
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE RUFUS N. GARRETT, JR.
UNITED STATES ARMY RESERVE CENTER
EL DORADO, ARKANSAS**



**Prepared for:
U.S. Army Reserve 63d Regional Support Command**

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November 2013

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FINDING OF NO SIGNIFICANT IMPACT
ENVIRONMENTAL ASSESSMENT FOR
BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
RUFUS N. GARRETT, JR.
UNITED STATES ARMY RESERVE CENTER
EL DORADO, ARKANSAS

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Garrett United States Army Reserve Center (Garrett USARC or the property) in El Dorado, Arkansas and relocate units to a new Armed Forces Reserve Center in El Dorado, Arkansas. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the United States (U.S.) Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the U.S. Army Reserve (USAR), 63d Regional Support Command (RSC) that analyzes the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Garrett USARC.

The EA is incorporated in this Finding of No Significant Impact by reference.

PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Garrett USARC no later than September 15, 2011. The Garrett USARC was closed and the Army will dispose of the property (USAR 2011). 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 Garrett USARC at levels the same as 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 reuse alternatives. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status Alternative

The Army secured the Garrett USARC after the military mission ended to ensure public safety and the security of remaining government property and to allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the property, the Army has provided and will continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Garrett 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 Garrett USARC – Sale for Full Build-out As Residential

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with 2.83 acres being used for residential development.

Although the Garrett USARC property is zoned as R-1, Single-Family Residential, a zoning variance could be issued to allow for R-2, General Residential or R-3, Multi-Family Residential permitted uses. Residential density could range from one to over 20 dwelling units per acre. Chapter 3, Sections 3.2, 3.3, and 3.4 of the El Dorado Zoning Code describes the R-1, R-2, and R-3 residential uses allowed in these zoning districts. Potential residential types include, but are not limited to, single or multi-family homes, townhouses, or condominiums/apartment complexes. For this reuse alternative, the analysis in the EA assumes the current USARC buildings are to be demolished and residential dwellings will be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, residential reuse will be analyzed at a high intensity to evaluate the greatest foreseeable impacts that could reasonably result from development of the property as residential housing. High intensity, as defined by the BRAC Manual, is greater than 20 dwelling units per acre up to 24 dwelling units per acre for multi-family structures, which is the maximum density allowed under the El Dorado R-3 zoning designation.

Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Commercial

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with 2.83 acres being used for commercial use.

Current zoning on the Garrett USARC property is R-1, Single Family Residential. However, a zoning variance could be issued to allow for C-2, General Commercial permitted uses including, but not limited to, retail, banks, hotels, restaurants, amusement enterprises, theaters, child care, early childhood development center, repair services, automobile sales and service, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, kennels, food preparation and sales, or office space (local government or commercial). Chapter 3, Section 3.8

of the El Dorado Zoning Code describes the C-2 commercial uses allowed in this zoning district. Under this reuse alternative it is assumed the current USARC buildings are to be renovated and reused with possible additional construction on the property.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor-area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building area (approximately 15,855 square feet) on the property (2.83 acres or approximately 123,275 square feet) there is a 0.13 FAR, which is a medium intensity level use. For the purposes of this EA, a medium intensity level (0.10-0.30 FAR) reuse of the property will be analyzed for development of the property for commercial use.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into this Finding of No Significant Impact (FNSI), examined potential effects of Alternative 1 (No Action), Alternative 2 (Caretaker Status), Alternative 3 (Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Residential), and Alternative 4 (Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Commercial) on 12 resource categories including a detailed analysis of five resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways and traffic).

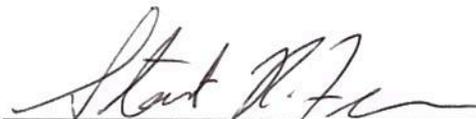
CONCLUSION

Based on the analysis in the EA, the 63d RSC determined that implementation of any of the Proposed Action's 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's alternatives, issuance of a FNSI is warranted, and preparation of an Environmental Impact Statement is not required.

PUBLIC COMMENT

Comments on the EA and FNSI were accepted during a 30-day public review period that began on November 27, 2013 and ended on December 27, 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 *El Dorado News-Times* and the *Arkansas Democrat-Gazette* on November 27, 2013. The EA and Draft FNSI were available at the Barton Library (200 East 5th Street, El Dorado, Arkansas 71730), the Norphlet Public Library (101 East Padgett Street, Norphlet, Arkansas 71759), 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 63d RSC received no comments.



Date 13 JAN 14

FOR THE COMMANDER

Stewart R. Fearon
Colonel
Director of Public Works

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FOR BRAC 2005
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RUFUS N. GARRETT, JR.
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EL DORADO, ARKANSAS

Approved by:



FOR THE COMMANDER

Date 15 Nov 2017

Stewart R. Fearon
Colonel
Director of Public Works

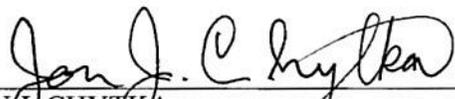
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Date 4 OCT 2013

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EXECUTIVE SUMMARY

ES 1 Introduction

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Garrett United States Army Reserve Center (Garrett USARC or the property) in El Dorado, Arkansas and relocate units to a new Armed Forces Reserve Center (AFRC) in El Dorado, Arkansas. 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 Garrett 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 Garrett USARC closure, disposal, and reuse. A NEPA document was prepared by the U.S. Army Corps of Engineers, Mobile District that identified, evaluated, and documented the environmental effects of the construction of and operation of the new AFRC. The 63d Regional Support Command (RSC) prepared NEPA documentation for relocation of the unit to the new AFRC.

ES 2 Proposed Action

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

Under BRAC law, the Army was required to close the Garrett USARC not later than September 15, 2011. The Garrett USARC was closed on September 9, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other Federal agencies. No Federal agency expressed an interest in reusing this property for another purpose.

ES 3 Alternatives Considered

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Garrett USARC at the same levels as 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 reuse alternatives. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

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

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Residential

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with 2.83 acres being used for residential development.

Although the Garrett USARC property is zoned as R-1, Single-Family Residential, a zoning variance could be issued to allow for R-2, General Residential or R-3, Multi-Family Residential permitted uses. Residential intensity could range between one to over 20 dwelling units per acre. Chapter 3, Sections 3.2, 3.3, and 3.4 of the El Dorado Zoning Code describes the R-1, R-2, and R-3 residential uses allowed in these zoning districts. Potential residential types include, but are not limited to, single or multi-family homes, townhouses, or condominiums/apartment complexes. Under this reuse alternative, the analysis in the EA assumes the current USARC buildings are to be demolished and residential dwellings will be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, residential reuse will be analyzed at a high intensity to evaluate the greatest foreseeable impacts that could reasonably result from development of the property as residential housing. High intensity, as defined by the BRAC Manual, is greater than 20 dwelling units per acre up to 24 dwelling units per acre for multi-family structures, which is the maximum density allowed under the El Dorado R-3 zoning designation.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC– Sale for Full Build-out As Commercial

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with 2.83 acres being used for commercial use.

Current zoning on the Garrett USARC property is R-1, Single Family Residential. However, a zoning variance could be issued to allow for C-2, General Commercial permitted uses including, but not limited to, retail, banks, hotels, restaurants, amusement enterprises, theaters, child care, early childhood development center, repair services, automobile sales and service, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, kennels, food preparation and sales, or office space (local government or commercial). Chapter 3, Section 3.8 of the El Dorado Zoning Code describes the C-2 commercial uses allowed in this zoning. Under

this reuse alternative the current USARC buildings are assumed to be renovated and reused with possible additional construction on the property.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor-area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building area (approximately 15,855 square feet) on the property (2.83 acres or approximately 123,275 square feet) there is a 0.13 FAR, which is a medium intensity level use. For the purposes of this EA, a medium intensity level (0.10-0.30 FAR) reuse of the property will be assumed in order to evaluate development of the property for commercial use.

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 range 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 minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Table ES-1 Summary of Resource Category Impact Analysis for the Garrett 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 as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.1	Present, no impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Garrett USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.2	Present, no impacts
Lead	4.1.2	Present, no impacts
Lead-Based Paint	4.1.2	Present, no impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	Present; no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.2	Present, no 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 as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Garrett USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.3	Present, no impacts Present; not significant, negligible impacts Present; not significant, moderate impacts Present; not significant, minor to moderate impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; not significant, minor impacts Present; not significant, moderate impacts Present; not significant, moderate impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor to moderate impacts Present; not significant, minor impacts
Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor to moderate impacts Present; no impacts
Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential	4.2.4	Present; no impacts Present; no impacts Present; no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Garrett USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial		Present; no impacts
Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor impacts Present; not significant, negligible impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.5	Present; no impacts Present; not significant; negligible impacts Present; not significant, minor to moderate impacts Present, not significant, minor to moderate impacts
Public Transportation	4.1.2	Present, no impacts
UTILITIES		
Communications	4.1.2	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts
Potable Water Supply	4.1.2	Present; no impacts
Solid Waste	4.1.2	Present; no impacts
Wastewater/Storm Water System	4.1.2	Present; no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	Not present, no impacts

ES 5 CONCLUSIONS

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

The EA performed an analysis of 12 resource categories including a detailed analysis of five resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways and traffic). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. United States Army Reserve Center (USARC). The facility is located at 815 West 8th Street, El Dorado, Arkansas (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 reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Garrett 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. Consequently, the purpose and need for the proposed action are the closure, disposal, and reuse of the Garrett USARC.

1.2 Public Involvement

The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Fish and Wildlife Service, U.S. Department of the Interior, Arkansas Natural Resources Commission, Arkansas Game and Fish Commission, Arkansas Department of Environmental Quality, Arkansas State Historic Preservation Officer (SHPO), Federally recognized Native American tribes, and others as appropriate.

If the Army determines that a Finding of No Significant Impact (FNSI) is appropriate, the 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft FNSI in a local newspaper, *El Dorado News-Times*, and a regional newspaper, the *Arkansas Democrat-Gazette*. The EA and draft FNSI are made available during the public review period at the Barton Library (200 East 5th Street, El Dorado, Arkansas 71730), the Norphlet Public Library (101 East Padgett Street, Norphlet, Arkansas 71759), 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 63d RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or carmen.a.call.civ@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 disposal action.

If the Army determines that the disposal action will have a significant impact that cannot be mitigated, the Army will publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.



SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Garrett USARC not later than September 15, 2011. The Garrett USARC was closed on September 9, 2011, and the Army will dispose of the property (USAR 2011). As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close the United States Army Reserve Center, El Dorado, AR, and re-locate units into a new Armed Forces Reserve Center in El Dorado if the Army is able to acquire suitable land for the construction of the facilities. The new AFRC shall have the capability to accommodate Arkansas National Guard units from the Arkansas Army National Guard Readiness Center, El Dorado if the state decides to relocate those National Guard units.”

This EA analyzes the environmental impacts resulting solely from the disposal of the Garrett USARC. The former occupant of the Garrett USARC, Detachment 1 of the 321st Material Management Center, has relocated to the new El Dorado Armed Forces Reserve Center (AFRC) located at 101 Hwy 167, El Dorado, Arkansas 71730. The U.S. Army Corps of Engineers, Mobile District prepared the NEPA documentation for construction and operation of the new AFRC. The 63d Regional Support Command (RSC) prepared NEPA documentation for relocation of the unit to the new AFRC.

2.2 Local Redevelopment Authority's Reuse Plan

The City of El Dorado was informed by the Office of Economic Adjustment in late 2005 that the Garrett USARC would be closed, and the City of El Dorado chose to establish a Local Redevelopment Authority (LRA) consisting of community members for the purpose of formulating a recommendation for the reuse of the Garrett USARC. The listing of surplus property was published by the Department of the Army in the Federal Register on May 9, 2006. On May 17, 2006, the Department of Defense published recognition of the LRA in the Federal Register.

On April 5, 2007, the El Dorado City Council passed a resolution to designate the City of El Dorado as the new LRA. The LRA submitted the appropriate documentation to the U.S. Office of Economic Adjustment on May 7, 2007. The new LRA was officially recognized by the U.S. Office of Economic Adjustment on July 27, 2007. In accordance with the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA established a planning time frame and a 3-month screening period for interested parties to file applications to reuse the property. This

period extended from April 18, 2007 to June 21, 2007. The LRA published a request for NOIs in the El Dorado News-Times on April 18, 2007. On May 09, 2007, the LRA held a workshop and site tour of the Garrett USARC to provide the public and organizations the opportunity to become familiar with the property and to inquire about the NOI process (El Dorado LRA 2008).

The LRA received NOIs from the following organizations:

- Impact of El Dorado – This non-profit organization is focused on identifying underprivileged youths, adults, and the elderly that require a positive support system. Their objective is to provide opportunities, services, and equal educational programs to all residents of El Dorado and Union County.
- Liberty Ministry Center of Union County – This non-profit organization provides assistance to and promotes the physical, emotional, and spiritual well-being of the citizens and families of El Dorado. This organization proposed to utilize the storage building for job skills training and storage of disaster relief supplies, and the fenced area would have been used for storage of disaster relief trailers and equipment. The main administration building would have been used for food pantry storage, donated clothing storage, dining in the event of a local disaster, staging ground for natural disaster relief, emergency housing for displaced victims, and office space for organization staff and training facilities.

After reviewing the two reuse proposals, recommendations, and all public comments, the LRA voted at the El Dorado City Council meeting on April 10, 2008 to approve the application from the Liberty Ministry Center. The LRA selected the Liberty Ministry Center’s proposal because it would be compatible with the community’s efforts to respond to emergencies in the lives of families (El Dorado LRA 2008).

The LRA submitted the *Redevelopment Plan for the Rufus N. Garrett U.S. Army Reserve Center* to the U.S. Department of Housing and Urban Development on April 15, 2008. The U.S. Department of Housing and Urban Development approved the reuse plan on May 24, 2010. The Liberty Ministry Center sought a public benefit conveyance (PBC) with the U.S. Department of Homeland Security to obtain the property. However, the application for a PBC was denied because the Center is a religious organization and is not eligible for a PBC (El Dorado LRA 2008).

On November 20, 2012 the El Dorado City Council, as the LRA, voted unanimously to withdraw its interest in the property and has not identified an alternative reuse for the property. Therefore, the Army plans to move forward with disposal via public sale.

2.3 Description of the Garrett USARC

The property is located at 815 West 8th Street in El Dorado, Arkansas. The U.S. Government acquired the 2.83 acre property in 1959 and constructed the main administration building and the organizational maintenance shop (OMS) in 1961. Between 2000 and 2001, the OMS was converted into a storage building (USACE 2007).

Figure 1-2 shows the Garrett USARC site layout. The USARC contains two permanent structures and six parking lots including a military equipment parking (MEP) area and five privately owned vehicle (POV) parking areas. A chain-link security fence topped with barbed wire encloses the MEP area and the storage building. Both the 14,400 square-foot main building

and the 1,455 square-foot storage building were constructed on concrete foundations with concrete block walls covered with a brick veneer.

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

The storage building is a rectangular one-story structure. The interior of the storage building is an open area separated into sections by chain-link fence and shelves. Prior to 2000, the storage building was an OMS that was used primarily for vehicle maintenance. After the building was converted to a storage building, the building was primarily used to store soldiers' field equipment. A vehicle wash area was located north of the storage building (USACE 2007).

The Garrett USARC was most recently occupied by Detachment 1 of the 321st Material Management Center. The Garrett USARC previously consisted of 5-6 full time staff and approximately 150-200 reservists that trained at the Garrett USARC one weekend per month.



Photograph 1. Garrett USARC, front entrance.



Photograph 2. Garrett USARC main building, side entrance.



Photograph 3. Garrett USARC main building, renovated south part of building.



Photograph 4. Garrett USARC, storage building/former OMS.



Photograph 5. Garrett USARC, storage building/former OMS, POV, and MEP parking.

SECTION 3.0 ALTERNATIVES

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

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Garrett USARC at levels the same as 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 reuse alternatives. Therefore, the No Action Alternative is evaluated in the EA.

3.2 Alternative 2 – Caretaker Status Alternative

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

3.3 Disposal and Reuse Alternatives

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

One method available to the Army for property disposal is competitive sale (where sale to the public would occur through either an invitation for bids or an auction). When disposing of a property through public sale, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army

establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property (Rogers, Personal Communication 2013). If a variance is sought to allow C-2 zoning uses on the property, the zoning code would allow for C-1 (Central Business District), C-3 (Office Commercial), and C-4 (Neighborhood Commercial) uses as well.

The following two alternatives bracket a reasonable range of the possible reuses following public sale of the Garrett USARC property.

3.3.1 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Residential

For Alternative 3, the Army would transfer the property via a public sale. The entire property would be transferred in “as-is condition” with 2.83 acres being used for residential development.

Although the Garrett USARC property is zoned as R-1, Single-Family Residential, a zoning variance could be issued to allow for R-2, General Residential or R-3, Multi-Family Residential permitted uses. Chapter 3, Sections 3.2, 3.3, and 3.4 of the El Dorado Zoning Code describes the R-1, R-2, and R-3 residential uses allowed in these zoning districts. Potential residential types include, but are not limited to, single or multi-family homes, townhouses, or condominiums/apartment complexes. Under this reuse alternative, the analysis in the EA assumes the current USARC buildings are to be demolished and residential dwellings will be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, residential reuse will be analyzed at a high intensity to evaluate the greatest foreseeable impacts that could reasonably result from development of the property as residential housing. High intensity, as defined by the BRAC Manual, is greater than 20 dwelling units per acre up to 24 dwelling units per acre for multi-family structures, which is the maximum density allowed under the El Dorado R-3 zoning designation.

3.3.2 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Commercial

For Alternative 4, the Army would transfer the property via a public sale. The entire property would be transferred in “as-is condition” with 2.83 acres being used for commercial use.

Current zoning on the Garrett USARC property is R-1, Single Family Residential. However, a zoning variance could be issued to allow for C-2, General Commercial permitted uses including, but not limited to, retail, banks, hotels, restaurants, amusement enterprises, theaters, child care, early childhood development center, repair services, automobile sales and service, storage units,

warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, kennels, food preparation and sales, or office space (local government or commercial). Chapter 3, Section 3.8 of the El Dorado Zoning Code describes the C-2 commercial uses allowed in this zoning district. Under this reuse alternative it is assumed the current USARC buildings are to be renovated and reused with possible additional construction on the property.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor-area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building area (approximately 15,855 square feet) on the property (2.83 acres or approximately 123,275 square feet) there is a 0.13 FAR, which is a medium intensity level use. For the purposes of this EA, a medium intensity level (0.10-0.30 FAR) reuse of the property will be analyzed to allow for the evaluation of development of the property for commercial use.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 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 property as Type 1, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2007). A Type 1 classification is defined as an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred, including migration of these substances from adjacent properties. Because the property is uncontaminated and no remedial action is required, the Garrett USARC does not meet the criteria for the early transfer alternative.

3.4.2 Other Reuse 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, two organizations responded to the request: Impact of El Dorado and Liberty Ministry Center of Union County. The NOI from the Impact of El Dorado non-profit was not selected by the LRA because it did not submit a budget with the proposal (El Dorado LRA 2008). The Liberty Ministry Center was not selected because the PBC

was denied by the U.S. Department of Homeland Security because the Center is a religious organization and is not eligible for a PBC.

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 Burlington 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–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 minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Resource Categories Analyzed

Twelve resource areas were considered for potential impacts resulting from the Proposed Action 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, documents which resources are present and the environmental consequences, and 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 Garrett 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 as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.1	Present, no impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.2	Present, no impacts
Lead	4.1.2	Present, no impacts
Lead-Based Paint	4.1.2	Present, no impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	Present; no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.2	Present, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Garrett USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
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 as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.3	Present, no impacts Present; not significant, negligible impacts Present; not significant, moderate impacts Present; not significant, minor to moderate impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	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 Garrett USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor to moderate impacts Present; not significant, minor impacts
Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor to moderate impacts Present; no impacts
Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; no impacts Present; no impacts
Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor impacts Present; not significant, negligible impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 4 – Traditional Disposal and Reuse as Full Build-out Commercial	4.2.5	Present; no impacts Present; not significant; negligible impacts Present; not significant, minor to moderate impacts Present, not significant, minor to moderate impacts
Public Transportation	4.1.2	Present, no impacts
UTILITIES		
Communications	4.1.2	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts
Potable Water Supply	4.1.2	Present; no impacts

Resource Category (Alphabetical)	Document Section	Analysis
Solid Waste	4.1.2	Present; no impacts
Wastewater/Storm Water System	4.1.2	Present; no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	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)) emphasize 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 resources do not exist on or near the property:

- **Critical Habitat** - The property is in an urban setting, is disturbed, and over 75 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass and therefore 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). In a letter dated July 10, 2013, the USFWS stated that no adverse impacts to federally listed species or their habitats are anticipated (Appendix A).
- **Threatened and Endangered Species (State and Federal)** – The USFWS Information, Planning, and Consultation System (IPaC) was used to determine whether any threatened and endangered species, designated critical habitat, or other natural resources of concern would be affected by the proposed project. According to IPaC, no listed species are known to be present on the property (USFWS 2013), nor is there suitable habitat for the red-cockaded woodpecker, the only federally listed, proposed, or candidate species listed for Union County. Coordination letters were sent to the

USFWS, the Arkansas Game and Fish Commission, and the Arkansas Natural Heritage Commission on June 12, 2013. In a letter dated July 10, 2013, the USFWS concurred that no adverse impacts to federally listed species or their habitats are anticipated (Appendix A).

- **Wilderness Areas and Wildlife Refuges** – The nearest national wilderness areas are Caney Creek Wilderness and the Kisatchie Hills Wilderness, which are both located approximately 150 miles from the property. The nearest national wildlife refuges (NWR) are Felsenthal NWR and Overflow NWR, which are located approximately 40 and 86 miles from the property, respectively. These resources would not be affected by the proposed action.
- **Archaeological Resources** – No archaeological sites are known to occur on the Garrett USARC property. In a letter dated May 18, 2011, the Arkansas SHPO concurred that the project activities would have no effect on cultural resources. However, should artifacts or archaeological features be encountered during project activities, work shall cease and the SHPO shall be consulted immediately (Appendix A).
- **Historic Buildings** – The Garret USARC in El Dorado, Arkansas was constructed in 1961 and consists of a one-story brick building and a storage building. These buildings are more than 50 years old, but were not recommended as eligible for the National Register of Historic Places (NRHP) because they do not retain sufficient architectural integrity, do not possess a high degree of architectural design or merit, and do not possess significant historical associations (Philips 2011). In a letter dated May 18, 2011 the SHPO concurred that implementation of the proposed action would have no effect on historic properties (Appendix A).
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** – No properties of religious or cultural significance to the Quapaw Tribe, the Tunica-Biloxi Indian Tribe of Louisiana, and the Caddo Nation of Oklahoma have been identified through consultation. Native American coordination is presented in Appendix A.
- **Munitions and Explosives of Concern** – There was no evidence found during the ECP site reconnaissance or records review process of the past presence of munitions and explosives of concern on the Garrett USARC property (USACE 2007).
- **Radioactive Materials** – During the ECP site reconnaissance and records review process, no indications of the past use or storage of radiological commodities at the Garrett USARC were found (USACE 2007). The Garrett USARC radiological clearance survey report was completed in December 2011 (TerranearPMC 2011). The report concluded that there is no evidence of radiological contamination or radioactive material present at the Garrett USARC. Thus the USARC can be considered radiologically unaffected and available for unrestricted use relative to radiological hazards.
- **Underground Storage Tanks /Aboveground Storage Tanks** – The property does not have any underground storage tanks (USTs) or aboveground storage tanks (ASTs). No evidence was obtained during the ECP site reconnaissance or records review process that USTs or ASTs have historically existed on the property (USACE 2007).
- **National and State Parks** – The property does not contain and is not near any national or state parks. The nearest national parks are the President William Jefferson Clinton Birthplace Home and the Hot Springs National Park, which are located approximately

81 and 181 miles from the property, respectively. The nearest state parks are the Moro Bay State Park and the Logoly State Park, which are located approximately 25 and 42 miles from the property, respectively.

- **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 (FIRM), Community Panel 05139C0310C, 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** – Eight designated Wild and Scenic Rivers occur within the state of Arkansas. The nearest Wild and Scenic Rivers are the Little Missouri River and the Cossatot River, which are located approximately 136 and 152 miles from the property. These resources would not be affected by the proposed action.
- **Surface Water (Streams, Ponds, etc.)** – The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the property.
- **Wetlands** – The site reconnaissance revealed that no wetlands are present on the USARC property. Wetland indicators including wetland vegetation, hydric soils, or wetland hydrology were not observed on the property.

4.1.2 Environmental Resources that are Present, but Not Impacted

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

- **Asbestos-Containing Material (Hazardous and Toxic Substances)** – There would be no direct, indirect, or cumulative impacts from the presence of asbestos on the implementation of the alternatives because the Grantee would covenant and agree to be responsible for any future asbestos remediation or abatement 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. An October 1993 Department of the Army memorandum stated that eight of 22 asbestos samples tested positive for asbestos in concentrations ranging from 2 to 40 percent (USACE 2007). Asbestos-containing material (ACM) was found in the boiler room piping insulation, roofing tar, a crawl space and insulation, and flooring (tile and mastic). A 1997 asbestos report prepared by the U.S. Army 90th Regional Readiness Command indicated analysis of all samples collected from suspect building materials had asbestos concentrations less than 1 percent, so all suspect materials were considered to not contain asbestos (USACE 2007). The report noted that the inspection was confined to rooms and areas accessible on the days of the survey and some rooms were not made accessible. A March 2012 Department of the Army memorandum stated that an asbestos surveillance survey was conducted in January 2012 to determine the status of ACM at the USARC (63d RSC 2012). The 2012 memorandum stated that no asbestos is present in either the administration building or storage building, all building materials were in good condition, and there were no imminent asbestos hazards present.

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- **Lead** – There would be no direct, indirect, or cumulative impacts from the presence of lead on the implementation of the alternatives because the Grantee would covenant and agree to be responsible for any future lead dust remediation or abatement 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 dust. Historically, an indoor firing range was located in the main building. The former indoor firing range was closed in 1996. The abatement, cleanup, and encapsulation of all lead-containing dust and work items were completed in November 1996. A formal release of the indoor firing range for re-occupancy and alternate use was issued on March 8, 1997 with no restrictions as to the type of activity that can be conducted. All wipe sample results indicated that residual lead levels in the range concrete were below the clearance level of 100 micrograms per square foot and meet the U.S. Department of Housing and Urban Development (HUD) guidelines clearance for housing and child occupied facilities (American Asbestos 1997).
 - **Lead-Based Paint (Hazardous and Toxic Substances)** – There would be no direct, indirect, or cumulative impacts from the presence of lead-based paint (LBP) on the alternatives because the Grantee would be responsible for complying with all applicable Federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards. The Grantee would also agree to perform, at its sole expense, any lead abatement requirements. A LBP survey was performed in 2005 as part of an Environmental Baseline Survey (EBS) (USACE 2007). The survey identified LBP on a white metal support inside the storage building and on tan metal doors and frames outside the storage building. Yellow paint that was used for striping was also identified as LBP. LBP was found outside the mechanical room in the main building, and on tan door frames and posts on the outside the main building. The survey concluded that no immediate action was necessary (USACE 2007).
 - **Past Uses and Operations (Hazardous and Toxic Substances)** – Based on the EBS that was conducted in 2005, the property is classified as an ECP Category Type 1, an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent properties (USACE 2007). Prior to the 2005 classification, a 1996 memorandum classified the property as an ECP Category Type 2, an area where only the release or disposal of petroleum products has occurred (USACE 2007). This prior classification was based on the former vehicle wash rack not having an associated oil-water separator (OWS), so the potential exists for residual petroleum products or their derivatives to have been released to the surrounding environment. The 1996 classification did not indicate any significant concerns relating to the environmental condition of the property due to the use of the former vehicle wash rack. Because no remedial action is required, past uses and operations on the property regarding hazardous and toxic substance would have no direct, indirect, or cumulative impacts on the implementation of the alternatives.

Historically, the property primarily included administrative and educational operations, maintenance of military vehicles including vehicle washing, and was used by reservists for drill activities on various weekends throughout the year. An indoor firing range formerly existed in the main building, but was cleaned and clearance sampling conducted in 1996 (American Asbestos 1997). Prior to 2000, the storage building was

an OMS that was used primarily for vehicle maintenance. After the building was converted to a storage building, the building was primarily used to store soldiers' field equipment. The OMS was used to perform limited maintenance activities on military equipment and vehicles. Maintenance activities included checking and changing fluids and repair and replacement of tires and brakes. Any equipment or vehicles requiring heavier maintenance activities were sent offsite to an Area Maintenance Support Activity (AMSA) shop.

Historically, a wash rack was located on the property that was used for vehicle washing. The vehicle wash rack did not have an OWS. At the time of the ECP site reconnaissance, no evidence of a vehicle wash rack was observed on the property. Based on USAR personnel interviews, the vehicle wash rack was located north of the OMS and was removed when the OMS was converted into the storage building.

- **Polychlorinated Biphenyls** – There would be no direct, indirect, or cumulative impacts from the presence of polychlorinated biphenyls (PCBs) on the implementation of the alternatives because any suspected PCB-containing material would be managed by the Grantee in accordance with applicable local, state, and Federal regulations. Six pole-mounted transformers are located on the east side of the property. In an assessment conducted in 1997, all of the transformers are listed as non-PCB and were in good condition during the site reconnaissance visit (USACE 2007). PCBs may also be contained in light ballasts in older type fluorescent light fixtures. At the time of the site reconnaissance visit, the ballasts appeared to be in good condition and no leaking dielectric fluid was observed. As such, they are in compliance with Federal and state regulations and have not negatively affected environmental conditions on the property. If any ballasts are not marked “No PCBs” are encountered and begin to leak or are removed from service, then they should be assumed to contain PCBs.
- **Public Transportation** – The alternatives would have no direct, indirect, or cumulative impacts to public transportation in the region because the city of El Dorado does not have a public transit or transportation system within the city. Greyhound provides passenger bus service to El Dorado, and Amtrak provides passenger train service to Arkadelphia, 70 miles north of El Dorado. The Little Rock National Airport in Little Rock, Arkansas, is the closest major airport to El Dorado and is a 2-hour drive from El Dorado. The airport serves the greater Little Rock area and surrounding cities. The Memphis International Airport is the largest international airport in the area. It is in Memphis, Tennessee, a 3-hour drive from El Dorado. In addition, Goodwin Field, 8 miles west of the central business district of El Dorado, is the home of the South Arkansas Regional Airport. It is predominately used for general aviation, but is also served by one commercial airline and provides limited air access to the region.
- **Radon** – There would be no direct, indirect, or cumulative impacts from the presence of radon on the implementation of the alternatives because radon levels found at the Garrett USARC were below the U. S. Environmental Protection Agency's (USEPA) accepted action level of 4.0 picocuries per liter (USACE 2007). Radon testing was conducted at eight areas within the two buildings on the property as part of the 2005 EBS. The average activity reported for all areas was 0.70 picocuries per liter or less.
- **Storage, Use, Release of Chemicals/Hazardous Substances** – The property is classified as an ECP Category Type 1, an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives

has occurred, including no migration of these substances from adjacent properties. Prior to the 2005 classification, a 1996 memorandum classified the property as an ECP Category Type 2, an area where only the release or disposal of petroleum products has occurred (USACE 2007). This prior classification was based on the former vehicle wash rack not having an associated oil-water separator OWS, so the potential exists for residual petroleum products or their derivatives to have been released to the surrounding environment. The 1996 classification did not indicate any significant concerns relating to the environmental condition of the property due to the use of the former vehicle wash rack. Therefore the property is considered uncontaminated and storage, use, or release of chemicals/hazardous substances on the property would have no direct, indirect, or cumulative impacts on the implementation of the alternatives. Activities associated with past uses involved storage and use of chemicals associated with equipment and facility maintenance activities, and janitorial services. Vehicle maintenance products, including petroleum, oils, and lubricants (POL), solvents, antifreeze, cleaning fluids, and tires were stored on the property in and around the former OMS. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with Federal, state, local, and DoD requirements. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

- **Waste Disposal Sites** – There would be no direct, indirect, or cumulative impacts from waste disposal sites at the Garrett USARC on the implementation of the alternatives because waste disposal activities on the property were conducted in accordance with local, state, and Federal regulations. In addition, the Grantee would properly dispose of waste generated from the reuse, including demolition and construction waste, in accordance with local, state, and Federal regulations. There are no environmental permits issued for the Garrett USARC and there were no known contamination events on the property that required an environmental cleanup (USACE 2007).
- **Demographics** – The alternatives would have no direct, indirect, or cumulative impacts on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI).
- **Utilities** – The alternatives would have no direct, indirect, or cumulative impacts on utilities because the utilities services available at the USARC have the capacity to provide service for any of the alternatives and any change in demand and usage would be non-significant.
- **Hydrology/Groundwater** – The alternatives would have no direct, indirect, or cumulative impacts on hydrology or groundwater because demolition or new construction associated with the proposed action would not affect surface hydrology or occur deep enough to affect groundwater.

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

The resources discussed below are present at the Garrett 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.

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- **Air Quality** – The alternatives would have negligible direct, indirect, and no cumulative impacts to 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 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 Garrett USARC will occur within Union County, Arkansas, 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. Arkansas SIP regulations (Regulation 9, 19, 26, and 31) were reviewed and the project actions would be in accordance with all regulations within or referenced by the plan (EPA 2013). All applicable construction and operation permits would be obtained as required by Arkansas Department of Environmental Quality Pollution Regulations. 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 Garrett USARC because the USARC is developed and urbanized. Over 75 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass.
 - **Wildlife** – The alternatives would have minor direct, indirect, or cumulative impacts on wildlife present at the Garrett USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition or new construction activities would temporarily displace any individuals utilizing the area for habitat, there would be minor environmental effects.
 - **Geology and Soil** – The alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Garrett USARC because the soils present at the property have been compacted and disturbed from previous typical development and urban activities. Demolition or new construction activities may involve excavation, grading, and movement of heavy equipment at the Garrett USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be minor because appropriate sediment control measures would be applied in accordance with local regulations to reduce erosion. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.

4.2 Environmental Resources Analyzed in Detail

Five resource areas aesthetic and visual resources, 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 Garrett USARC property occupies 2.83 acres with two permanent structures used for training and storage purposes. The U.S. Government acquired the property in 1959 and constructed the main administration building and an OMS in 1961. Between 2000 and 2001, the OMS was converted into a storage building (USACE 2007). The USARC property also contains six parking lots including a MEP area and five POV parking areas. A chain-link security fence topped with barbed wire encloses the MEP area and the storage building.

Both the 14,400 square-foot main building and the 1,455 square-foot storage building were constructed on concrete foundations with concrete block walls covered with a brick veneer. The main building is a rectangular single-story structure. The building's interior consists of classrooms, a kitchen area, restrooms, offices, an arms storage room, and a mechanical room. The storage building is a rectangular one-story structure. The interior of the storage building is an open area separated into sections by chain-link fence and shelves (USACE 2007).

Approximately 75 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder of the property is maintained grass with a few trees.

The view from the property is dominated by a residential and commercial landscape. The dominant view to the north is West 8th Street and two churches. Single family homes, a small apartment complex, and a commercial garage on North Murphy Street are adjacent on the property's western side. Single family homes and West 7th Street are the dominant view to the south. East of the property, the view includes one single family home and a commercial building. North College Avenue, a busy thoroughfare with several commercial businesses, is visible approximately 180 feet to the east of the property.

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 Garrett 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 aesthetic and visual resources are anticipated. Because the Garrett USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be negligible direct adverse impacts under this alternative. Although the caretaker would insure public safety and security of the remaining government property, long-term caretaker status could result in 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 Garrett USARC - Sale for Full Build-out As Residential

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Minor, short-term adverse impacts would result from construction activities, vehicles, and equipment, ground disturbance and tree clearing on the property during the demolition of the existing USARC buildings and construction of new residential buildings. However, these impacts would be temporary, and once construction is complete, these visual impacts would be gone.

Under this alternative a full build out residential design could range from either a low density single family neighborhood with one dwelling per lot (7,000 square foot minimum lot size) to a higher density apartment complex not to exceed a maximum of 24 units per acre. Currently, the surrounding visual landscape includes a mix of commercial and residential properties. A newly constructed single or multi-family residential neighborhood would be consistent with the existing landscape. The removal of military equipment and conversion of asphalt parking to yards and landscaping would result in minor long-term direct beneficial impacts to the visual character of the property. New construction would be accomplished in accordance with the city of El Dorado 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.

4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Commercial

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Under this alternative, the reuse may include either the renovation of the existing building or the reuse of the building and construction of additional

buildings or structures. If the existing building is renovated and there is no new construction, short-term impacts would be negligible. There would be temporary construction debris and vehicles on the property, but it would be minimal since most of the renovations would be interior.

Minor short-term adverse direct impacts would be expected if the USARC building is reused and there is new construction of businesses. Ground disturbance, tree clearing, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources.

Under this alternative a full build out commercial design under a medium intensity would result in approximately 12,328 to 36,983 built square feet on a 2.83-acre site, which is a FAR between 0.10-0.30. A potential for new or improved building(s) and landscaping would result in minor, long-term beneficial impacts to the visual character of the property as compared to the existing view of a large asphalt parking area containing military equipment. New construction would be accomplished in accordance with the city of El Dorado land use plan and building and zoning codes, helping to ensure that facilities are compatible with their surroundings.

There would be negligible long-term adverse impacts to the visual landscape. It is likely under this alternative that there would be more signage on buildings or at the entrance points to the property. In addition, depending on the types of businesses incorporated in the final design, there is the potential that businesses may remain open later in the evening requiring more parking lot and/or building lighting. When property zoned C-2 abuts a residential zone, the El Dorado zoning code requires that a planting screen or visual barrier be constructed to serve as a buffer between the two. The use of this would minimize any adverse impacts from additional signage or lighting.

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 Land Use

4.2.2.1 Affected Environment

The Garrett USARC is located in the City of El Dorado in Union County, Arkansas (Figures 1-1 and 1-2). The USARC property occupies 2.83 acres and is located on the USGS 7.5-Minute El Dorado West Quadrangle map.

4.2.2.1.1 Current and Future Development in the Region of Influence

The city of El Dorado serves as the banking and legal center of the region, and redevelopment efforts have created a downtown environment featuring dozens of restaurants, coffee shops and unique retailers. El Dorado's next major improvement is a \$50 million public/private partnership to develop an entertainment district at the southern end of downtown, including parks, a public market, outdoor performance spaces, and a renovation of the historic Rialto Theatre (City of El Dorado 2013a).

Other development in the region includes the expansion of roads through and around El Dorado into four lanes. Over the next 10 years, work will include widening of US Highway 167 to four lanes between Interstate 530 and El Dorado and widening of US Highway 82 to four lanes between Magnolia and El Dorado (Arkansas State Highway and Transportation Department 2007).

4.2.2.1.2 Installation Land

The Garrett USARC contains two permanent structures: a 14,400 square-foot main administration building and a 1,455 square-foot storage building. The property also contains five POV parking lots and a fenced MEP area. Approximately one-third of the property is covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder and majority of the USARC property is grass covered.

The City of El Dorado Planning & Zoning Commission has designated this property and surrounding properties as R-1, Single Family Residential, a zoning district that allows for single-family dwellings and related recreational, religious, and educational facilities. The property is adjacent to a C-2, General Commercial zoning district (City of El Dorado undated).

4.2.2.1.3 Surrounding Land

The land use surrounding the Garrett USARC is primarily residential and commercial. North and northeast of the property are two churches, St. Paul United Methodist Church and Parkview Baptist Church. East of the property are a single family home and a commercial building that houses a U-Save Car & Truck Rental business and an Edward Jones Office. South of the property are single family homes. West of the property are single family homes, a small apartment complex, and a commercial garage (James Simpson's Garage). The USARC property is bordered by West 8th Street to the north, North Murphy Street to the west, and West 7th Street to the south. The property is approximately 180 feet west of North College Avenue, a main thoroughfare with many commercial businesses.

4.2.2.2 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 policies, 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.

4.2.2.2.1 Alternative 1 – No Action Alternative

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

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are no known direct impacts to land use under this alternative. The Garrett USARC property would continue to contain two permanent structures, six parking areas,

and maintained grass under this alternative. The former occupants of the USARC property have been 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.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Residential

Direct Impacts. There would be negligible beneficial direct impacts to land use under this alternative. Land use would change from training and administrative activities associated with national defense to full build-out as residential. Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a medium intensity. Under Alternative 3, the intensity level could vary between a medium-low to a high residential intensity use. Although the land use intensity could increase, the reuse of the site would result in a beneficial use of the land for local residents and the community by providing additional housing options in an existing residential neighborhood.

The surrounding properties have mostly residential and commercial land uses. Therefore, single-family residential reuse would not conflict with adjacent uses, and would not conflict with the R-1 Residential Zoning District. However, multi-family medium and high intensity residential use under this alternative would require a zoning variance. The El Dorado zoning commission would support a zoning variance to allow for R-2, General Residential and R-3, Multi-family Residential permitted uses (Rogers, Personal Communication 2013). New construction would be accomplished to conform with the city of El Dorado land use plan and building zoning and codes to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

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.

4.2.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Commercial

Direct Impacts. There would be negligible beneficial direct impacts to land use under this alternative. Land use would change from training and administrative activities associated with national defense to full build-out as commercial. Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a medium intensity. Under Alternative 4, the intensity level would likely remain at a medium intensity. The reuse of the site for commercial development would result in beneficial impacts to the community through expansion of employment and retail activities.

The surrounding properties have mostly residential and commercial land uses. Commercial use under this alternative would require a zoning variance because the property is currently zoned R-1, Single Family Residential. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property (Rogers, Personal Communication 2013). If a variance is sought to

allow C-2 zoning uses on the property, the zoning code would allow for C-1, Central Business District, C-3, Office Commercial, and C-4, Neighborhood Commercial, uses as well (City of El Dorado undated). New construction would be accomplished to conform with the city of El Dorado land use plan and building zoning and codes to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

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 Noise

4.2.3.1 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.

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

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

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
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 (EPA)
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		Ringling 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 applicable Federal, state, and local noise control regulations. While primary responsibility for control of noise rests with State and local governments, USEPA 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.

No data exist for ambient noise in the area of the proposed action. 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 the heating, ventilation, and air conditioning (HVAC) system, POVs, and a limited number of trucks in and around the facility. Noise levels attributed to the USARC property are compatible with surrounding land use and do not have adverse impacts on adjacent residential and commercial areas.

Arkansas has no statewide noise regulation. The city of El Dorado maintains a general nuisance noise ordinance; the code, however, does not set explicit not-to-exceed sound levels.

Construction noise is exempt from the ordinance weekdays between the hours of 7:00 a.m. and 6:00 p.m. (El Dorado Municipal Code, Article 2, Division 2 - Noise).

Surrounding noise is generated by residential and commercial activities. Vehicle noise can be attributed to West 8th Street to the north, North Murphy Street to the west, and West 7th Street to the south, all of which are two-lane residential streets. Other noise sources include North College Avenue, a main thoroughfare approximately 180 feet east of the property, a commercial building east of the property that houses a U-Save Car & Truck Rental business and an Edward Jones Office, and a commercial garage (James Simpson's Garage) that lies west of the property. The nearest sensitive noise receptors are numerous individual private residences adjacent and east, west, and south of the USARC, and two churches north of the USARC.

4.2.3.2 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.

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Garrett USARC would not close and personnel would not be realigned, no direct impacts to noise are anticipated. Noise levels from vehicle operations would continue at baseline levels.

Indirect Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Garrett USARC would not close and personnel would not be realigned, no indirect impacts to noise are anticipated. Noise levels from vehicle operations would continue at baseline levels.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. No direct impacts to noise would occur under this alternative. If the Army finds it necessary to place the Garrett 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. Any maintenance activities required under caretaker status would be similar to baseline activities at the Garrett USARC.

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.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Residential

Direct Impacts. There would be moderate short-term adverse and negligible long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Garrett USARC as single or multifamily residences. Under the high reuse intensity, there is the potential for up to 24 new residential units per acre (El Dorado Zoning Code, Chapter 3, Section 3.4) on the property. Moderate short-term adverse direct impacts would be expected from construction of the units. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, best management practices (BMPs), including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Negligible long-term adverse direct impacts would occur based on the future use of the Garrett USARC property as a multifamily residence. The surrounding properties have mostly residential and commercial uses. Although the residential reuse would be consistent with the noise levels of adjacent properties, there would be more noise than baseline from increased use of the property. Future vehicle use would consist primarily of privately owned vehicles.

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

4.2.3.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Commercial

Direct Impacts. Under Alternative 4 there would be minor to moderate short-term and negligible long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Garrett USARC for full build-out as commercial. Under this alternative, the reuse may include either the renovation of the existing building or the renovation of the existing building and construction of additional buildings or structures.

If the existing building is renovated and there is no new construction on-site, short-term impacts would be minor. There would be temporary construction noise, but it would be minimal since most of the renovations would be interior. Moderate short-term adverse direct impacts would be expected if the existing building is renovated together with new construction on the property.

Under this alternative a full build out commercial design under a medium intensity would result in a maximum FAR of 0.30 or up to a maximum of 36,983 built square feet on a 2.83-acre site. Depending on the final design, the types of work done and vehicles required could vary. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, BMPs, including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Negligible long-term adverse direct impacts would occur based on the future use of the Garrett USARC property as full build-out as commercial. The surrounding properties have mostly residential and commercial land uses; therefore, the presence of businesses may increase noise

levels due to increased business traffic volume. Traffic noise would be variable throughout the day with possible increased traffic noise during work/commute times, in the evenings, and on weekends.

4.2.4 Socioeconomics

4.2.4.1 Affected Environment

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

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

The Garrett USARC is located in the El Dorado, Arkansas Micropolitan Statistical Area (μ SA), which is the ROI for this socioeconomic analysis. The El Dorado, Arkansas μ SA is comprised of Union County, Arkansas. According to the 2010 Census, the county population was 41,639, down nearly 9 percent from the previous census count. Population has been on the decline since 1980. In response, the city has been trying to make comeback in terms of population retention and growth (Hash Personal Communication 2013).

4.2.4.1.1 Economic Development

Local Economic Activity

The Garrett USARC was most recently occupied with 5-6 full time employees and 150-200 part time staff that trained at the facility one weekend a month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

El Dorado's labor force has been shrinking because the community has been experiencing population decline. In the past 10-20 years, many large industries left the community due to high labor costs (Hash Personal Communication 2013). In 2003, Prescolite Inc. moved 270 jobs from El Dorado out of the county. Cooper-Standard Automotive closed its local vehicle parts plant shortly after eliminating another 400 jobs (Thomson 2009).

During the recent recession, unemployment in the μ SA was higher than the national average, peaking in 2010 at 10.5 percent. The rate has been declining the last few years, but it is still hovering higher than the state and nation. Unemployment rates and labor force information for the county, state, and nation are shown in Tables 4-3 and 4-4.

Jurisdiction	2008	2009	2010	2011	2012
El Dorado, AR μSA	19,171	19,054	17,814	17,867	17,445
Arkansas	1,366,841	1,351,922	1,348,352	1,359,504	1,355,851
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					

Jurisdiction	2008	2009	2010	2011	2012
El Dorado, AR μSA	6.2	9.9	10.5	9.5	8.6
Arkansas	5.4	7.5	7.9	7.9	7.3
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					

El Dorado School District, the Medical Center of Southern Arkansas, Murphy Oil Corporation, Wal-mart, and Lion Oil Company are the top five employers in the county (ASEDC 2012). Some newer industries have moved into the area and may explain the recent growth in employment in the construction sector. Two manufacturing companies, Tetra Technologies and Therma Flite, recently completed construction on new facilities in El Dorado, LSB Industries is currently building a nitric acid plant, and FedEx has chosen El Dorado for a new shipping facility (Jones 2013, Douglas 2012, Arkansas Business Staff 2008). Wage and salary employment information is shown on Table 4-5.

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the El Dorado, AR μSA (2010, 2011)			
Industry	2010 Annual Average (persons)	2011 Annual Average (persons)	2010-2011 Percent Change
Ag/Natural and Resources Mining	1,488	1,565	5.2
Construction	1,526	1,660	8.9
Manufacturing	2,811	2,902	3.2
Trade (Wholesale and Retail)	3,450	3,416	(1.0)
Transportation and Utilities	1,018	1,034	1.6
Information	181	168	(7.2)
Finance, Insurance, and Real Estate	1,679	1,741	3.7
Professional and Business Services	2,375	2,286	(3.7)
Education and Health Services	2,852	2,857	0.2
Leisure and Hospitality	1,407	1,432	1.8
Other Services	1,550	1,491	(3.4)
Government	2,987	2,906	(2.7)
Total	23,324	23,458	0.6
<i>Source: Bureau of Economic Analysis 2010, 2011.</i>			
<i>() Indicates a Decrease</i>			

4.2.4.1.2 Housing

Housing value in El Dorado is approximately 63 percent less than the nation's median household. Income in the μ SA is also lower than the nation by approximately 45 percent. Vacancy rates in both the ROI (approximately 13%) are comparable to the nation's rate (approximately 12%), but owner occupied housing is lower (55%) than the national average (66%). Housing information for the region is shown in Table 4-6.

Jurisdiction	Total Housing Units 2011	Percent Vacant 2011	Percent Owner Occupied 2011	Median Value Owner Occupied 2011	Median Gross Rent 2011	Median Household Income 2011
City of El Dorado	7,923	12.5	54.9	\$70,000	\$555	\$28,904
El Dorado, AR μ SA	19,601	15.7	69.0	\$76,300	\$589	\$37,794
Arkansas	1,318,050	14.6	67.1	\$105,800	\$644	\$40,149
United States	131,034,946	12.4	66.1	\$186,200	\$821	\$52,762

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

As of June 2013, there were approximately 105 single family homes listed for sale in El Dorado (National Association of Realtors 2013). The price breakdown of homes for sale is shown on Table 4-7. The majority of homes for sale fall in the \$50,000-200,000 price range.

Price Range	Number Listed for Sale
Less than \$50,000	13
\$51,000-100,000	30
\$101,000-200,000	26
\$201,000-300,000	21
Greater than \$301,000	15
Total	105

Source: National Association of Realtors (June 2013).

4.2.4.1.3 Public Services

Education

The El Dorado, AR μ SA ROI has approximately 10 elementary schools, two middle schools, and seven high schools with a total student enrollment of 7,740 in grades PK-12 (Private School Review 2013). The Garrett USARC is part of the El Dorado School District. The district has

10 schools, approximately 4,650 students and over 400 certified staff (El Dorado School District 2013). Union County has one private kindergarten, one private school for PK-12, and one private school for PK-8. All of the county's private schools are located in El Dorado, and there are approximately 220 students enrolled in private schools in the county (Private School Review 2013). There is one college in the ROI, South Arkansas Community College. It is a two-year institution that offers a wide range of degrees and certificates in health sciences, industrial technologies, liberal arts, and business (Southark 2013). The nearest school, Northwest Elementary, is located approximately ½ mile north of the USARC.

Health

Local residents are served by the Medical Center of South Arkansas in El Dorado. The center is a 166-bed regional hospital that offers a variety of specialty services and is an accredited Chest Pain Center, which allows the center to provide emergency cardiac treatments. The medical center is located approximately ½ mile to the southeast of the property.

Law Enforcement

Law enforcement within the ROI is provided by both county and municipal police departments. El Dorado has its own police department that is comprised of the following divisions: criminal investigative, administrative, criminal apprehension, and patrol. The department also has a K-9 team, bike patrol team, crisis negotiation team, certified school resource officers, and a bomb squad. Services include patrol, investigations, civil processes, corrections, and crime prevention. A law enforcement communications center is manned by employees certified by the Arkansas Crime Information Center. The center answers 911 calls and uses a mapping system to assist dispatchers (El Dorado Police Department 2013). The police department is located approximately 1 mile to the southeast of the USARC property.

Fire Protection

El Dorado operates a fire department that provides services such as fire suppression/prevention, ambulance transport, haz-mat technical response, technical rope rescue, and community education. There are four stations in El Dorado. Equipment includes ladder trucks, engines, and medic trucks. The department has a mass casualty response unit, technical rescue unit, and a haz-mat response unit (El Dorado Fire Department 2012). The nearest station is approximately 1 mile to the southeast of the USARC property.

Recreation

Local residents have access to a variety of city parks, a recreation complex, golf course, community pool, racquet club, roller rink, national wildlife refuge, and arboretum. Neel Park and Old City Park, local neighborhood parks, are located less than ½ mile to the east of the property. Lions Club Municipal Golf Course, an 18-hole course, is approximately 2 miles to the northeast (El Dorado Parks and Recreation 2013). Approximately 1 mile southwest of the USARC is the 13-acre South Arkansas Arboretum that exhibits native plants from the Arkansas's West Gulf Coastal Plain Region and has walking trails and a pavilion. It is operated by the South Arkansas Community College.

4.2.4.1.4 Environmental Justice

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

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

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed Federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$22,891 in 2011.

Table 4-8 and Table 4-9 summarize minority and low-income populations for the area. The area has a high rate of children and single mothers in poverty. Nearly 48 percent of individuals under 18 years of age in the city of El Dorado are in poverty. Single mother families with children under 5 years old represent 89 percent of those in poverty (USCB 2007-2011).

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
City of El Dorado	19,077	\$28,904	18.4
El Dorado, AR μSA	2,895,928	\$37,794	22.0
Arkansas	41,879	\$40,149	18.4
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.

Table 4-9 Minority Populations: Garrett 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	Percent Ethnicity Hispanic/Latino
City of El Dorado	52.5	50.4	0.1	1.0	0.0	0.1	3.1
El Dorado μSA	35.4	32.8	0.2	0.2	0.0	0.4	3.3
Arkansas	21.6	15.5	0.6	1.2	0.2	2.2	6.1
United States	25.9	12.5	0.8	4.7	0.2	5.1	16.1

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

4.2.4.1.5 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

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

Within a 1-mile radius of the Garrett SARC, there is a karate school, a dance center, three elementary schools, a middle school, seven daycare operations, and four parks.

4.2.4.2 Consequences

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

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

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

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

4.2.4.2.1 Alternative 1 – No Action Alternative

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

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Garrett USARC has closed, and its operations have relocated to a new AFRC approximately 2.5 miles from the existing USARC. 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 city 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 any potential immediate employment opportunities that may be created through the construction phase of the property.

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out Residential

Direct Impacts. Under Alternative 3, moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the construction phase of the proposed reuse. Employment generated by construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corps of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Using RS Means and the National Association of Homebuilder's data, costs were estimated to construct a variety of residential housing options. The costs can vary widely depending on the type and quality of materials and the amount of detail in the final project. Rough estimates for a new residential construction ranged from \$3-10 million (RSMeans 2013, NAHB 2010). The construction cost for this analysis calculated the cost for a maximum multi-family build-out of 68 apartment units for a total cost of \$10 million (2013 dollars). The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.32.

Table 4-10 provides the estimated direct, indirect, and total annual economic impacts of construction activities on business volume, income, and employment, as estimated by the EIFS model. Table 4-10 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the construction activities. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. 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 construction activity. Appendix B contains a description of the RTV. Table 4-10 provides the RTV associated with each of the economic impacts resulting from the construction 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 (8.87%) income (6.07%); employment (4.51%); and population (2.03%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV.

Table 4-10 Estimated Annual Economic Impacts from Alternative 3 Full Build-out Residential				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value¹
Annual Construction Impacts²				
Sales (Business) Volume	\$6,194,146	\$8,176,272	\$14,370,420	1.17
Income	\$3,897,690	\$1,599,181	\$5,496,872	0.55
Employment	130	43	173	0.65
¹ <i>Rational Threshold Value.</i>				
² <i>2013 Dollars.</i>				
<i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

There would be moderate short- and long-term beneficial impacts to the economy during the construction of residences on the property by creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created for real estate agents, brokers, and various other workers that would provide services to home builders and buyers. There would not be any impacts to local spending, housing, or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers would be utilized from within the region for both the temporary and permanent jobs.

There would also be additional negligible short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the construction and reuse of the building. States often impose sales taxes on materials sold to builders (NAHB 2009). The state would benefit from the additional tax revenue generated during the construction phase. The county would benefit from the property taxes collected from the reuse.

There is the potential for minor impacts to public services (i.e. police, fire, hospital, and education services) and no impacts to recreation. The construction of new residential housing is not expected to create any influx of populations from outside the region; however, there might be small local moves within the region. This may cause relocation of a student into a new school. In addition, it may require the fire or law enforcement to redistribute resources, but it would not increase the population they are serving or require any addition of staff or resources.

There would be negligible short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. There may be additional noise, traffic, and dust during the construction. Construction standards would be in place to minimize impacts. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line.

There would be minor to moderate long-term impacts to local populations, which includes minority and low-income individuals, and housing resources from the reuse as a residential development. Because of El Dorado's relatively high unemployment and a poverty rate higher than the national average, depending on the consumer price or gross rent of the new housing the reuse could have a range of effects. For example, if home prices or gross rent of the new development are comparable to the current median home value and median gross rent (see Table 4-6); there would be a greater percent of the population that could benefit from the redevelopment. Any impacts would not disproportionately impact low-income or minority populations to any greater degree or extent than non-minority individuals and those above the poverty line.

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. The reuse as a residential development would have no impact on the safety of children.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-10. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-10. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$8.1 million increase in indirect business volume; a \$1.5 increase in indirect or induced personal income; and an increase of 43 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 short-term impacts on the regional economy.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Commercial

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

The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Using RS Means, costs were estimated to construct a variety of commercial developments with a maximum FAR of 0.30. The costs can vary widely depending on the type and size of businesses, the quality of materials, and the amount of detail in the final project. Rough estimates for commercial construction ranged from \$300,000 - \$8 million (RSMeans 2013). The construction cost for this analysis calculated the cost for a likely maximum build-out of a mix of retail and food services establishments on the site for a total cost of \$5 million (2013 dollars). The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.32.

The regional positive RTVs for each economic variable are as follows: sales volume (8.87%) income (6.07%); employment (4.51%); and population (2.03%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV.

Table 4-11 Estimated Annual Economic Impacts from Alternative 4 - Commercial				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value¹
Annual Construction Impacts²				
Sales (Business) Volume	\$2,885,516	\$3,808,880	\$6,694,396	0.55
Income	\$1,810,543	\$744,972	\$2,555,514	0.25
Employment	60	20	80	0.30
¹ Rational Threshold Value.				
² 2013 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

There would be minor short- and long-term beneficial impacts to the economy during the construction of commercial businesses on the property by creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, permanent jobs would be created. For example, if a restaurant was built on the site, there would be additional staff hired to manage, cook, and serve

at the restaurant. The number of jobs created would depend on the types and quantity of businesses on site.

There would not be any impacts to local spending, housing, or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers from within the ROI would be utilized for both the temporary and permanent jobs.

There would be additional moderate short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the construction and reuse of the building. The state would receive additional tax revenue from the taxes on materials sold to builders. In the long-term, if the development sells goods or services that local and state taxes are collected on, the city and the state would receive tax revenue from the sale. The county would benefit from the impact, permit, and other fees paid by the builders and developers. There would also be long-term benefits to the county from annual property tax payments that businesses would pay.

There is the potential for negligible impacts to public services (i.e. police, fire, hospital, and education services) and no impacts to recreation or the safety of children. The construction of a commercial development is not expected to create an influx of people from outside or within the region. However, there may be additional people working and commuting to the site. The reuse may change the number of police and fire response calls and times of calls to that location. The city has adequate staff and resources to accommodate any anticipated changes.

There would be minor short-term and long-term impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. During the construction, there may be increased noise, fugitive dust, and traffic congestion around the property. Construction standards would be in place to minimize impacts. During the reuse, a new commercial development potentially would bring in jobs and additional revenue into a community that is struggling with relatively high unemployment and a poverty rate higher than the national average. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Any impacts to the local population would be temporary.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-11. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-11. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$3.8 million increase in indirect business volume; a \$0.7 million increase in indirect or induced personal income; and an increase of 20 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.5 Transportation

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Garrett USARC.

4.2.5.1.1 Roadways and Traffic

The Garrett USARC is located approximately 0.6 mile west of U.S. 167 and 1.2 mile north of U.S. 82. Interstate 20 is the nearest interstate highway to the Garrett USARC and is approximately 46.5 miles to the south.

The nearest street with a documented traffic count is North College, one block to the east of the Garrett USARC. In 2010 North College had an average annual daily traffic (AADT) of approximately 9,200 near its intersection with West 8th Street. U.S. 167 to the east of the Garrett USARC had an average AADT of approximately 16,000 (Arkansas State Highway and Transportation Department 2012).

4.2.5.2 Consequences

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

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

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

4.2.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Garrett 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 transportation resources are anticipated. Because the Garrett 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. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. Negligible beneficial impacts to the community would result from the reduction in employees commuting to the Garrett USARC.

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

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Residential

Direct Impacts. During the construction phase, there would be minor direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project. There would be more

trucks and heavy equipment traffic delivering and hauling supplies and commuting construction workers.

Reuse of the Garrett USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final design and type of residential development. Potential residential types for the reuse include single or multi-family homes, townhouses, or apartments/condominiums. Maximum density allowed under zoning would be 24 units per acre in a multi-family development. The USARC property can be entered from either North Murphy Avenue or West 7th Avenue. It is possible that the new development may use access points on those same routes; however, it is also possible that the property could be accessed from a new access point on West 8th Street.

In the long-term, the reuse as a residential community would increase traffic in the area. Impacts would be minor to moderate depending on the type and final number of residential units. A residential development, at the highest density allowed under zoning or 24 units per acre would generate from 136-803 trip ends per day (ITE 2003). There may be slightly higher traffic volume around peak work/commute times in and out of the property. The location of the property and the road are in a rural area and it is anticipated that the amount of trips would be on the lower to mid range of trip end estimates. The roads adjacent and near the USARC would be able to accommodate the increase in traffic.

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

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC – Sale for Full Build-out As Commercial

Direct Impacts. During the construction phase, there would be minor direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project. There would be more trucks and heavy equipment traffic delivering and hauling supplies and commuting construction workers

Reuse of the Garrett USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final design and type of commercial development. Probable commercial reuses include, but are not limited to, retail, banks, hotels, restaurants, amusement enterprises, theaters, child care, early childhood development center, repair services, automobile sales and service, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, kennels, food preparation and sales, or office space. Traffic count ranges are shown on Table 4-12. The list is not meant to be exhaustive, but rather presents a broad range of generic business types that could be part of the reuse.

Land Use	Average (TE/KSF)¹	Range
Automobile Care Center	16	NA
Bank (Walk-in)	156	NA
Bank (Drive-in)	265	151-817
General Office	11	4-29
Hotel	8	3-10
Manufacturing	4	1-52
Medical-Dental Office	36	23-50
New Car Sales	33	NA
Restaurant – Sit Down	130	74-246
Restaurant – Fast Food	496	196-1,132
Specialty Retail Center	41	21-51
Warehousing	5	2-17
¹ Trip-End (the origin or destination of a trip)/units of 1,000 square feet NA - Not Available <i>Source: Traffic Information Program Series – Institute of Transportation Engineers 2003</i>		

The location of the property and the road are in a rural area, and it is anticipated that the amount of trips would be in the low to middle range of trip end estimates as shown on Table 4-12. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. If the reuse is an office or child care center, there may be slightly higher traffic volume in and out of the property around peak work/commute times. If reuse is a retail shopping area, there would be additional traffic on nights and weekends compared to current conditions. Depending on the amount and type of development that occurs, access points to the property may change from baseline conditions.

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 the region.

4.5 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 Garrett USARC and the actions of other parties in the surrounding area. 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.

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 Garrett USARC. This includes the installation and the area near 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 September 2011 (the environmental baseline for the EA). These include past and present actions at the property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

Historical information sources suggest that the Garrett USARC property was undeveloped until the U.S. government built the USARC in 1961. The areas adjacent to the property were developed between 1936 and 1975 (USACE 2007).

The area surrounding the USARC is primarily residential and commercial. North and northeast of the property are two churches, St. Paul United Methodist Church and Parkview Baptist Church. East of the property are a single family home and a commercial building that houses a U-Save Car & Truck Rental business and an Edward Jones Office. South of the property are single family homes. West of the property are single family homes, a small apartment complex, and a commercial garage (James Simpson's Garage). The USARC property is bordered by West 8th Street to the north, North Murphy Street to the west, and West 7th Street to the south. The property is approximately 180 feet west of North College Avenue, a main thoroughfare with many commercial businesses.

In the face of the loss of manufacturing jobs throughout the state in the 1990s, community leaders of El Dorado have been searching for and implementing creative ways to benefit the local economy (The Diamond Agency 2013), such as new brochures and websites to integrate tourism into the economy. The city has responded to job losses and population decline with annual festivals, civic mobilization, and downtown revitalization.

A new AFRC was constructed in El Dorado approximately 2.5 miles east of the USARC on Highway 167 in 2011. A NEPA document was prepared by the Army National Guard that identified, evaluated, and documented the environmental effects of the construction of and relocation of units to the new AFRC.

Redevelopment efforts in El Dorado have created a downtown featuring restaurants, coffee shops and unique retailers. A new conference center was built in El Dorado in 2010. This 50,764-square-foot multi-purpose facility includes a large meeting space, smaller meeting rooms, a South Arkansas Community College bookstore/student union, cafe, and student support services (El Dorado Conference Center 2010).

Other recent development in El Dorado includes a new high school completed in June 2011. The school is a 320,000-sq-ft, 2-story structure on a site totaling 62 acres.

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

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

- Continued redevelopment and revitalization of homes, businesses, and government buildings in and around downtown El Dorado.
- El Dorado's next major improvement is a \$50 million public/private partnership to develop an entertainment district at the southern end of downtown, including parks, a public market, outdoor performance spaces, and a renovation of the historic Rialto Theatre (City of El Dorado 2013a).
- Other development in the region includes the expansion of roads through and around El Dorado into four lanes. Over the next 10 years, work will include widening of US Highway 167 to four lanes between Interstate 530 and El Dorado and widening of US Highway 82 to four lanes between Magnolia and El Dorado (Arkansas State Highway and Transportation Department 2007).
- Implementation of the Economic Development Plan for Union County (Union County Industrial Board 2007) and the El Dorado Chamber of Commerce Strategic Plan for Economic Development (El Dorado Chamber of Commerce 2013).

4.5.1 Potential Cumulative Impacts

4.5.1.1 No Impacts to Resources

As documented in Section 4.0 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
- Hazardous and Toxic Substances
- Utilities
- Water Resources

4.5.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Garrett 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 mandated by Federal law.

4.5.1.3 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.

- **Land Use.** The cumulative impact analysis area for land use includes the city limits of El Dorado. 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. It is likely caretaker activities would result in noise levels below baseline levels. Lower noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities currently taking place at the Garrett USARC. These activities when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the noise environment.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the El Dorado, Arkansas μSA. Under this alternative, the Garrett USARC would close and relocate its operations to a new AFRC. The new facility is located in the City of El Dorado in Union County; 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, which is the approximate distance to U.S. 167, a major transportation route in El Dorado. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in traffic on and around 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.

4.5.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Residential

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

- **Aesthetic and Visual Resources.** An increase in residential development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities such as redevelopment efforts in downtown El Dorado. The aesthetics of the area are expected to remain consistent with design standards listed in the El Dorado Zoning Code. The cumulative impact would be non-significant.
- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would include potential land use changes for new housing and a higher intensity reuse. These land use changes are compatible with surrounding land uses.
- **Noise.** Noise under Alternative 3 would consist of construction noise and privately owned vehicle noise. Residential reuse would be consistent with the noise levels of adjacent properties. This, in combination with noise from other past, present, and

reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would have non-significant cumulative impacts to the environment.

- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Garrett 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 of the future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Garrett USARC as residences would result in a minor to moderate adverse impact to traffic within the analysis area. Traffic would vary throughout the day, typically being higher around peak working and commuting times in the morning and evening. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would have non-significant cumulative impacts to transportation.

4.5.1.5 Alternative 4 – Traditional Army Disposal and Reuse of the Garrett USARC - Sale for Full Build-out As Commercial

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

- **Aesthetic and Visual Resources.** An increase in commercial development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities such as redevelopment efforts in downtown El Dorado. The cumulative impact would be non-significant.
- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would include potential land use changes for new commercial facilities and potentially a higher intensity reuse. These land use changes are compatible with surrounding land uses and zoning ordinances in the city.
- **Noise.** Noise under Alternative 4 would consist of construction noise and privately owned vehicle noise. The surrounding properties have mostly residential and commercial land uses, and therefore, the presence of businesses may increase noise levels due to increased traffic volume frequenting the property. Traffic noise would be variable throughout the day with possible increased traffic noise during working and commuting times, in the evenings and on weekends. This, in combination with noise from other past, present, and reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would have non-significant cumulative impacts to the noise environment.
- **Socioeconomics.** Employment generated by the reuse of the Garrett 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 of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.

-
- **Transportation.** In the long-term, reuse as a business development would have minor to moderate impacts resulting from an increase in the traffic volume in the area. Traffic would be variable throughout the day, being potentially higher around peak working commuting times in the morning and evening during the weekday, later in the evening, and on weekends. The roads adjacent and near the USARC would accommodate the increase in traffic. This, in combination with traffic from other past, present, and reasonably foreseeable future activities, such as redevelopment efforts in downtown El Dorado, would have non-significant cumulative impacts to transportation.

4.6 Best Management Practices

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

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

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SECTION 5.0 FINDINGS AND CONCLUSIONS

This 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 (either beneficial or adverse) 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 63d RSC and USACE. Individuals who assisted in issue resolution and provided guidance for this document are:

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The BRAC Website at:

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

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SECTION 9.0 PERSONS CONSULTED

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

- USARC installation personnel
- Members of the LRA
- USEPA, Region 6
- US Fish and Wildlife Service
- Arkansas Natural Resources Commission
- Arkansas Game and Fish Commission
- Arkansas Department of Environmental Quality
- Arkansas Natural Heritage Commission
- U.S. Department of Housing and Urban Development
- City of El Dorado
- Office of Environmental Policy and Compliance, U.S. Department of Interior

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SECTION 10.0 ACRONYMS

A		EIS	Environmental Impact Statement
AADT	Annual Average Daily Traffic	EO	Executive Order
ACM	Asbestos-Containing Material	F	
AFRC	Armed Forces Reserve Center	FAR	Floor Area Ratio
AMSA	Area Maintenance Support Activity	FEMA	Federal Emergency Management Agency
AST	Aboveground Storage Tank	FIRM	Flood Insurance Rate Map
B		FNSI	Finding of No Significant Impact
BMPs	Best Management Practices	Ft	feet
BRAC Commission	Base Closure and Realignment Commission	G	
C		H	
CAA	Clean Air Act	HVAC	Heating, Ventilation, and Air Conditioning
CEQ	Council on Environmental Quality	HUD	Housing and Urban Development
CFR	Code of Federal Regulations	I	
D		IPaC	Information, Planning, and Consultation System
dB	Decibel	J	
dba	A-Weighted Noise Levels	K	
DoD	Department of Defense	L	
DNL	Day-Night Average Sound Level	LBP	Lead-Based Paint
E		Leq	equivalent sound level
EA	Environmental Assessment	LRA	Local Redevelopment Authority
EBP	Environmental Baseline Survey	M	
ECP	Environmental Condition of Property	MEP	Military Equipment Parking
EIFS	Economic Impact Forecast System	μSA	Micropolitan Statistical Area

		USACE	United States Army Corps of Engineers
N			
NAAQS	National Ambient Air Quality Standards	USAR	United States Army Reserve
NCA	Noise Control Act	USARC	United States Army Reserve Center
NEPA	National Environmental Policy Act	USC	United States Code
NOI	Notice of Interest	USEPA	United States Environmental Protection Agency
NRHP	National Register of Historic Places	USFWS	United States Fish and Wildlife Service
NWR	National Wildlife Refuge	UST	Underground Storage Tank
O		V	
OMS	Organizational Maintenance Shop	W	
OWS	Oil-Water Separator	X	
P		Y	
PBC	Public Benefit Conveyance	Z	
PCB	Polychlorinated Biphenyls		
POL	Petroleum, Oils, and Lubricants		
POV	Privately Owned Vehicle		
Q			
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		
T			
U			
US	United States		

APPENDIX A – PUBLIC AND AGENCY COORDINATION

A.1 Scoping Coordination	A-3
A.2 SHPO – Section 106 Consultation	A-23
A.3 USFWS Consultation	A-47
A.4 Agency and Public Notices	A-58

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 Garrett USARC EA. A 30-day comment period was initiated, starting 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 comments 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>
Mayor Frank Hash, City of El Dorado	June 12, 2013
Dr. Willie R. Taylor, Office of Environmental Protection and Compliance	June 12, 2013
Ms. Rhonda Smith, Region 6 NEPA Coordinator	June 12, 2013
Ms. Linda R. Charest, BRAC Coordinator	June 12, 2013
Mr. J. Randy Young, Arkansas Natural Resources Commission	June 12, 2013
Mr. Mike Knoedl, Arkansas Game and Fish Commission	June 12, 2013
Ms. Teresa Marks, Arkansas Department of Environmental Quality	June 12, 2013
Mr. Chris Colclasure, Arkansas Natural Heritage Commission	June 12, 2013



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Mayor Frank Hash
City of El Dorado
204 North West Avenue
P.O. Box 2170
El Dorado, AR 71731-2170

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Mayor Hash:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

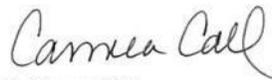
- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

- Figure 1: Location Map
- Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Dr. 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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Dr. Taylor:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

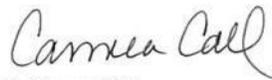
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Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Ms. Rhonda Smith
Region 6 NEPA Coordinator
U.S. Environmental Protection Agency
1445 Ross Avenue, 12th Floor, Suite 1200
Dallas, TX 75202-2733

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Ms. Smith:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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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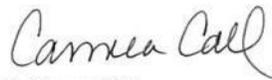
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DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Ms. Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, DC 20410

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Ms. Charest:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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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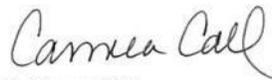
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Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

- Figure 1: Location Map
- Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Mr. J. Randy Young
ANRC Executive Director
Arkansas Natural Resources Commission
101 East Capitol, Suite 350
Little Rock, AR 72201

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Executive Director Young:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

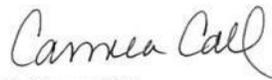
- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

- Figure 1: Location Map
- Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Mr. Mike Knoedl
Director
Arkansas Game and Fish Commission
2 Natural Resources Dr
Little Rock, AR 72205

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Director Knoedl:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

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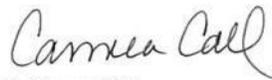
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Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Ms. Teresa Marks
Director
Arkansas Department of Environmental Quality
5301 Northshore Drive
North Little Rock, AR 72118-5317

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Director Marks:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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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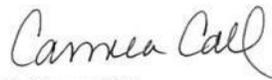
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Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Mr. Chris Colclasure
Agency Director
Arkansas Natural Heritage Commission
323 Center Street, Suite 1500
Little Rock, AR 72201

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Director Colclasure:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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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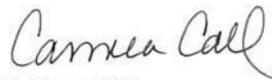
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Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

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A.2 SHPO – Section 106 Consultation

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

<u>Agency/Tribe</u>	<u>Date</u>
Ms. Cathie Matthews, SHPO, Department of Arkansas Heritage	April 4, 2011
SHPO, Department of Arkansas Heritage (Response)	May 18, 2011
John Berrey, Chairman, Quapaw Tribe of Indians	November 4, 2011
John Berrey, Chairman, Quapaw Tribe of Indians	June 19, 2013
Earl J. Barbry Sr., Chairman, Tunica-Biloxi Indian Tribe of Louisiana	June 19, 2013
Brenda Edwards, Chairman, Caddo Nation of Oklahoma	June 19, 2013



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63d REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

April 4, 2011

Reply to the Attention of the Environmental Office

Ms. Cathie Matthews, SHPO
Department of Arkansas Heritage
323 Center Street
Suite 1500
Little Rock, AR 72201

Dear Ms. Matthews:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command (RSC), US Army Reserve (USAR) is requesting written comments and concurrence from the Department of Arkansas Heritage Commission on the action described herein. Under the 2005 Base Realignment and Closure (BRAC) legislation, the 63d RSC must transfer out of Federal ownership several Department of the Army properties. The 63d RSC completed architectural surveys of several buildings at multiple facilities and made the determination of eligibility for listing on the National Register of Historic Places (NRHP) for each.

The Camden USAR Center is located at 2185 Hwy 79 N., E. Camden, Arkansas. The facility is on 4.86 acres of land with two permanent structures: a 3,558-square-foot Training Building and the 2,063-square-foot organizational maintenance shop (OMS). Approximately one quarter of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The facility parcel was assessed as having low archaeological sensitivity and too little potential to warrant further archaeological investigation, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated August 25, 1997.

The Rufus N. Garrett, Jr. USAR Center is located at 815 West 8Th Street, El Dorado, Arkansas. The facility is located on 2.83 acres of land with two permanent structures: a 14,400-square-foot Training Building and a 1,455-square-foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an OMS. Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The facility parcel was assessed as having low archaeological sensitivity and too little potential to warrant further archaeological investigation, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated August 25, 1997.

The Samuel Stone Jr. USAR Center is located at 1000 N. Myrtle Street, Pine Bluff, Arkansas. The facility is on 4.85 acres of land with two permanent structures: a 15,193-square-foot Administrative Building and a 3,171-square-foot organizational maintenance shop (OMS). Both buildings were constructed in 1959 of concrete block with brick veneer on a concrete slab. Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.)

while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Samuel Stone Jr. USAR Center was considered to be high due to its location near surface water (nearby ponds, 400 feet away). The facility is located on Grenada-Urban Land Complex Soils, consisting of Grenada soil series (moderately well drained found in thick deposits of wind blown silt) modified by urban development. The slope is between 1-2%. There was estimated to be approximately 1 acre within the 1.5 acre facility in the east and west that was not covered by buildings or pavements. An archeological survey was recommended and a Phase I Survey was conducted in 1999, also by Parsons. A total of 6 STPs was excavated during the survey. No artifacts greater than 50 years of age were found at the facility, and no archeological resources were identified. Field investigations revealed that mission-related land use has disturbed soils throughout the facility, eliminating the possibility for archeological resources to be present. Since the research potential was considered to be low, no further investigation was recommended, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated March 15, 1999.

The 63d RSC recently commissioned a historic building evaluation, through Brockington and Associates and determined based on the architectural survey that several buildings are not eligible for listing on the NRHP. The following facilities were determined not eligible for listing on the NRHP: Camden USAR Center, Rufus N. Garrett, Jr. USAR Center, Samuel S. Stone, Jr. USAR Center, these surveys are enclosed for your review.

Based on our determinations of eligibility, the 63d RSC has determined that there will be *no effect* on historic properties as a result of the proposed property transfers noted above. We request your concurrence and comments on the 63d RSC determinations and the enclosed documentation within 30 days of receiving this letter and its supporting documentation. If you have any further questions please contact the undersigned at (650) 793-8273.

Sincerely,

for, 
Laura M. Caballero
BRAC Environmental Coordinator
63d Regional Support Command

Enclosures



DEPARTMENT OF THE ARMY
 HEADQUARTERS, UNITED STATES ARMY 63d REGIONAL SUPPORT COMMAND
 P.O. Box 63
 MOFFETT FIELD, CALIFORNIA 94035-1000

5/6/20

76429
USA

April 4, 2011

Reply to the Attention of the Environmental Office

Ms. Cathie Matthews, SHPO
 Department of Arkansas Heritage
 323 Center Street
 Suite 1500
 Little Rock, AR 72201

AHPP
APR 10 2011
AHPP
APR 11 2011

Dear Ms. Matthews:

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Page 10 of 11
 NO KNOWN HISTORIC PROPERTIES ARE
 affected by this undertaking. This
 effect determination could change
 should new information come to light.
 Frances McSwain, Deputy State
 Historic Preservation Officer



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION OF:

4 November 2011

Environmental Office

John Berrey, Chairman
Quapaw Tribal Business Committee
P.O. Box 765
Quapaw, OK 74363

Dear Chairman Berrey:

In accordance with the National Environmental Policy Act, 42 U.S.C. §§ 4321-4370d, National Historic Preservation Act, 16 U.S.C § 470 et seq., and the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 et seq., the 63d Regional Support Command is writing to inform the Quapaw Tribal Business Committee of the proposed transfer of Department of the Army property to private ownership. The Rufus N. Garrett, Jr. United States Army Reserve Center (USARC) located at 815 West 8Th Street, El Dorado, Arkansas will be transferred to the City of El Dorado; the Hot Springs USARC located at 200 Reserve Street, Hot Springs, Arkansas will be transferred to the Arkansas Rehabilitation Services. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63d Regional Support Command is requesting any information as to whether the transfer properties are of religious or cultural significance to the Quapaw Tribal Business Committee.

The Rufus N. Garrett, Jr. USARC is located on 2.83 acres of land with two permanent structures: a 14,400-square-foot Training Building and a 1,455-square-foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an organizational maintenance shop (OMS). Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) while the remainder is covered by lawn.

The Hot Springs USARC covers a city block and has three buildings: a 34,632-square-foot Administration Building, a 36-square-foot flammable materials storage structure, and a 108-square-foot hazardous materials (hazmat) storage building. Approximately 95% of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by grass. There is no evidence of erosion or excavation on Site.

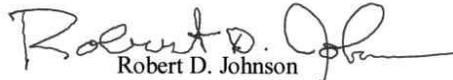
An archaeological assessment of Army Reserve properties conducted in June 1997 reported,

An archaeological assessment was completed in 1998 by Parsons Engineering Science, Inc. The facility parcel was assessed as having low archaeological sensitivity and too little potential to warrant further archaeological investigation.

The Arkansas State Historic Preservation Office (SHPO) concurred with this recommendation in a letter dated Monday, August 25, 1997. As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the boundaries of these properties is very low.

Through this letter, the 63d Regional Support Command is seeking information and to initiate consultation with the Quapaw Tribal Business Committee regarding the transfer of the properties. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about these projects, please contact Ms. Laura M. Caballero, BRAC Environmental Coordinator, 63d Regional Support Command at (650) 279-9112.

Sincerely,



Robert D. Johnson
Colonel, US Army Reserve
Director, Department of Public Works

Enclosure

STAFF COORDINATION / APPROVAL / ROUTING		SUSPENSE DATE: 4 Nov 2011
		ORIGINATING OFFICE: DPW ENV
SUBJECT: (BRAC) Tribal Consultation Letter for the Quapaw Tribal Business Committee		
ACTION REQUESTED:		DATE OF ACTION:
<input checked="" type="checkbox"/> SIGNATURE <input type="checkbox"/> APPROVAL <input type="checkbox"/> INFO <input type="checkbox"/> OTHER _____		31 Oct 2011

REMARKS (Describe briefly the origin of the action, summary, and recommendation. Must be sufficiently detailed to identify the action without resorting to other sources.) See reverse for continuation.

Attached for Colonel Johnson's signature is the consultation letter to the Quapaw Tribal Business Committee, which has a potential interest in the disposal of the Rufus N. Garrett, Jr. USARC (AR009) and the Hot Springs USARC (AR020). Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties. The Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among agency officials and other parties with an interest in the effects of the undertaking on historic properties.

An archaeological assessment of these two Army Reserve properties conducted in June 1997 reported that the properties have low archaeological sensitivity and too little potential to warrant further archaeological investigation. The Arkansas SHPO concurred with this recommendation in a letter dated Monday, August 25, 1997.

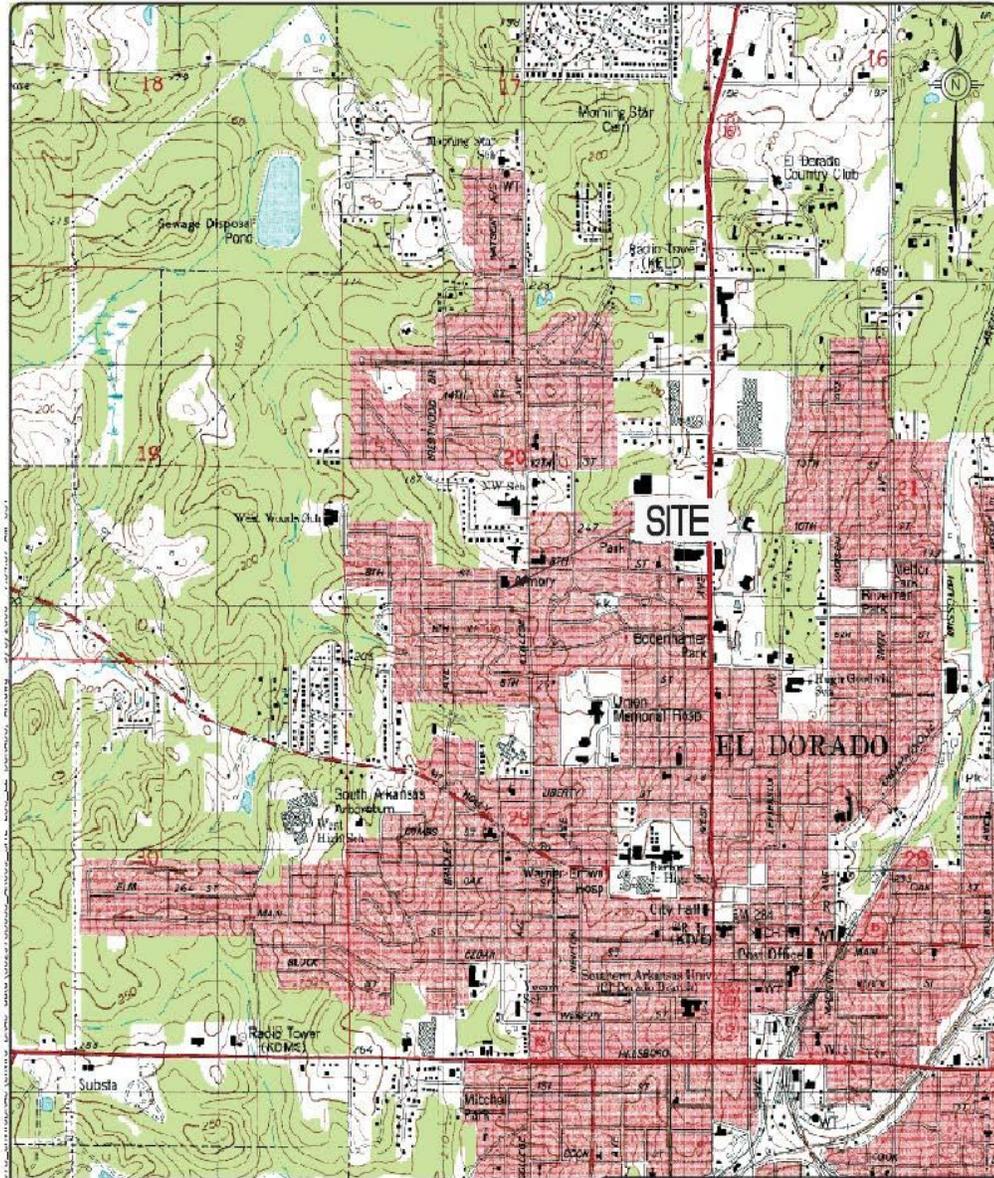
As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the boundaries of these properties is very low.

OFFICE	NAME/DATE	CONCUR	NONCONCUR	THRU	TO	OFFICE	CONCUR	NOCONC	DATE
ENV	Laura Caballero	<i>LC</i>			X	DPW			
DPW Operations	COL Johnson					SGS			
						CSM			
						DCR			
						DMS			
						CS			
						DCG			
						CG			

ACTION OFFICER (Name, Rank/Title, Phone Number, Signature)
[Signature] 2 Nov 2011
 Laura Caballero, Env Chief, 650-279-9112

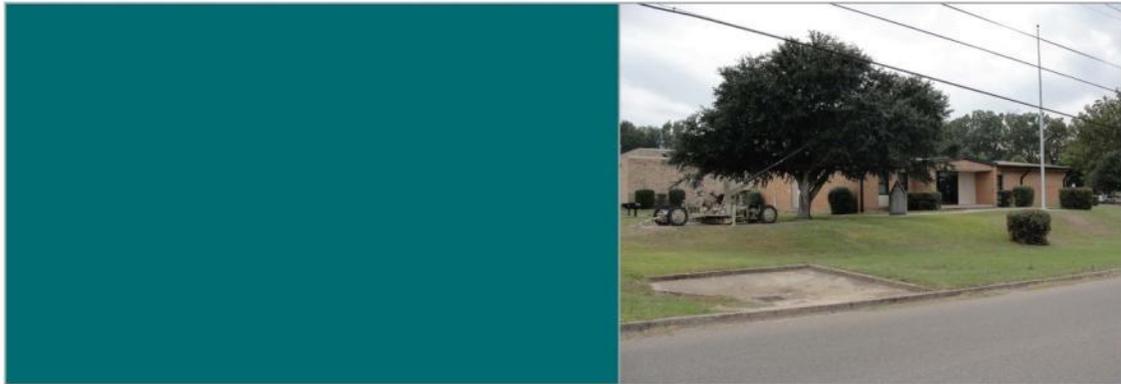
Note here if additional information is on reverse side or additional sheets are attached.

SITE LOCATION



AERIAL PHOTOGRAPH





Architectural Survey Of 3 US Army Reserve Centers in the State of Arkansas

Contract No. W91278-07-D-0111
Task Order No.0033

ARKANSAS

January 2011

Brockington
CULTURAL RESOURCES CONSULTING



REPLY TO
ATTENTION

DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

19 June 2013

John Berrey, Chairman
Quapaw Tribe of Indians
P.O. Box 765
Quapaw, OK 74363

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Chairman Berrey:

The United States Army Reserve 63D Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures: a 14,400-square foot Training Building and a 1,455 square foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an Organizational Maintenance Shop (OMS). The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

The 63D RSC has previously determined that the probability for intact archaeological deposits is very low based on the results of an archaeological assessment conducted in 1997. The Arkansas State Historic Preservation Office (SHPO) concurred with the recommendations of the study which indicated that no further archaeological investigation was warranted, in a response dated August 25, 1997 (Enclosure).

The 63D RSC also determined that the buildings comprising the Garrett USARC are not eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011 and that no historic properties would be affected by the proposed transfer of the property out of Federal ownership. The Arkansas SHPO concurred in a response dated May 15, 2011 (Enclosure).

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

Through this letter, the 63D RSC is initiating consultation with the Quapaw Tribe of Indians regarding properties that may be affected by the transfer of the Garrett USARC. We request your comments on the proposed transfer within 30 days of receiving this letter. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map
Figure 2: Current Site Plan
SHPO Correspondence August 25, 1997
SHPO Correspondence May 15, 2011



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

19 June 2013

Earl J. Barbry Sr., Chairman
Tunica-Biloxi Indian Tribe of Louisiana
P.O. Box 1589
Marksville, LA 71351

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Chairman Berrey:

The United States Army Reserve 63D Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures: a 14,400-square foot Training Building and a 1,455 square foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an Organizational Maintenance Shop (OMS). The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

The 63D RSC has previously determined that the probability for intact archaeological deposits is very low based on the results of an archaeological assessment conducted in 1997. The Arkansas State Historic Preservation Office (SHPO) concurred with the recommendations of the study which indicated that no further archaeological investigation was warranted, in a response dated August 25, 1997 (Enclosure).

The 63D RSC also determined that the buildings comprising the Garrett USARC are not eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011 and that no historic properties would be affected by the proposed transfer of the property out of Federal ownership. The Arkansas SHPO concurred in a response dated May 15, 2011 (Enclosure).

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

Through this letter, the 63D RSC is initiating consultation with the Tunica-Biloxi Indian Tribe of Louisiana regarding properties that may be affected by the transfer of the Garrett USARC. We request your comments on the proposed transfer within 30 days of receiving this letter. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map
Figure 2: Current Site Plan
SHPO Correspondence August 25, 1997
SHPO Correspondence May 15, 2011



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

19 June 2013

Brenda Edwards, Chairman
Caddo Nation of Oklahoma
P.O. Box 487
Binger, OK 73009

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Chairman Berrey:

The United States Army Reserve 63D Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures: a 14,400-square foot Training Building and a 1,455 square foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an Organizational Maintenance Shop (OMS). The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

The 63D RSC has previously determined that the probability for intact archaeological deposits is very low based on the results of an archaeological assessment conducted in 1997. The Arkansas State Historic Preservation Office (SHPO) concurred with the recommendations of the study which indicated that no further archaeological investigation was warranted, in a response dated August 25, 1997 (Enclosure).

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NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

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- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

Through this letter, the 63D RSC is initiating consultation with the Caddo Nation of Oklahoma regarding properties that may be affected by the transfer of the Garrett USARC. We request your comments on the proposed transfer within 30 days of receiving this letter. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map
Figure 2: Current Site Plan
SHPO Correspondence August 25, 1997
SHPO Correspondence May 15, 2011





PARSONS ENGINEERING SCIENCE, INC.

A UNIT OF PARSONS INFRASTRUCTURE & TECHNOLOGY GROUP INC.

10521 Rosehaven Street • Fairfax, Virginia 22030 • (703) 591-7575 • Fax: (703) 591-1305

31842 USA

July 2, 1997

Mr. George McCluskey
State of Arkansas
Arkansas Historic Preservation Program
1500 Tower Building
323 Center Street
Little Rock, AR 72201

JUL 07 1997

Dear Mr. McCluskey:

Please find enclosed 1 copy each of reports entitled *Draft Historic Architectural Resources Assessment of 90th Regional Support Command Facilities in Arkansas* and *Draft Archeological Assessment of 90th Regional Support Command Facilities in Arkansas* for your review. The 90th Regional Support Command (RSC) has contracted Parsons Engineering Science, Cultural Resources Department, to conduct a cultural resources assessment of 13 Army Reserve facilities located in Arkansas in compliance with Section 110 of the National Historic Preservation Act. The report assesses which properties have known historic properties, and which will require further identification or evaluation efforts.

We appreciate the demands placed upon your department; however, in order to meet contractual obligations, we ask that you please review the enclosed document within 30 days. If additional copies, or further information is required for your review, or if you have any questions please do not hesitate to call me at (703) 591-7575. Thank you for your assistance in this matter.

Sincerely,
PARSONS ENGINEERING SCIENCE, INC.

Michael Petraglia, Ph.D.
Manager, Cultural Resources

encl.

cc: MAJ M. Fosler, 90th RSC
Capt J. Ellis, AL/OEBQ
C. Brown, DCMC Austin
Yolanda Tollinger, HSC/PKRE
D. Koehler, DO Manager, Parsons ES
P. Holland, NEPA Manager, Parsons ES

Date: 8/25/97
This undertaking will have no effect on significant cultural resources.
Cathy Buford Slater: [Signature]
State Historic Preservation Officer



5/620



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63d REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

76429
USA

April 4, 2011

Reply to the Attention of the Environmental Office

Ms. Cathie Matthews, SHPO
Department of Arkansas Heritage
323 Center Street
Suite 1500
Little Rock, AR 72201

AHPP
APR 10 2011
AHPP
APR 11 2011

Dear Ms. Matthews:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command (RSC), US Army Reserve (USAR) is requesting written comments and concurrence from the Department of Arkansas Heritage Commission on the action described herein. Under the 2005 Base Realignment and Closure (BRAC) legislation, the 63d RSC must transfer out of Federal ownership several Department of the Army properties. The 63d RSC completed architectural surveys of several buildings at multiple facilities and made the determination of eligibility for listing on the National Register of Historic Places (NRHP) for each.

The Camden USAR Center is located at 2185 Hwy 79 N., E. Camden, Arkansas. The facility is on 4.86 acres of land with two permanent structures: a 3,558-square-foot Training Building and the 2,063-square-foot organizational maintenance shop (OMS). Approximately one quarter of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The facility parcel was assessed as having low archaeological sensitivity and too little potential to warrant further archaeological investigation, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated August 25, 1997.

The Rufus N. Garrett, Jr. USAR Center is located at 815 West 8Th Street, El Dorado, Arkansas. The facility is located on 2.83 acres of land with two permanent structures: a 14,400-square-foot Training Building and a 1,455-square-foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. The present-day Storage Building was originally constructed for use as an OMS. Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The facility parcel was assessed as having low archaeological sensitivity and too little potential to warrant further archaeological investigation, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated August 25, 1997.

The Samuel Stone Jr. USAR Center is located at 1000 N. Myrtle Street, Pine Bluff, Arkansas. The facility is on 4.85 acres of land with two permanent structures: a 15,193-square-foot Administrative Building and a 3,171-square-foot organizational maintenance shop (OMS). Both buildings were constructed in 1959 of concrete block with brick veneer on a concrete slab. Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.)

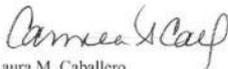
affected by this undertaking. This effect determination could change should a project be carried to light.
Frances McSwain
Frances McSwain, Deputy State
Historic Preservation Officer

while the remainder is covered by lawn. An archaeological assessment was completed in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Samuel Stone Jr. USAR Center was considered to be high due to its location near surface water (nearby ponds, 400 feet away). The facility is located on Grenada-Urban Land Complex Soils, consisting of Grenada soil series (moderately well drained found in thick deposits of wind blown silt) modified by urban development. The slope is between 1-2%. There was estimated to be approximately 1 acre within the 1.5 acre facility in the east and west that was not covered by buildings or pavements. An archeological survey was recommended and a Phase I Survey was conducted in 1999, also by Parsons. A total of 6 STPs was excavated during the survey. No artifacts greater than 50 years of age were found at the facility, and no archeological resources were identified. Field investigations revealed that mission-related land use has disturbed soils throughout the facility, eliminating the possibility for archeological resources to be present. Since the research potential was considered to be low, no further investigation was recommended, and the Arkansas Heritage Commission concurred with this recommendation in a letter dated March 15, 1999.

The 63d RSC recently commissioned a historic building evaluation, through Brockington and Associates and determined based on the architectural survey that several buildings are not eligible for listing on the NRHP. The following facilities were determined not eligible for listing on the NRHP: Camden USAR Center, Rufus N. Garrett, Jr. USAR Center, Samuel S. Stone, Jr. USAR Center, these surveys are enclosed for your review.

Based on our determinations of eligibility, the 63d RSC has determined that there will be *no effect* on historic properties as a result of the proposed property transfers noted above. We request your concurrence and comments on the 63d RSC determinations and the enclosed documentation within 30 days of receiving this letter and its supporting documentation. If you have any further questions please contact the undersigned at (650) 793-8273.

Sincerely,

for, 
Laura M. Caballero
BRAC Environmental Coordinator
63d Regional Support Command

Enclosures

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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>
Mr. Jim Boggs, U. S. Fish and Wildlife Service	June 12, 2013
U.S. Fish and Wildlife Service, Natural Resources of Concern (Information, Planning, and Consultation System)	September 11, 2013
Response from the U.S. Fish and Wildlife Service	July 10, 2013

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

12 June 2013

Mr. Jim Boggs, Field Supervisor
U. S. Fish and Wildlife Service
Arkansas Field Office
110 South Amity Road, Suite 300
Conway, Arkansas 72032

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in El Dorado, Arkansas.

Dear Mr. Boggs:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center (Garrett USARC). 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 disposal and reuse of the Garrett USARC is to meet the requirements of the Base Realignment and Closure Act. The Garrett USARC is located at 815 West 8th Street, El Dorado, Union County, Arkansas. The site is approximately 2.83 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Four alternatives are being considered for the proposed action and all would occur at the current location of the Garrett USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Garrett USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Garrett USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

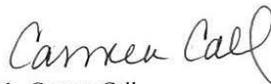
Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Garrett USARC property is in an area that is zoned by the City of El Dorado as R-1, a Single-Family Residential district that allows for single-family dwellings and related recreational, religious, and educational facilities. However, the property is adjacent to a C-2, General Commercial zoning district, and the El Dorado zoning commission would support commercial development on the USARC property. Alternatives 3 and 4 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

- Alternative 3 – Sale for Full Build-out As Residential
- Alternative 4 – Sale for Full Build-out As Commercial

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. A Species by County Report was generated from the Endangered Species Program Database at www.usfws.gov/endangered and it is enclosed. The Red-cockaded Woodpecker (*Picoides borealis*) is the only Federally-listed or proposed endangered or threatened species, or candidate species are known to exist in Union County. In addition, a scoping letter was sent to the Arkansas Natural Heritage Commission and the Arkansas Game and Fish Commission to inquire about potential impacts to state protected species. We have concluded that there is no habitat present on the site for federal T&E species. If you concur with this conclusion, your written concurrence would be greatly appreciated.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: to the NEPA Coordinator of the 63D RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan

Union County, Arkansas Federally Listed Endangered and Threatened Species and Candidate List

USFWS Information, Planning, and Conservation System Report







U.S. Fish and Wildlife Service

Natural Resources of Concern

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

ARKANSAS ECOLOGICAL SERVICES FIELD OFFICE
110 SOUTH AMITY SUITE 300
CONWAY, AR 72032
(501) 513-4470
<http://www.fws.gov/arkansas-es>

Project Name:

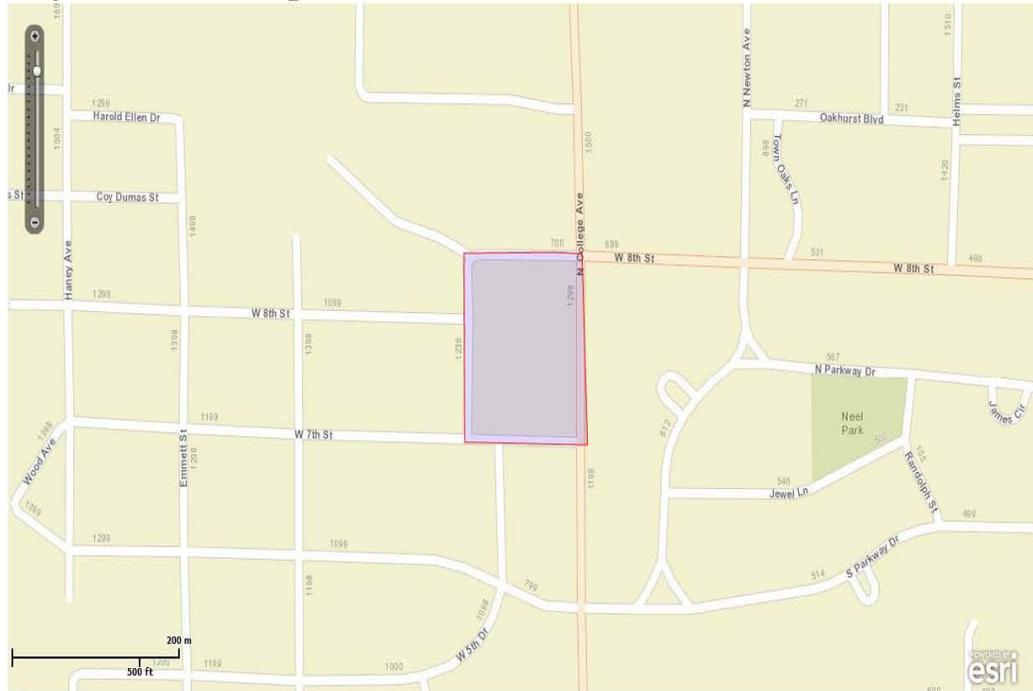
Garrett USARC EA



U.S. Fish and Wildlife Service

Natural Resources of Concern

Project Location Map:



Project Counties:

Union, AR

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-92.675675 33.2257773, -92.6741622 33.2257728, -92.6740925 33.2241349, -92.6756643 33.2241573, -92.675675 33.2257773)))

Project Type:

Land - Disposal / Transfer



U.S. Fish and Wildlife Service

Natural Resources of Concern

Endangered Species Act Species List ([USFWS Endangered Species Program](#)).

There are no listed species found within the vicinity of your project.

FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds ([USFWS Migratory Bird Program](#)).

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

NWI Wetlands ([USFWS National Wetlands Inventory](#)).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).



Species Reports

Environmental Conservation Online System

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the [IPaC](#) application.

County: Union, AR

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Action Status	Recovery Plan Stage
Birds	Red-cockaded woodpecker (<i>Picoides borealis</i>)	Entire	Endangered	Mississippi Ecological Services Field Office Office Name: Mississippi Ecological Services Field Office Address: 6578 DOGWOOD VIEW PARKWAY, SUITE A JACKSON, MS39213 Phone Number: (601)965-4900	Red-cockaded Woodpecker Recovery Plan, Second Revision	View Implementation Progress	Final Revision 2

Export options: [CSV](#) | [EXCEL](#) | [XML](#) | [PDF](#)

Last updated: June 4, 2013

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IN REPLY REFER TO

United States Department of the Interior

FISH AND WILDLIFE SERVICE
110 S. Amity Road, Suite 300
Conway, Arkansas 72032
Tel.: 501/513-4470 Fax: 501/513-4480



July 10, 2013

Carmen Call
Department of the Army
Headquarters, 63D Regional Support Command
P.O. Box 63
Moffett Field, CA 94035

Dear Ms. Call:

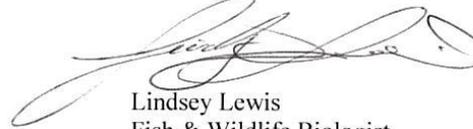
The U.S. Fish and Wildlife Service (Service) has reviewed the information supplied in your letter dated June 12, 2013, regarding the proposed closure, disposal, and reuse of the Rufus N. Garrett, Jr. U.S. Army Reserve Center in the City of El Dorado, Union County, Arkansas. Our comments are submitted in accordance with the Endangered Species Act (87 Stat. 884, as amended 16 U.S.C. 1531 et seq.).

The Service's records do not indicate any federally listed threatened and endangered species or critical habitat occurring on or near the project site. Therefore, the Service does not anticipate any adverse effects to federally listed threatened and endangered species or their critical habitat from the proposed closure, disposal, and reuse of the Garrett USARC. In addition, the Service does not anticipate any adverse effects to non-listed species occurring in the region resulting from the aforementioned action.

Numerous species of migratory birds protected under the Migratory Bird Treaty Act also occur in the area and may be nesting on structures within Garrett USARC. Surveys should be conducted prior to initiation of any future demolition and special consideration given to the times and dates of building removal to avoid impacts to these species which typically nest in Arkansas from March to September.

We appreciate your interest in the conservation of endangered species. If you have any questions, please contact the Arkansas Ecological Services Staff at (501) 513-4487.

Sincerely,



Lindsey Lewis
Fish & Wildlife Biologist

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. An NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *El Dorado News-Times*
- *Arkansas Democrat-Gazette*

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:

- Barton Library
- Norphlet Public Library

APPENDIX B – EIFS REPORT

Introduction

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

EIFS REPORT

PROJECT NAME				
Garrett BRAC EA - Alternative 3				
STUDY AREA				
05139 Union, AR				
FORECAST INPUT				
Change In Local Expenditures				\$6,382,567
Change In Civilian Employment				97
Average Income of Affected Civilian				\$32,860
Percent Expected to Relocate				0
Change In Military Employment				0
Average Income of Affected Military				\$0
Percent of Military Living On-post				0
FORECAST OUTPUT				
Employment Multiplier		2.32		
Income Multiplier		2.32		
Sales Volume - Direct	\$6,194,146			
Sales Volume - Induced	\$8,176,272			
Sales Volume - Total	\$14,370,420		1.17%	
Income - Direct	\$3,897,690			
Income - Induced	\$1,599,181			
Income - Total (place of work)	\$5,496,872		0.55%	
Employment - Direct	130			
Employment - Induced	43			
Employment - Total	173		0.65%	
Local Population	0			
Local Off-base Population	0		0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	8.87 %	6.07 %	4.51 %	2.03 %
Negative RTV	-8.77 %	-6.3 %	-3.7 %	-1.51 %

EIFS REPORT

PROJECT NAME

BRAC EA Garrett - Alternative 4

STUDY AREA

05139 Union, AR

FORECAST INPUT

Change In Local Expenditures	\$2,981,975
Change In Civilian Employment	45
Average Income of Affected Civilian	\$32,860
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.32		
Income Multiplier	2.32		
Sales Volume - Direct	\$2,885,516		
Sales Volume - Induced	\$3,808,880		
Sales Volume - Total	\$6,694,396	0.55%	
Income - Direct	\$1,810,543		
Income - Induced	\$744,972		
Income - Total (place of work)	\$2,555,514	0.25%	
Employment - Direct	60		
Employment - Induced	20		
Employment - Total	80	0.3%	
Local Population	0		
Local Off-base Population	0	0%	

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	8.87 %	6.07 %	4.51 %	2.03 %
Negative RTV	-8.77 %	-6.3 %	-3.7 %	-1.51 %

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

On September 8, 2005, the Defense BRAC Commission recommended closure of the Rufus N. Garrett, Jr. USARC in El Dorado, Arkansas. 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 Garrett USARC:

“Close the United States Army Reserve Center, El Dorado, AR, and re-locate units into a new Armed Forces Reserve Center in El Dorado if the Army is able to acquire suitable land for the construction of the facilities. The new AFRC shall have the capability to accommodate Arkansas National Guard units from the Arkansas Army National Guard Readiness Center, El Dorado if the state decides to relocate those National Guard units.”

To implement these recommendations, the Army proposes to close the Garrett USARC.

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