Pennsylvania)

Mayor Doherty,

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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six 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, 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 20 2013

Mr. Jeff Brazil
City of Scranton School District
425 North Washington Avenue
Scranton, PA 18503

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Serrenti U.S. Army Reserve Center (Scranton, Pennsylvania)

Mr. Brazil,

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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

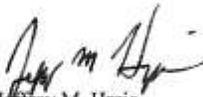
The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six other environmental resources will be addressed in the EA but not analyzed in detail because 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, 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 20 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 Serrenti U.S. Army Reserve Center (Scranton, Pennsylvania)

Secretary 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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six 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, 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



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 Serrenti U.S. Army Reserve Center (Scranton, 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 Serrenti U.S. Army Reserve Center (EA). As noted in the letter dated May 20, 2013, the EA has been 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 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. To discuss further, please contact Mr. Rodger Bellas, Environmental Group Manager, at 570.826.2464.
- While the federal government is exempt from submitting a Chapter 105 application, a Water Obstruction and Encroachment Permit may be required if the project impacts streams, wetlands, floodways, floodplains, or other bodies of water and the proposal contemplates that another party (i.e. state, county, municipal government or private entity) will be submitting a Chapter 105 application. Please contact Mr. Kevin White, Environmental Group Manager, at 570.826.2511 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. If the earth disturbance activity results in a total disturbance of greater than 1 acre the submission of an NPDES Permit for Stormwater Discharges Associated with Construction Activities application may be required. As necessary, please contact the Luzerne County Conservation District for permitting assistance at 570.382.3082.
- SGM Serrenti Samuel P Memorial Army Reserve Center (PA2210020812) is identified as a Conditionally Exempt Small Quantity Generator. If appropriate, the Reserve Center

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will need to submit notification to DEP that they are no longer a generator of hazardous waste. Please contact the Waste Program, at 570.826.5425 to discuss in greater detail. Additionally, the notification form (Notification of RCRA Subtitle C Activity) can be found at:
<http://files.dep.state.pa.us/Waste/Bureau%20of%20Waste%20Management/WasteMgtPortalFiles/SolidWaste/HazardousWaste/8700-12.pdf>.

- Alternatives 3 and 4 propose an educational reuse of the facility which may require sewage planning if the sewage flows for the new use exceed the previous use. As necessary, please contact Mr. Darryl Fritz, Environmental Group Manager, at 570.826.2576 to discuss any increases in sewage flows.

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



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

MAY 20 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 Serrenti U.S. Army Reserve Center (Scranton, Pennsylvania)

Secretary 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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six 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, 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:

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- Available technical information regarding these issues
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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps



BUREAU OF FORESTRY

23 May 2013

PNDI Number: 22201

Amanda Murphy
Department of the Army
Email: amanda.w.murphy.ctr@us.army.mil (hard copy
will NOT follow)

Re: Department of the Army, NEPA EA for the closure and reuse of the Serrenti U.S. Army Reserve
Center
Scranton Township, Lackawanna County, PA

Dear Ms. Murphy,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Large Project Number 22201 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 species or resources under DCNR's jurisdiction are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely. No further coordination with our agency 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. 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 717.783.7990 or c-sushupp@pa.gov.

Sincerely,

Su Ann Shupp, Ecological Review Specialist
Pennsylvania Natural Heritage Program
DCNR Bureau of Forestry, Ecological Services Section

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

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MAY 20 2013

Howard Gardner MI Charter School
Mr. Vince Rizzo, Director
134 School Street
Scranton, Pennsylvania 18508

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Serrenti U.S. Army Reserve Center (Scranton, Pennsylvania)

Director Rizzo,

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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 purpose and need of the closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

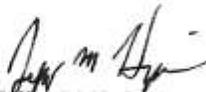
The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six other environmental resources will be addressed in the EA but not analyzed in detail because 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, 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 20 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 Serrenti U.S. Army Reserve Center (Scranton, 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 Serrenti U.S. Army Reserve Center (USARC) in Scranton, 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 man-made 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 closure, disposal, and reuse of the Serrenti USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Serrenti USARC is located at 1801 Pine Street Scranton, Pennsylvania. The USARC site is approximately 1.93 acres in size. The site contains one 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.

NEPA requires that alternatives to the proposed action are considered. The four alternatives under consideration for the proposed action would occur at the current location of the Serrenti 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 Serrenti 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 and Alternative 4 involve the disposal and reuse of the Serrenti USARC for an educational purpose via a public benefit conveyance. Under Alternative 3 the property would be reused by the Howard Gardner School. Under Alternative 4 the property would be reused by the Scranton School District.

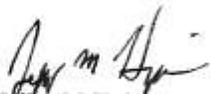
The Army has identified six environmental resource areas for detailed analysis in the EA (aesthetics and visual resources, land use, noise, hazardous and toxic substances, socioeconomics, and transportation). Six other environmental resources will be addressed in the EA but not analyzed in detail because 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, 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.

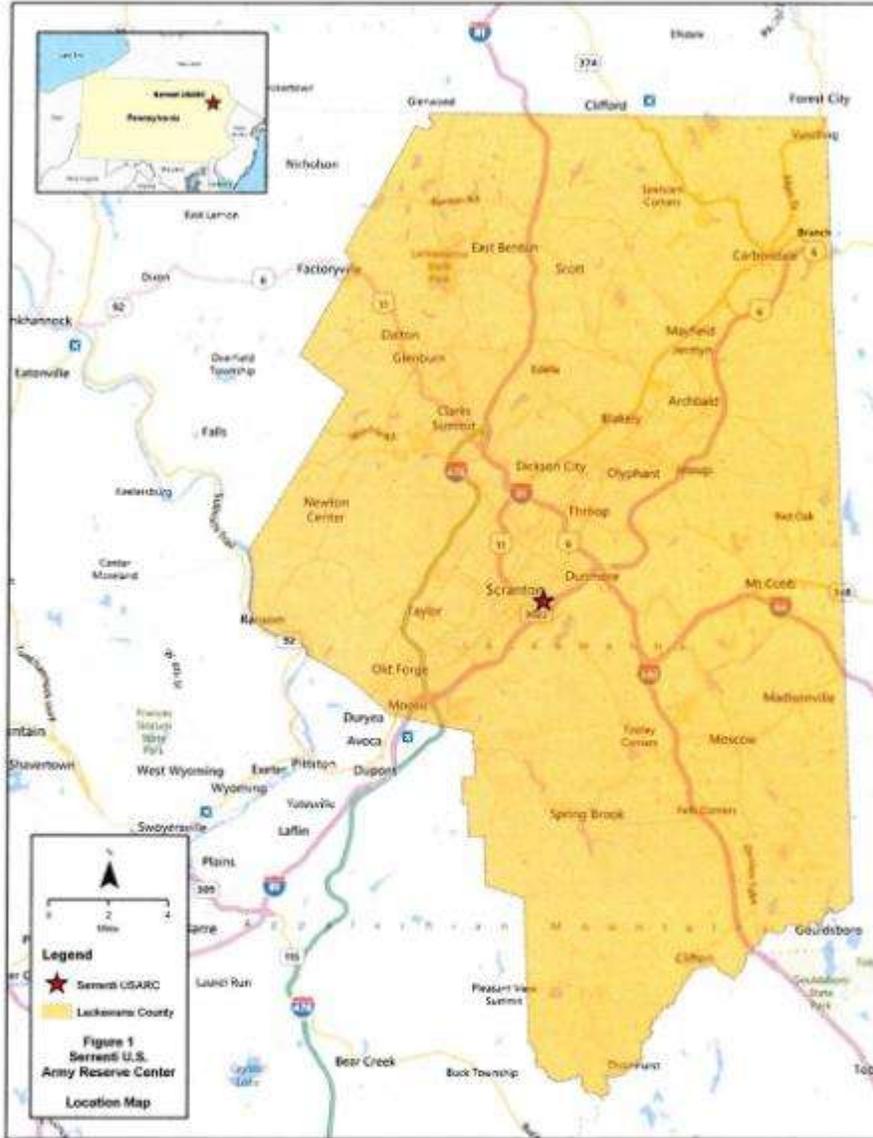
Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort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

Sincerely,

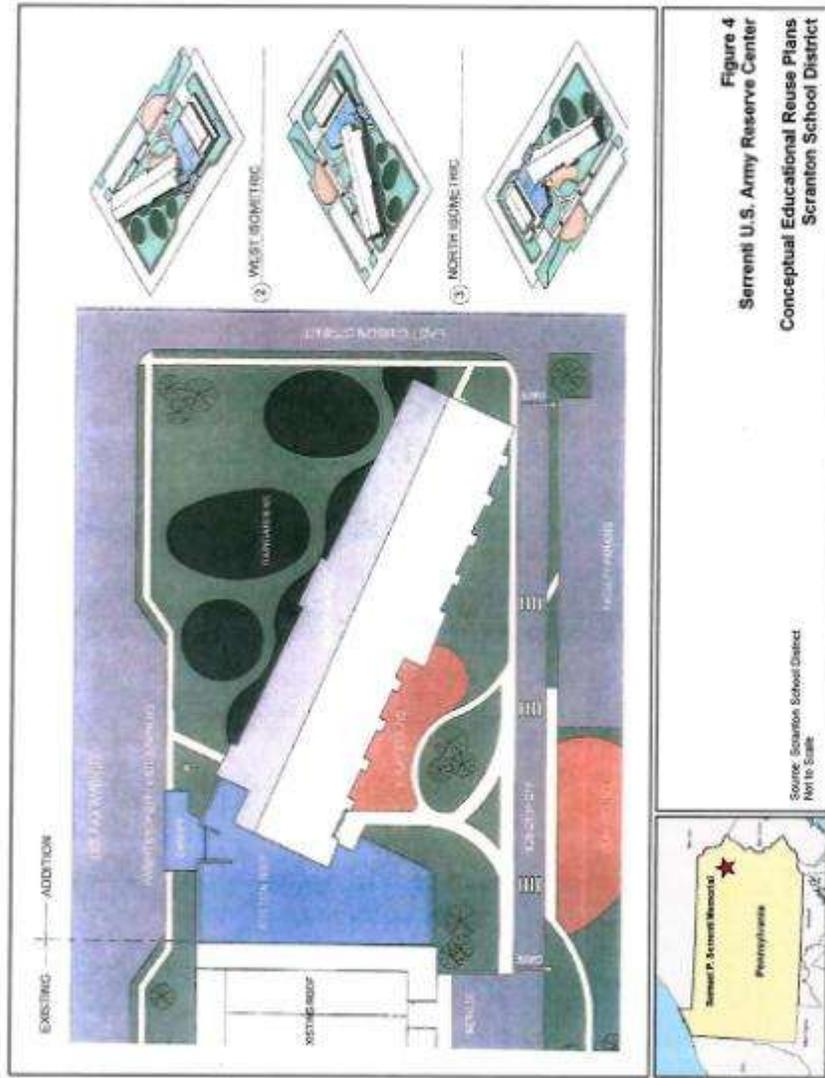


Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Maps







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
Delware 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
Pennsylvania Historical and Museum Commission Bureau (response)	April 19, 2012

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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 08540-5000

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

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, 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

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

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Bloomsburg, PA

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Scranton, PA 18510

Germantown Veterans USARC
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Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
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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 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:

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 15 2012

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

Ms. Francis,

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 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.

1

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



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

19 April 2012

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, Archaeological Assessment

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.

ER# 2012-1332-081-A (Williamsport)
ER# 2012-1333-077-A (Bethlehem)
ER# 2012-1336-079-A (Wilkes-Barre)
ER# 2012-1337-069-A (Scranton)

We concur that no archeological potential is present for the four properties listed above. For the project in Williamsport, please provide four final copies of the archaeological report for our files and distribution to the repositories.

Page 2
19 April 2012
ER# 2012-1332-081-A
ER# 2012-1333-077-A
ER# 2012-1334-037-A
ER# 2012-1335-101-A
ER# 2012-1336-079-A
ER# 2012-1337-069-A

ER# 2012-1335-101-A (Germantown)

The Cultural Resource Management Plan provided for this property suggests there is no potential for archaeological resources. However, it is unclear what this conclusion is based on. We suggest that a Phase IA historical research study be conducted for this property to determine what, if any, buildings occupied the project area prior to the construction of this reserve center in 1959. If this property was used for residential and/or industrial purposes prior to 1959, archaeological resources associated with these occupations could be present, and Phase IB archaeological investigation may be necessary to identify these resources.

ER# 2012-1334-037-A (Bloomsburg)

The Cultural Resource Management Plan provided for this property suggests there is no potential for archaeological resources. While the current ground surface may be partly disturbed by historic development, intact archaeological sites covered by flood deposited soils may be present. We suggest that a Phase IA geomorphological survey be undertaken for this property to determine whether intact archaeological remains are present that could be impacted by future development of this property. If such soils are present, then a Phase IB archaeological investigation may be necessary.

If you need further information regarding archaeological resources, contact Steven McDougal at (717) 772-0923. For further information regarding the Germantown property, contact Mark Shaffer at (717) 783-9900.

Sincerely,



Douglas C. McLearen, Chief
Division of Archaeology &
Protection

DCM/srm

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A.3 USFWS Consultation

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

<u>Agency</u>	<u>Date</u>
Pennsylvania Natural Diversity Inventory Review Receipt	May 30, 2013
Pennsylvania Game Commission (Response)	December 2, 2011

1. PROJECT INFORMATION

Project Name: **Serrenti USARC**
 Date of review: **5/30/2013 5:22:49 PM**
 Project Category: **Military and Law Enforcement Activities, Other**
 Project Area: **5.0 acres**
 County: **Lackawanna Township/Municipality: Scranton**
 Quadrangle Name: **SCRANTON ~ ZIP Code: 18510**
 Decimal Degrees: **41.404616 N, -75.642458 W**
 Degrees Minutes Seconds: **41° 24' 16 N, W**



2. SEARCH RESULTS

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

PGC 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: *Myotis leibii*

Common Name: Eastern Small-footed Myotis

Current Status: Threatened

Proposed Status: Threatened

Scientific Name: *Myotis septentrionalis*

Common Name: Northern Myotis

Current Status: Special Concern Species*

Proposed Status: Special Concern Species*

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

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

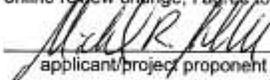
PA Game Commission
 Bureau of Wildlife Habitat Management
 Division of Environmental Planning and Habitat Protection
 2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
 Fax:(717) 787-6957

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



COMMONWEALTH OF PENNSYLVANIA
Pennsylvania Game Commission
 2001 ELMERTON AVENUE
 HARRISBURG, PA 17110-9797

*"To manage all wild birds, mammals and their habitats
 for current and future generations."*

ADMINISTRATIVE BUREAUS:

ADMINISTRATION	717-787-6670
HUMAN RESOURCES	717-787-7808
FISCAL MANAGEMENT	717-787-7314
CONTRACTS AND PROCUREMENT	717-787-6594
LICENSING	717-787-2084
OFFICE SERVICES	717-787-2416
WILDLIFE MANAGEMENT	717-787-6528
INFORMATION & EDUCATION	717-787-6288
WILDLIFE PROTECTION	717-783-6626
WILDLIFE HABITAT MANAGEMENT	717-787-6818
REAL ESTATE DIVISION	717-787-6568
AUTOMATED TECHNOLOGY SERVICES	717-787-4878

www.pgc.state.pa.us

December 2, 2011

PNDI Number(s): 20110819312078

Mr. David Conrad
 Department of the Army
 Headquarters, 99th Regional Support Command
 5231 South Scott Plaza
 Fort Dix, New Jersey 08640-5000

Re: Scranton USARC disposal – Property Transfer
 City of Scranton, Lackawanna County, Pennsylvania

Dear Mr. Conrad,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number 20110819312078 for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

PNDI records indicate species or resources of concern are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for one (1) year from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for an additional year.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be

Mr. David Conrad

-2-

December 2, 2011

sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us

Sincerely,



Olivia A. Mowery
Environmental Planner
Division of Environmental Planning & Habitat Protection
Bureau of Wildlife Habitat Management
Phone: 717-787-4250, Extension 3128
Fax: 717-787-6957
E-mail: OMowery@pa.gov

A PNHP Partner



OAM/oam

cc: File

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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:

- Scranton Times
- Wilkes-Barre 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:

- Green Ridge Public Library (1032 Green Ridge Street, Scranton, Pennsylvania 18509)
- Albright Memorial Library (50 Vine Street, Scranton, Pennsylvania 18517).

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APPENDIX B – 2012 ASBESTOS CONTAINING VISUAL SURVEY REPORT



July 30, 2012

Ms. Laura Dell'Olio
Environmental/ NEPA Specialist
U.S. Army Reserve, 59th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640

RE: Asbestos Containing Material Visual Survey
Scranton, Pennsylvania Army Reserve Center
Job # 12-5219

Dear Ms. Dell'Olio:

The following report documents the Asbestos Containing Material visual survey conducted at the Army Reserve facility located at Colfax Avenue and Pine Street, Scranton, Pennsylvania.

BACKGROUND:

On June 26 and July 26, 2012, a visual and tactile asbestos survey was performed by Cocciardi and Associates, Inc. (Cocciardi) personnel Ms. Colette Kutch, MS, Safety, Health and Environmental Specialist (PA DOLI Asbestos Inspector License #037769). At the request of the U.S. Army Reserve, the survey was requested to document the current condition of Asbestos Containing Material (ACM) previously identified in existing inspection reports. Sampling documentation was provided to Cocciardi from the following identification reports by Biospherics Incorporated (Report dated 1987) and Directorate of Engineering and Housing, Fort Indiantown Gap (Report dated September 1992).

The subject property is comprised of a two-story former military structure with a basement boiler room. The structure is comprised of a brick exterior and rubber roof. The one story maintenance garage located on the adjacent property is a concrete block exterior building containing large garage bays and few storage and office areas.

ACTIVITIES:

The building survey included all ACM identified in the above reports within readily accessible areas of the structures. Bulk asbestos samples were not collected during this inspection. All inspection activities were conducted in accordance with the current U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) Construction Industry requirements¹ and Environmental Protection Agency (EPA) regulations (cite AHERA/NESHAP).

¹ U.S. Department of Labor: 29CFR1926.1101: Asbestos, Occupational Safety and Health Administration, Washington, D.C. June 1994.

4 Kacey Court • Mechanicsburg, PA 17055-5596 • (717) 766-4500 • FAX (717) 766-3999
1337 Senator Robert Mellow Drive • Jessup, PA 18434 • (570) 291-0030 • FAX (570) 291-0035
www.cocciardi.com

Cocciardi personnel performed a visual and tactile review of all accessible areas of the entire structure, and evaluated their current condition (friable or non-friable) for materials addressed in the above mentioned inspection. Additionally, all accessible suspect asbestos containing building materials were quantified during the building inspection.

An assessment of the suspected asbestos containing building material was conducted during the inspection, which included classification of material by EPA category (Regulated Asbestos Containing Material (RACM), Category I and Category II exempt materials), friability/condition [as defined by the Asbestos Hazard Emergency Response Act (AHERA) of 1986] and quantity.

Table I, which follows, is a summary of suspect asbestos containing materials identified during the investigation. Previous inspection reports are provided in Appendix B. Photographs of the areas may be found in Appendix C.

Table I Asbestos Building Re-inspection Former U.S. Army Reserve Facility Pine Street and Colfax Avenue June 26, 2012				
Homogeneous Material	Location	Quantity	Comments	NESHAP Category/Condition
Air Cell Pipe Insulation	Room B-01	---	No aircell pipe insulation or mudded elbows observed in boiler room or associated hallways. Currently fiberglass and plastic elbows present. *Note – mudded elbows may have been covered by plastic fittings	---
	Boiler Room	---		
Multi Layer wrap cloth cover	Room B-01	42 LF	Exhaust to chimney from x2 boilers, good condition (<1SF damaged - localized)	FRI/RACM
	Boiler Room			
Grey valve fitting lagging on circulating piping	Room B-01	---	Unable to identify	---
	Boiler Room	---		
9x9 vinyl floor tile with white and green mottle	Room 102	---	12x12 cream speckled floor tile present – Good condition	---
	Room 105	~216 SF	Good Condition	NF/CAT I

Table I (Continued) Asbestos Building Re-inspection				
Grey speckled vinyl floor tile	Room 113	---	12x12 cream speckled floor tile present – Good condition	---
	Room 201			
	Room 111			
Grey pipe lagging	Room 101	---	Fiberglass pipe insulation present above ceiling tile	---
Powdery Plaster Ceiling	Room 111	~706 SF	Good condition, <5SF damaged (non-localized)	FRI/RACM
	Room 112	~256 SF	Good condition, minor superficial damage only	
	Room 113	~800 SF	Good condition	
	Room 114	~352 SF	West corner-flaking, poor condition	
	Entry	~88 SF	Some flaking	
	Room 101	~256 SF	Some flaking (< 15 LF)	
	Room 102	~384 SF	Some damage/flaking (<10 SF)	
	Room 106	~320 SF	Water damage and flaking paint (7 SF)	
	Women's Room	~270 SF	Good condition	
	Room 108	~192 SF	< 2 SF damage	
	Men's Room	~406 SF	< 5 SF damage (visible)	
	Room 109	~384 SF	Good condition	
	Room 110	~1,440 SF	Damaged (<10 SF)	
	Room 201	~684 SF	Some damaged areas (<5SF total), flaking paint	
	Room 202	~216 SF	Good condition	
Drill Hall	~6,800 SF	Good condition (<5 SF damage localized), some peeling paint that may indicate future damage from water		

Table I Continued Asbestos Building Re-inspection				
Pipe wrap insulation and lagging	Men's Latrine	---	Bare piping above ceiling tile, Plastic and bare piping under sink area – good condition	---
Pipe packing	Room 102	~5 SF	White/Flaking, Fair condition	FRI/PACM
	Room 104			
9x9 black floor tile	Room 111	---	Good condition assumed under 12x12 cream speckled floor tile	---
12x12 pocked ceiling tile	Maintenance Garage (located on adjacent property)	---	Unable to locate areas of 12'x12" ceiling tile. 2'x4' ceiling tile present in bay area, wood plank ceiling located in remaining areas	---
Window Caulking	Maintenance Garage in Bay area, tool room and restroom	~995 LF	Damaged window caulking was discovered during the investigation and should be considered PACM until further testing can be completed	NF/CAT II /PACM

Table Notes: LF – Linear Feet
 SF – Square Feet
 PACM – Presumed Asbestos Containing Material
 RACM – Regulated Asbestos Containing Material
 Cat I – EPA Category I Asbestos Containing Material
 NF – Non-friable
 FRI – Friable
 Cat II - EPA Category II Asbestos Containing Material

Areas of ACM were categorized in accordance with EPA, National Emissions Standards for Hazardous Air Pollutants; Asbestos (NESHAPS) 40 CFR 61 as follows:

1. Category I Non-Friable ACM (CAT I)

Asbestos contain packing, gaskets, floor covering and asphalt roofing products containing more than one percent (1%) asbestos.

2. Category II Non-Friable ACM (CAT II)

Any material, excluding Category I non-friable asbestos containing material, containing more than one percent (1%) asbestos. Material, that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

3. Regulated Asbestos Containing Material (RACM)

Friable asbestos material, Category I non-friable asbestos containing material that has become friable, Category I non-friable asbestos material that will be or has been subject to sanding, grinding, cutting, or abrading. Category II non-friable asbestos-containing material that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition.

Please Note: Additional materials may be present.

CONCLUSIONS:

C-1: The following quantities of Asbestos Containing Material (ACM) or PACM are present in the Pine Street and Colfax Avenue structure.

Material	Quantity	Friability/ Condition
Pipe Packing	~5 SF	Friable/Fair
9" x 9" Black floor tiles with white and green mottle and associated mastic	~216 SF	Non-Friable/Good
Plaster ceilings	< 6,070 SF	Friable/Good-damaged
Cloth Wrap	~42 LF	Friable/Good
Window Caulking	~995 LF	Non-Friable /Damaged

RECOMMENDATIONS:

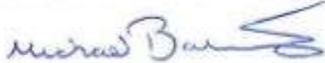
R-1: Asbestos abatement activities are recommended prior to any repair, renovation or demolition activities which would disturb the matrix of confirmed or Presumed Asbestos Containing Materials. EPA Category I and II materials that will not be rendered friable may remain in the building during demolition. An asbestos competent person is required to be present during activities that impact these materials.

It is recommended that any asbestos activity be performed in accordance with applicable U.S. Environmental Protection Agency (EPA), U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), Pennsylvania Department of Environmental Protection (PA DEP), Pennsylvania Department of Labor and Industry (PA DOLI) regulatory requirements. In order to comply with these requirements the following is recommended.

1. Written notification to PA DEP, US EPA, and PA DOLI of demolition/renovation ten (10) working days prior to asbestos related activities, as required by the National Emission Standard for Hazardous Airborne Pollutants (NESHAPS) of the Clean Air Act.
 2. Development of a written Asbestos Abatement Project Design Specification, dictating abatement work practices and control measures to reduce airborne fiber concentrations, waste disposal requirements and air sample collection and analysis requirements including the final clearance criteria.
 3. Selection of a PA DOLI licensed asbestos contractor for the performance of asbestos response activities.
 4. Air sample collection and analysis subsequent to asbestos abatement activities in compliance with project design requirements for the re-occupancy by non-protected individuals.
 5. Occupant notifications concerning asbestos abatement are required 10 working days prior to their disturbance.
- R-2:** Cocciardi recommends that the United States Army Reserve add this report to the current Asbestos Operation and Maintenance (O&M) Plan and notify employees or contractors working at the building of the presence and location of asbestos containing materials.

CERTIFICATION:

The information contained in this report is believed to be accurate and true to the best knowledge of the inspector(s). Findings and recommendations for this investigation are based on the observations of the conditions, as they existed at that time. The inspector(s) and Cocciardi and Associates, Inc. assumes no liability for financial or health consequences due to actions or lack of actions taken by the client as a result of this inspection.



Michael Baltysaitis, CHMM
Safety, Health and Environmental Professional
Cocciardi and Associates, Inc.



Colette Kutch, MS
Safety, Health and Environmental Specialist
Cocciardi and Associates, Inc.

Attachments

cc: File

APPENDIX C – 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 Serrenti – Scranton School District

STUDY AREA

42069 Lackawanna, PA

42079 Luzerne, PA

42131 Wyoming, PA

FORECAST INPUT

Change In Local Expenditures	\$5,167,500
Change In Civilian Employment	58
Average Income of Affected Civilian	\$44,400
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	3.39
Income Multiplier	3.39
Sales Volume - Direct	\$5,713,624
Sales Volume - Induced	\$13,655,560
Sales Volume - Total	\$19,369,190 0.1%
Income - Direct	\$3,275,714
Income - Induced)	\$2,625,715
Income - Total(place of work)	\$5,901,428 0.05%
Employment - Direct	87
Employment - Induced	70
Employment - Total	157 0.05%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	11.48 %	9.38 %	2.66 %	1.05 %
Negative RTV	-7.83 %	-5.19 %	-2.77 %	-0.29 %

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

On September 8, 2005, the Defense BRAC Commission recommended closure of the Serrenti Memorial USARC in Scranton, 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 Serrenti Memorial USARC:

“Close the Serrenti Memorial United States Army Reserve Center in Scranton, PA, the Serrenti Memorial United States Army Reserve Organizational Maintenance Shop in Scranton, PA, and relocate units to a new Armed Forces Reserve Center with an organizational maintenance facility in Scranton, PA, if the Army is able to acquire suitable land for the construction of the facilities.”

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.

APPENDIX E – SCRANTON REDEVELOPMENT AUTHORITY RESOLUTION

SCRANTON REDEVELOPMENT AUTHORITY

**RESOLUTION NO. 8
2012**

RESOLUTION OF THE BOARD OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF SCRANTON (“AUTHORITY”) AMENDING ITS PRIOR RECOMMENDATION THAT THE CSM SAMUEL P. SERRENTI MEMORIAL U.S. ARMY RESERVE CENTER BE REDEVELOPED AND USED AS AN EMERGENCY OPERATIONS CENTER, AND NOW RECOMMENDING ITS REDEVELOPMENT AND USE AS AN EDUCATIONAL FACILITY.

WHEREAS, on September 8, 2009, pursuant to Authority Resolution No. 7 of 2009, the Authority recommended the Notice of Interest submitted by the City of Scranton to redevelop the CSM Samuel P. Serrenti Memorial U.S. Army Reserve Center (the “Property”) for use as an emergency operations center;

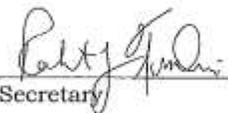
WHEREAS, the City of Scranton informed the Authority that it was no longer able to pursue such redevelopment of the Property;

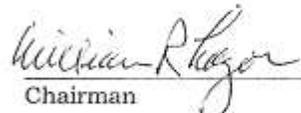
WHEREAS, the Authority has received two (2) notices of interest from two (2) educational institutions proposing to redevelop the Property for use as an educational facility; and

WHEREAS, the Authority desires herein to amend its prior recommendation that the Property be redeveloped and used as an emergency operations center, and now recommend that the Property be redeveloped and used as an educational facility

NOW THEREFORE, BE IT RESOLVED, that the Authority formally amends its prior recommendation that the Property be redeveloped and used as an emergency operations center, and now recommends that the Property be redeveloped and used as an educational facility, and authorizes the appropriate Board Members of the Authority to take any and all actions that may necessary to further effectuate and document such new recommendation.

Date: December 5, 2012


Secretary


Chairman