
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF THE WAUKEGAN
ARMED FORCES RESERVE CENTER (AFRC)
WAUKEGAN, ILLINOIS
FAC ID IL074**



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November 2011



DRAFT FINDING OF NO SIGNIFICANT IMPACT
ENVIRONMENTAL ASSESSMENT FOR
CLOSURE, DISPOSAL, AND REUSE OF THE
WAUKEGAN US ARMED FORCES RESERVE CENTER,
WAUKEGAN, ILLINOIS FAC ID IL074

On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission recommended that the Department of Defense (DoD) close the Waukegan US Armed Forces Reserve Center (AFRC or the Property) in Waukegan, Illinois; and relocate units to a new Armed Forces Reserve Center in Lake County, Illinois.

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and 32 CFR 651 (Environmental Analysis of Army Actions), the U.S. Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Waukegan AFRC.

PROPOSED ACTION

The proposed action is the closure, disposal, and reuse of the Waukegan AFRC. Reuse of the surplus property made available by the closure of the Waukegan AFRC would occur as a secondary action resulting from disposal. The Waukegan AFRC, located at 1721 North McAree Road, Waukegan, Illinois, was built in 1958. This site consists of 4.5 acres of developed land with the following structures:

- Administration Building; 28,452-square-feet
- Organizational Maintenance Shop (OMS); 3,340-square-feet
- US Marine Corps (USMC) garage; 4,876 square-feet
- Vehicle Wash Area; 1,247square-feet

ALTERNATIVES CONSIDERED

Alternative 1, No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Waukegan AFRC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure became 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. Therefore, the no action alternative is evaluated in the EA.

Impacts of Army Closure, Disposal, and Reuse

The EA also reviews the potential impacts of three implementation alternatives. These alternatives include:

Alternative 2, Caretaker Status,

Alternative 3, Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility (Preferred Alternative), and

Alternative 4, Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan.

Alternative 2, Caretaker Status

The Army secured the Waukegan AFRC after its military mission ended on July 2010 to ensure public safety and the security of remaining government property and to complete any environmental remediation actions, if required. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Waukegan AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3, Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility (Preferred Alternative).

For the Preferred Alternative the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the Waukegan School District via the US Department of Education for use as the Pre-Kindergarten Program as recommended by the Waukegan AFRC Local Reuse Authority (LRA) in their reuse plan (See Appendix E).

The administration building would be renovated to fit the purposes of the program and the other buildings would be used for storage of equipment associated with the program. A portion of the Property would be converted to a playground. Portions of the perimeter fence would be removed to allow access to the neighboring Clearview Elementary School play fields.

The reuse of the Waukegan AFRC would enable the Pre-Kindergarten Program to consolidate from three leased facilities to one centralized, owned facility. This would benefit the program by having all personnel and activities centrally located and eliminate the need to spend funds on lease agreements.

Alternative 4, Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan

Under Alternative 4 the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the City of Waukegan for use as government and municipal administration purposes.

The administration building would be renovated to fit the purposes of the City and the other buildings would be used for storage of city equipment and property. The buildings and property would be renovated to fit the needs of the City, but no demolition is expected.

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 the implementing the proposed action on 12 resource areas for each alternative: aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous materials, land use, noise, socioeconomics, transportation, utilities, and water resources. The analyses in the EA concluded that there will be no significant adverse or significant beneficial environmental impacts resulting from implementing the proposed action.

As a result, no mitigation measures are required as part of this EA.

CONCLUSION

Based on the EA, it has been determined that implementation of any of the alternatives, or implementation of any combination of individual elements of the different alternatives analyzed in this EA, will not result in a significant impact on the quality of the human or natural environment. The Army is committed to implementing the Best Management Practices described in the EA. Therefore, issuance of a FNSI is warranted, and preparation of an Environmental Impact Statement (EIS) is not required and an EIS will not be prepared.

It has also been determined that the No Action Alternative will not support Congressional requirements under BRAC law (Public Laws 101-510); consequently, it has not been selected for implementation. Alternative 3 is the preferred alternative of the Army and the Local Redevelopment Authority. This alternative will allow the Waukegan School District to consolidate their Pre-Kindergarten Program resulting in a more effective learning environment. Elements of Alternative 4, however, may also be implemented in combination with Alternative 3 with no significant impact on the human or natural environment.

PUBLIC AVAILABILITY

The EA and Draft Finding of No Significant Impact (FNSI) have undergone a 30-day public comment period 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 *Waukegan Lake County News Sun* and *The Chicago Tribune*. The EA and Draft FNSI were available at the Waukegan Public Library – North County Street Branch, 128 North County Street, Waukegan, Illinois 60085; Waukegan Public Library – Baldwin Avenue Branch, 1800 North Baldwin, Waukegan, Illinois 60085; and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

_____ Date _____

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Colonel, US ARMY
Director of Public Works
88TH Regional Support Command

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ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
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WAUKEGAN UNITED STATES
ARMED FORCES RESERVE CENTER,
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FAC ID IL074

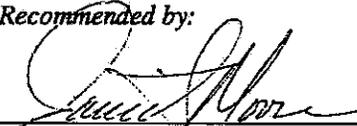
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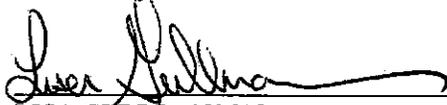
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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Waukegan Armed Forces Reserve Center (“AFRC” or “the Property”), Waukegan, Illinois. 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 Waukegan AFRC closure, disposal, and reuse. The potential effects of the relocation of the units stationed at the Waukegan AFRC have been addressed in a separate EA.

ES 2 PROPOSED ACTION

On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission made the following recommendations concerning the Waukegan AFRC, located in the City of Waukegan, Lake County, Illinois:

“Close the Armed Forces Reserve Center in Waukegan, IL and re-locate units into a new Armed Forces Reserve Center in Lake County, IL, if the Army is able to acquire suitable land for the construction of the facilities. The new AFRC shall have the capability to accommodate Illinois National Guard Units from the Army National Guard Readiness Center in Waukegan, IL, if the State of Illinois decides to relocate those units.”

This recommendation was approved by the President on September 23, 2005, and was forwarded to Congress, and on November 9, 2005, the recommendation became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended.

The proposed action is the closure, disposal, and reuse of the Waukegan AFRC. Reuse of the surplus property made available by the closure of the Waukegan AFRC would occur as a secondary action resulting from disposal. Environmental effects associated with the transfer of personnel to the new Armed Force Reserve Center (AFRC) and actions related to this transfer have been evaluated under NEPA in a separate EA (USACE 2010).

The Waukegan AFRC, located at 1721 North McAree Road, Waukegan, Illinois, was built in 1958. This site consists of 4.5 acres of developed land with the following structures:

- 28,452-square-foot Administration building (constructed 1958-1964):
- 3,340-square-foot Organizational Maintenance Shop (OMS) (constructed 1958)
- 4,876 square-foot US Marine Corps (USMC) garage/unheated storage building (constructed 1994)
- 1,247square-foot Vehicle Wash Area (constructed 2004)

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Waukegan AFRC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure became 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. Therefore, the no action alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Waukegan AFRC after its military mission ended on July 2010 to ensure public safety and the security of remaining government property and to complete any environmental remediation actions, if required. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Waukegan AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility

For the Preferred Alternative the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the Waukegan School District via the US Department of Education for use as the Pre-Kindergarten Program as recommended by the Waukegan AFRC Local Reuse Authority (LRA) in their reuse plan (See Appendix E).

The administration building would be renovated to fit the purposes of the program and the other buildings would be used for storage of equipment associated with the program. A portion of the Property would be converted to a playground. Portions of the perimeter fence would be removed to allow access to the neighboring Clearview Elementary School play fields.

The reuse of the Waukegan AFRC would enable the Pre-Kindergarten Program to consolidate from three leased facilities to one centralized, owned facility. This would benefit the program by having all personnel and activities centrally located and eliminate the need to spend funds on lease agreements.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan

Under Alternative 4 the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the City of Waukegan for use as government and municipal administration purposes.

The administration building would be renovated to fit the purposes of the City and the other buildings would be used for storage of city equipment and property. The buildings and property would be renovated to fit the needs of the City, but no demolition is expected.

ES 4 Environmental Consequences

Army NEPA Regulations (32 CFR § 651.14) states 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 resources categories will, therefore, be discussed in multiple subsections throughout Section 4.

Table ES.1 lists each of the environmental resource categories, and it documents which resources are present and the analyzed effect:

- not present;
- present, but not impacted;
- present, but proposed action will have little or no measurable environmental effect; or
- present, requires detailed analysis.

Table ES.1 Summary of Resource Category Impact Analysis for the Waukegan AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Resource Present; Little or No Measurable Effect
AIR QUALITY	4.2	Detailed Analysis of Resource
		Alternative 1 - No Impact
		Alternative 2 - Beneficial Impact
		Alternative 3 - Adverse Impact
Alternative 4 - Adverse Impact		
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.2	Resource Present, Not Impacted
Wildlife	4.1.2	Resource Present, Not Impacted
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.3	Resource Present; Little or No Measurable Effect
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.2	Resource Present, Not Impacted

Table ES.1 Summary of Resource Category Impact Analysis for the Waukegan AFRC.

Resource Category (Alphabetical)	Document Section	Analysis Undertaken
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	Resource Present, Not Impacted
Asbestos Containing Material	4.3	Detailed Analysis of Resource
		----- Alternative 1 - No Impact
		Alternative 2 - Beneficial Impact
		Alternative 3 - Beneficial and Adverse Impact
Lead Based Paint (LBP)	4.3	Detailed Analysis of Resource
		----- Alternative 1 - No Impact
		Alternative 2 - Beneficial Impact
		Alternative 3 - Beneficial and Adverse Impact
Munitions and Explosives of Concern	4.1.1	Resource Not Present
Past Uses and Operations	4.1.2	Resource Present, Not Impacted
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Resource Present; Little or No Measurable Effect
Polychlorinated Biphenyls (PCBs)	4.1.2	Resource Present, Not Impacted
Radioactive Materials	4.1.1	Resource Not Present
Radon	4.3	Detailed Analysis of Resource
		----- Alternative 1 - No Impact
		Alternative 2 - Beneficial Impact
		Alternative 3 - Beneficial and Adverse Impact
Regulatory Information	4.1.1	Resource Not Present
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Resource Present; Little or No Measurable Effect
UST/ASTs	4.1.1	Resource Not Present
Waste Disposal Sites	4.1.1	Resource Not Present
LAND USE		
Current and Future Development in the Region of Influence	4.4	Detailed Analysis of Resource
		----- Alternative 1 - No Impact
		Alternative 2 - No Impact
		Alternative 3 - No Impact
Installation Land/Airspace Use	4.4	Detailed Analysis of Resource
		----- Alternative 1 - No Impact
		Alternative 2 - No Impact
		Alternative 3 - Beneficial Impact
National and State Parks	4.1.1	Resource Not Present
Prime and Unique Farmland	4.1.1	Resource Not Present
Surrounding Land/Airspace Use	4.1.2	Resource Present; Little or No Measurable Effect
NOISE	4.1.3	Resource Present; Little or No Measurable Effect

Table ES.1 Summary of Resource Category Impact Analysis for the Waukegan AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
SOCIOECONOMICS		
Economic Development	4.5	Detailed Analysis of Resource ----- Alternative 1 - No Impact Alternative 2 - Adverse Impact Alternative 3 - Beneficial Impact Alternative 4 - Beneficial Impact
Environmental Justice	4.5	Detailed Analysis of Resource ----- Alternative 1 - No Impact Alternative 2 - No Impact Alternative 3 - Beneficial Impact Alternative 4 - No Impact
Demographics	4.1.2	Resource Present, Not Impacted
Housing	4.1.2	Resource Present, Not Impacted
Protection of Children	4.5	Detailed Analysis of Resource ----- Alternative 1 - No Impact Alternative 2 - No Impact Alternative 3 - Beneficial Impact Alternative 4 - No Impact
Public Services	4.5	Detailed Analysis of Resource ----- Alternative 1 - No Impact Alternative 2 - No Impact Alternative 3 - Beneficial Impacts Alternative 4 - No Impact
TRANSPORTATION		
Roadways and Traffic	4.1.3	Resource Present; Little or No Measurable Effect
Public Transportation	4.1.3	Resource Present; Little or No Measurable Effect
UTILITIES		
Communications	4.1.2	Resource Present, Not Impacted
Energy Sources (Electrical, Gas, etc)	4.1.2	Resource Present, Not Impacted
Potable Water Supply	4.1.2	Resource Present, Not Impacted
Solid Waste	4.1.2	Resource Present, Not Impacted
Storm Water System	4.1.2	Resource Present, Not Impacted
Wastewater System	4.1.2	Resource Present, Not Impacted
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.2	Resource Present, Not Impacted
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.1	Resource Not Present
Wetlands	4.1.1	Resource Not Present

Best Management Practices

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 renovation and construction, as appropriate, to minimize impacts associated with implementing the proposed action.

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 32 CFR 651 Environmental Analysis of Army Actions. 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 four resource categories for each alternative: air quality, land use (installation land/airspace use, and current and future development in the region of influence), hazardous and toxic substances (asbestos, lead based paint, and radon), and socioeconomics (economic development, public services, environmental justice, and protection of children). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from the Proposed Action or alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC Law (Public Laws 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include the reuse of the facility by the Waukegan School District as an Early Childhood Education Facility.

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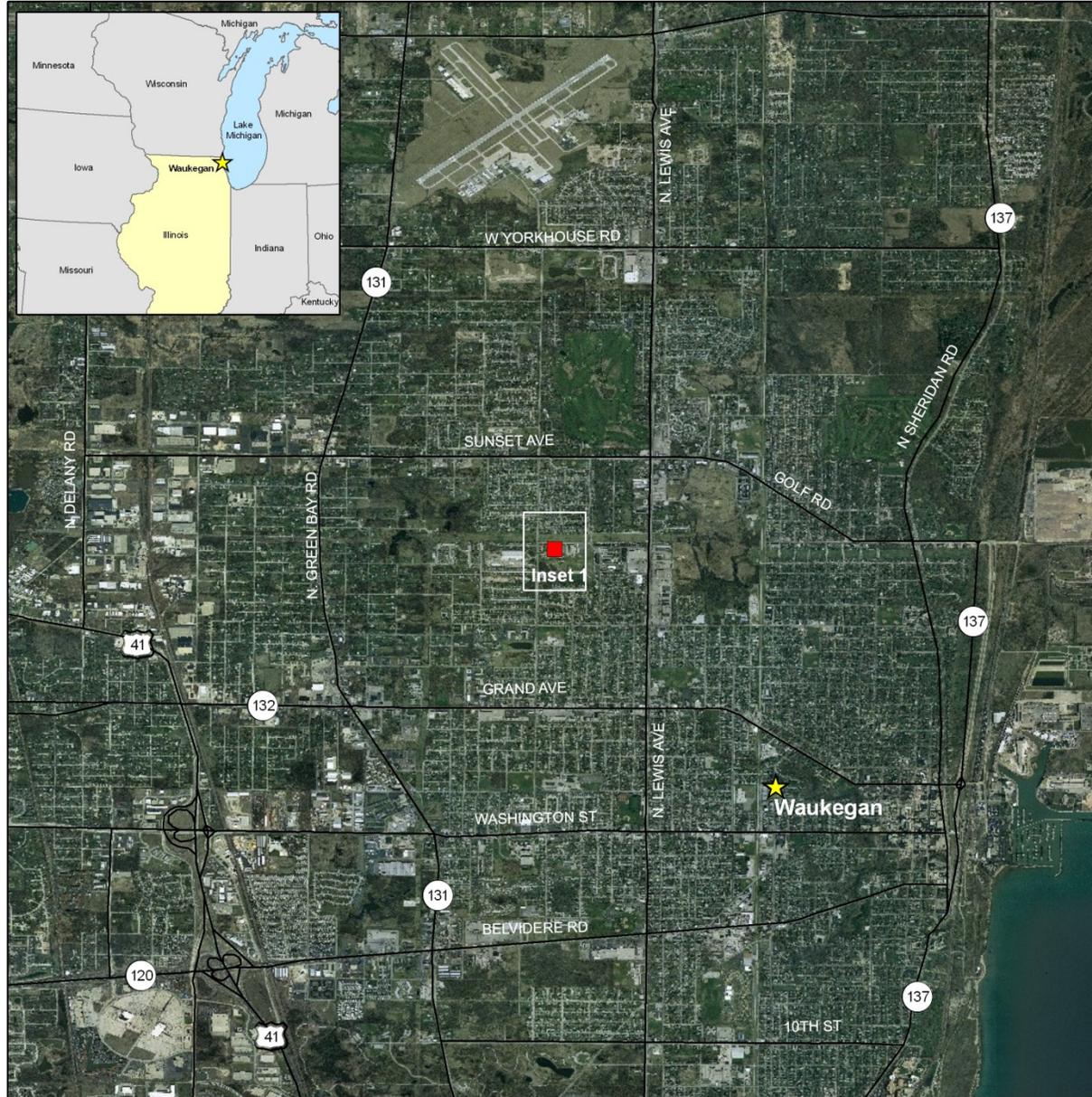
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1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Waukegan Armed Forces Reserve Center (AFRC), Waukegan, Illinois (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. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission recommended closure of the Waukegan AFRC (Figure 1-2) and realignment of essential missions to other installations. The deactivated AFRC property (the “Property”) is surplus to Army military need and will be disposed of according to applicable laws and regulations.



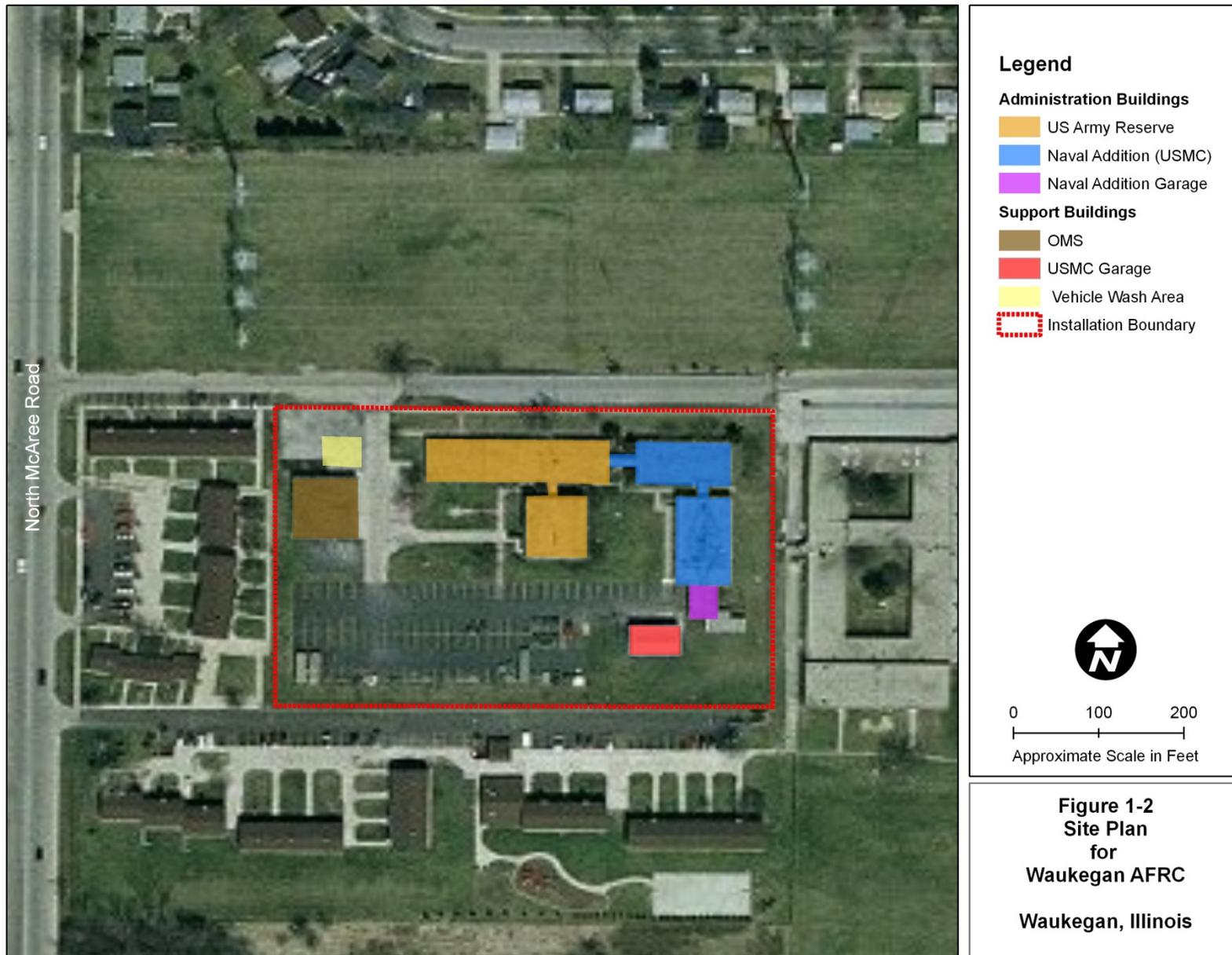
Legend

- Roads
- ★ City
- Waukegan AFRC



0 0.5 1
Approximate Scale in Miles

Figure 1-1
Waukegan Armed Forces Reserve Center
Waukegan, Illinois
Location Map



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 US Environmental Protection Agency, The City of Waukegan, The Lake County Administrators Office, The Waukegan Federal Acquisition Committee (Local Redevelopment Authority [LRA]), Illinois Environmental Protection Agency (IEPA), Illinois Department of Commerce and Economic Opportunity, appropriate Native American tribes, the State Historic Preservation Officer (SHPO), US Fish and Wildlife Service (USFWS), and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, *Waukegan Lake County News Sun* and a regional newspaper, *Chicago Tribune*. The EA and draft FNSI are made available during the public review period at the Waukegan Public Libraries of North County Street Branch (128 North County Street, Waukegan, Illinois 60085) and Baldwin Avenue Public Library Branch (800 North Baldwin, Waukegan, Illinois 60085), 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 BRAC Environmental Coordinator of the United States Army Reserve (USAR) 88TH Regional Support Command (RSC): Lisa Gulbranson at 506 Roeder Circle Ft. Snelling, MN 55111; 612-713-3752 or lisa.gulbranson@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If potential impacts are found to be significant, the Army can decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) in the Federal Register.

2.0 DESCRIPTION OF THE PROPOSED ACTION

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

Under BRAC law, the Army must close the Waukegan AFRC (the Property) not later than September 15, 2011. After the Waukegan AFRC is closed, 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 the Property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close the Armed Forces Reserve Center in Waukegan, IL and re-locate units into a new Armed Forces Reserve Center in Lake County, IL, if the Army is able to acquire suitable land for the construction of the facilities. The new AFRC shall have the capability to accommodate Illinois National Guard Units from the Army National Guard Readiness Center in Waukegan, IL, if the State of Illinois decides to relocate those units.”

The environmental impacts resulting from the construction and operation of the new AFRC in Lake County, Illinois are analyzed in Lake County BRAC EA, January 2008.

2.2 Local Redevelopment Authority's Reuse Plan

In April 2006, the Mayor of Waukegan appointed the Waukegan AFRC Local Redevelopment Authority (the “LRA”) for the purpose of formulating a recommendation for the reuse of the Waukegan AFRC. According to 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 from state and local governments, representatives of the homeless, and other interested parties. The LRA recommended that the Property be reused for the Pre-Kindergarten Program of the Waukegan School District. The LRA has received approval from the Department of Housing and Urban Development. In accordance with the LRA reuse plan, the Army proposes to transfer the Property to the Waukegan School District via the US Department of Education by a public benefit conveyance for reuse as described in the approved LRA Reuse Plan.

2.3 Description of the Waukegan AFRC

In 1956, the US Government purchased 4.5 acres of undeveloped land, located at 1721 North McAree Road, Waukegan, Illinois to construct an AFRC. This mission as an AFRC ended in July 2010 and the site was closed. Currently, the Property has four permanent structures:

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- 1) Administration building
 - 7,176 square-foot 1-story US Army Reserve Portion (1958)
 - 7,000 square-foot 2-story Drill Hall (1958)
 - 3,680 square-foot 1-story Naval Addition (1964)
 - 10,596 square-foot 2-story Naval Addition w/ garage (1964)
 - 2) 3,340 square-foot Organizational Maintenance Shop (OMS) (1958).
 - 3) 4,876 square-foot US Marine Corps (USMC) garage unheated storage building (1994).
 - 4) 1,247 square-foot Vehicle Wash Area (2004)



Photograph 1. Waukegan AFRC Administration Building showing 1-story US Army Reserve Portion and 2-story Drill Hall.



Photograph 2. Waukegan AFRC Organizational Maintenance Shop (OMS).



Photograph 3. Waukegan AFRC US Marine Corps (USMC) Garage



Photograph 4. Waukegan AFRC Vehicle Wash Area

Figure 1-2 shows the Waukegan AFRC site plan. The entire administration building is a block building with a brick exterior and consists of the four main sections listed above. The OMS is a three-bay block building with a brick exterior. The USMC garage is a two-bay, steel constructed building. The vehicle wash area is a one-bay, block building with a brick exterior. A 1-acre military equipment parking area and a 0.1-acre privately owned vehicle parking area are also on the site. Approximately 2 acres of the site are covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining 2.5 acres of land are mowed lawn areas with a few trees. The facility's perimeter is secured with a 6.5-foot (ft) chain-linked fence and three strands of barbed wire. The site is currently in caretaker status. It was most recently occupied by the US Army 6th Brigade, 100th Division and the USMC 2nd Battalion, 24th Marines Weapon Company consisting of 400 reservists who drill on weekends, and 20 full-time employees.

3.0 ALTERNATIVES

3.1 Alternative 1 - No Action Alternative:

Under the No Action Alternative, the Army would continue operations at the Waukegan AFRC at levels similar to those that occurred prior to the BRAC 2005 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. Therefore, the no action alternative is evaluated in the EA.

3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Waukegan AFRC after the military mission ended on July 2010 to ensure public safety and the security of remaining government property and to complete any environmental remediation actions, if required. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Waukegan AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

3.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility

For the Preferred Alternative the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the Waukegan School District via the US Department of Education for use as the Pre-Kindergarten Program as recommended by the Waukegan AFRC LRA in their reuse plan.

The administration building would be renovated to fit the purposes of the program and the other buildings would be used for storage of equipment associated with the program. A portion of the Property would be converted to a playground. Portions of the perimeter fence would be removed to allow access to the neighboring Clearview Elementary School play fields.

The reuse of the Waukegan AFRC would enable the Pre-Kindergarten Program to consolidate from three leased facilities to one centralized facility. This would benefit the program by having all personnel and activities centrally located and eliminate the need to spend funds on lease agreements.

3.4 Alternative 4 - Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan

Under Alternative 4 the Army would close the Waukegan AFRC by September 15, 2011, and make a public benefit conveyance to the City of Waukegan for use as government and municipal administration purposes.

The administration building would be renovated to fit the purposes of the City and the other buildings would be used for storage of city equipment and property. The buildings and property would be renovated to fit the needs of the City, but no demolition is expected.

3.5 Alternatives Considered and Eliminated From Further Analysis

3.5.1 Early Transfer and Reuse before Cleanup is Completed

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. 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 remedial activities are not necessary at the Waukegan AFRC.

3.5.2 Other Disposal Options

The Waukegan AFRC LRA screened this Federal Government surplus property by soliciting notices of interest 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. None of these entities submitted a NOI for reusing the property.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

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

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

4.1 Environmental Resources Eliminated from Further Consideration

Table 4-1 lists each of the environmental resource categories, and it documents which resources are:

- not present;
- present, but not impacted;
- present, but proposed action will have little or no measurable environmental effect; or
- require detailed analysis.

Table 4-1. Summary of Resource Category Impact Analysis for the Waukegan AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Resource Present; Little or No Measurable Effect
AIR QUALITY	4.2	Detailed Analysis of Resource
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.2	Resource Present, Not Impacted
Wildlife	4.1.2	Resource Present, Not Impacted
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.3	Resource Present; Little or No Measurable Effect
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.2	Resource Present, Not Impacted
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	Resource Present, Not Impacted
Asbestos Containing Material	4.3	Detailed Analysis of Resource
Lead Based Paint (LBP)	4.3	Detailed Analysis of Resource
Munitions and Explosives of Concern	4.1.1	Resource Not Present
Past Uses and Operations	4.1.2	Resource Present, Not Impacted
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Resource Present; Little or No Measurable Effect
Polychlorinated Biphenyls (PCBs)	4.1.2	Resource Present, Not Impacted
Radioactive Materials	4.1.1	Resource Not Present
Radon	4.3	Detailed Analysis of Resource
Regulatory Information	4.1.1	Resource Not Present
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Resource Present; Little or No Measurable Effect
UST/ASTs	4.1.1	Resource Not Present
Waste Disposal Sites	4.1.1	Resource Not Present
LAND USE		
Current and Future Development in the Region of Influence	4.4	Detailed Analysis of Resource
Installation Land/Airspace Use	4.4	Detailed Analysis of Resource
National and State Parks	4.1.1	Resource Not Present
Prime and Unique Farmland	4.1.1	Resource Not Present
Surrounding Land/Airspace Use	4.1.2	Resource Present; Little or No Measurable Effect

Table 4-1. Summary of Resource Category Impact Analysis for the Waukegan AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
NOISE	4.1.3	Resource Present; Little or No Measurable Effect
SOCIOECONOMICS		
Economic Development	4.5	Detailed Analysis of Resource
Environmental Justice	4.5	Detailed Analysis of Resource
Demographics	4.1.2	Resource Present, Not Impacted
Housing	4.1.2	Resource Present, Not Impacted
Protection of Children	4.5	Detailed Analysis of Resource
Public Services	4.5	Detailed Analysis of Resource
TRANSPORTATION		
Roadways and Traffic	4.1.3	Resource Present; Little or No Measurable Effect
Public Transportation	4.1.3	Resource Present; Little or No Measurable Effect
UTILITIES		
Communications	4.1.2	Resource Present, Not Impacted
Energy Sources (Electrical, Gas, etc)	4.1.2	Resource Present, Not Impacted
Potable Water Supply	4.1.2	Resource Present, Not Impacted
Solid Waste	4.1.2	Resource Present, Not Impacted
Storm Water System	4.1.2	Resource Present, Not Impacted
Wastewater System	4.1.2	Resource Present, Not Impacted
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.2	Resource Present, Not Impacted
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.1	Resource Not Present
Wetlands	4.1.1	Resource Not Present

4.1.1 Environmental Resource Categories That Are Not Present

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

- **Critical Habitat** - The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** - Coordination was conducted with the US Fish and Wildlife Service and the Illinois Environmental Protection Agency (Appendix A). No species protected under Federal or state laws are known to exist on the Property.

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- **Wilderness Areas and Wildlife Refuges** - The nearest national wilderness area is Wisconsin Islands Wilderness which is located 248 miles from the Property. The nearest national wildlife refuge is the Leopold Wetland Management District in Wisconsin, which is located 141 miles from the Property. These resources would not be affected by the proposed actions.
 - **Archeological Resources** - No archaeological resources occur within the boundaries of the Waukegan AFRC. SHPO coordination is presented in Appendix A.
 - **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** - No Native American resources have been identified through consultation within the boundaries of the Waukegan AFRC. Native American coordination is presented in Appendix A.
 - **Munitions and Explosives of Concern** - No evidence was found during the Environmental Condition of Property (ECP) (USACE 2007) site reconnaissance or records review process of the past presence of munitions and explosives of concern. An indoor, small-arms firing range located in the drill hall was previously decommissioned and converted into a kitchen. Other than a wooden secondary backstop, no evidence of the firing range exists today. There is an arms vault on the property that reportedly used to store small arms munitions. At the time of the site reconnaissance, no small arms were stored on-site.
 - **Radioactive Materials** - No radiological sources were observed during the ECP site reconnaissance or the site evaluation for this document. AFRC personnel stated there were currently no radiological sources on the premises. A “low level radioactive materials” sign was present just outside the arms vault suggesting low level radioactive material was stored there in the past. A radiological clearance survey is scheduled during the first quarter of Fiscal Year 2012.
 - **Regulatory Information (Hazardous and Toxic Substances)** - Five separate properties near or adjacent to the AFRC were evaluated as potential risk properties to the Waukegan AFRC property. These adjacent properties were identified as a result of information obtained during area reconnaissance, interviews, and regulatory database searches. Based on an evaluation of available site information and details concerning the properties, none of the facilities evaluated exhibit significant environmental conditions that have the probability of adversely affecting the Waukegan AFRC.
 - **UST/ASTs** - No underground storage tanks or above ground storage tanks are present at the Property. Previous tanks have been removed and a “No Further Action” determination was issued by the Illinois Environmental Protection Agency.
 - **Waste Disposal Sites** - An ECP was completed in general accordance with the U.S. Department of Defense requirements. The Property is not registered as a waste generator and does not have a state solid waste registration number or a US Environmental Protection Agency (USEPA) identification number. The Property is not a permitted solid waste facility and is not required to maintain a solid waste permit. AFRC personnel stated no waste had been disposed, buried, or burned on the Property.

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- **National and State Parks** - The property does not contain and is not near any national parks or state parks. The nearest national historic site is the Lincoln Home in Springfield, Illinois, which is located 232 miles from the Property. The nearest state park is Illinois Beach State Park, which is located 2.5 miles from the Property. These resources would not be affected by the proposed actions.
 - **Prime and Unique Farmlands** - 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** - The Property is not located within a 100- or 500-year floodplain (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel 17097C0088F, 1997).

The Illinois Department of Natural Resources, Office of Water Resources is the lead agency for the Illinois Coastal Management Program (ICMP) (IDNR 2011). The Waukegan AFRC is in a coastal zone and is included in a coastal zone management plan. The ICMP has developed a set of criteria to identify “Uses subject to management” under the program. The current and proposed uses of the Waukegan AFRC do not meet any of these criteria and therefore, the current and proposed uses of the Waukegan AFRC are not subject to management under the coastal zone management plan.

- **National Wild and Scenic Rivers** - One designated wild and scenic river occurs within the State of Illinois. The Middle Fork Vermilion is located more than 100 miles south of the Property. This resource would not be affected by the proposed actions.
- **Surface Water (Streams, Ponds, etc.)** - The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the Property. The Property lies between the Des Plaines River, approximately 2.75 miles to the west and Lake Michigan, approximately 2.75 miles to the east. Two small retention ponds are located approximately 400 feet west of the Property across McAree Road. The proposed action would not affect surface water resources.
- **Wetlands** - A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources that are Present, but Not Impacted

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

- **Vegetation** - The alternatives would have no direct, indirect, or cumulative impact on the vegetation on the Property. Typical urban vegetation (including mowed grass and ornamental trees and shrubs) is present at the site, but would not be impacted.
- **Wildlife** - The alternatives would have no direct, indirect, or cumulative impact on wildlife on the Property. Typical urban wildlife (e.g., songbirds, small mammals, etc.) is present at the site, but would not be impacted.

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- **Geology and Soils** - The alternatives would have no direct, indirect, or cumulative impact on the geology or soil on the Property. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.
 - **Adjacent Properties** - Adjacent properties, including residential apartment complexes and Clearview Elementary School, are present. None of the adjacent properties that immediately bound the Waukegan AFRC possesses any known environmental issue.
 - **Past Uses and Operations (Hazardous and Toxic Substances)** - The alternatives would have no direct, indirect, or cumulative impact on hazardous and toxic substances from the past uses and operations of the Property. The Property has primarily functioned as an administrative, logistical, and educational facility, with minor maintenance performed on military vehicles in the OMS. According to AFRC personnel, the Property has been used as an AFRC since its purchase by the U.S. government in 1956, and has not been leased to or occupied by other entities. The OMS has been used to perform routine, limited preventive maintenance on military equipment such as vehicle fluid, brake, and electrical checks. Vehicle washing historically would have occurred directly north of the OMS Building in the MEP area. The old oil water separator (OWS), vehicle wash facility (VWF), and a VWF grit trap were removed in 2001. The current Wash Rack Building was completed in 2004. The structure contains a trench with a grit trap that is connected to an OWS located directly west of the building exterior. The current OWS discharges to the sanitary sewer.
 - **Polychlorinated Biphenyls (PCBs)** - The alternatives would have no direct, indirect, or cumulative impact on PCBs on the Property. Three transformers mounted to a pole are located on the Property. There is no evidence that the transformers contain PCBs. During the 2011 site reconnaissance, the transformer exteriors appeared to be in good condition and no evidence of leakage was observed. There are also older fluorescent light fixtures, which could potentially contain PCBs. The ballasts currently present at the Property appear to be in good condition and no leaking dielectric fluid was observed during the site inspection.
 - **Surrounding Land/Airspace Use** - The alternatives would have no direct, indirect, or cumulative impact because the activities included in the proposed action are compatible with the existing surrounding land uses and air space use. Land use south of the AFRC consists of residential development, a Housing and Urban Development (HUD) project, and Clearview Park. Clearview Elementary School and residential development are located due east of the AFRC. The property directly north of the Waukegan AFRC consists of an access road and easement of open field for high-voltage electrical power lines. Residential neighborhoods are also present north of the parcel. Land use west of the AFRC consists of HUD apartment complexes, North McAree Road, and additional residential development.
 - **Demographics** - Demographic resources are present in the region of influence (ROI). The alternatives would have no direct, indirect, or cumulative impact on the surrounding demographics, because the proposed actions would not alter demographics of the population in the ROI.

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- **Housing** - The alternatives would have no direct, indirect, or cumulative impact on the surrounding housing resources, because the proposed actions would not affect housing prices or create any displacements.
 - **Utilities** - The alternatives would have no direct, indirect, or cumulative impact on utilities, because the utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be minor. The utilities include the potable water supply, wastewater system, storm water system (City of Waukegan), electric service (ComEd), natural gas (People's Energy), and solid waste disposal (Veolia Environmental Services).
 - **Hydrology/Groundwater** - These resources are present on or underneath the property, but would not be impacted by the proposed action because the demolition or new construction activities that are planned would not occur deep enough to affect these resources.

4.1.3 Resources are Present, but Little to No Measurable Environmental Effect

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

- **Aesthetics and Visual Resources** - The alternatives would have no significant direct, indirect, or cumulative impact on aesthetics or visual resources because the existing buildings and footprint would remain unchanged. Minor renovations and landscaping could have minor beneficial impacts, but do not require further analysis.
- **Historic Buildings** - The administration building and OMS were constructed more than 50 years ago. The SHPO has concluded that these structures are not eligible for the National Register of Historic Places (Appendix A).
- **Pits, Sumps, Drywells, and Catch Basins** - The alternatives would have no significant direct, indirect, or cumulative impact on Pits, Sumps, Drywells, and Catch Basins. During the site reconnaissance, two drains, a decommissioned drain, and two decommissioned pipes were observed in the boiler room. Other drains observed were located in the shower rooms and latrines. A VWF, with an OWS and grit trap, was formerly installed outside the OMS. The OWS discharged into the municipal sanitary sewer. The OWS and grit trap were removed in 2001. A new VWF was installed during the construction of the Wash Rack Building in 2004. The VWF included an interior trench drain and grit trap. The grit trap was connected to an OWS that was installed on the western exterior of the Wash Rack Building, which discharges to the sanitary sewer.
- **Storage, Use, Release of Chemicals/Hazardous Substances** - The alternatives would have no significant direct, indirect, or cumulative impact on storage, use, or release of chemicals/hazardous substances. Activities associated with past uses made it necessary to store and use paint and petroleum, oil, and lubricants (POL). In addition, an oil water separator that discharges to the sanitary sewer is present adjacent to the wash rack. The Environmental Condition of Property Report (2007) classified the Property as a Type 2, which generally does not pose a present material risk of harm to the public health or environment.

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- **Noise** - The alternatives would have no significant direct, indirect, or cumulative impact on noise levels, because noise levels would be *de minimis*. The major source of noise would continue to be from vehicle traffic. Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under the Preferred Alternative the noise sources would be privately owned vehicles, service vehicles, HVAC, and children playing outside. The noise levels associated with each of the alternatives are equal to or less than the current use and would be compatible with surrounding noise levels. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptor is Clearview Elementary School, adjacent to the Property, and the noise levels associated with each of the alternatives would be compatible with the school's noise levels.
 - **Roadways and Traffic** - The alternatives would have no significant direct, indirect, or cumulative impact on roadways and traffic because the roadways and signage present are adequate to provide service. The action alternatives would change the times of higher traffic volume, but these impacts would be minor. The types of vehicles used at the Property under each action alternative would differ, but the overall impact to transportation would be minor. No further analysis is required.
 - **Public Transportation** - The alternatives would have no significant direct, indirect, or cumulative impact on public transportation because the current public transportation capacity is adequate to provide service. School buses would be used to transport children to and from the facility under Alternative 3. The action alternatives would change the times of public transportation usage, but these impacts would be minor. No further analysis is required.

4.2 Air Quality

4.2.1 Affected Environment

4.2.1.1 Ambient Air Quality Conditions

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 throughout the United States.

Individual states can adopt the NAAQS or establish state ambient air quality standards, which cannot be less stringent than the NAAQS. The IEPA has adopted the NAAQS.

Both primary and secondary NAAQS are defined. The primary NAAQS are intended to protect public health, while the secondary NAAQS are intended to protect the environment (e.g., crops, wildlife, buildings). Areas where ambient concentrations of a given pollutant are below the applicable ambient standards are designated as being in "attainment" for that pollutant. An area that does not meet the NAAQS for a given pollutant is classified as a "non-attainment" area for that pollutant. Non-attainment areas are under strict regulatory restriction in an effort to lower pollutant concentrations to regulatory standards. Three of the criteria pollutants [ozone, carbon monoxide, and particulate matter equal or less than 10 microns in size (PM₁₀)], are classified according to severity.

The USEPA requires each state to prepare a State Implementation Plan (SIP) to ensure these goals are met. A SIP is a compilation of goals, strategies, source emission limitations and control requirements, schedules, and enforcement actions that would lead the state to compliance with all NAAQS. The SIP includes a maintenance plan with measures to maintain air quality standards in maintenance areas. These involve NAAQS air pollutants that were previously under a non-attainment designation but are currently within regulatory standards.

4.2.1.2 Air Pollutant Emissions at Installation

The Property is located within a non-attainment area (Lake County, Illinois and Kenosha County, Wisconsin) for 8-Hour Ozone. Lake County, Illinois is also within a non-attainment area for particulate matter equal to or less than 2.5 microns in size (PM_{2.5}) (annual and 24-hour for the 1997 standard). Emission sources at the current site include stationary, mobile, and fugitive categorizations. Potential stationary sources include boilers in the administration and OMS buildings.

4.2.1.3 Regional Air Pollutant Emissions Summary

A General Conformity Analysis, in accordance with 40 CFR Part 93 Subpart B, is required prior to this project being initiated. Additionally, calculations from associated activities demonstrate air emission levels well below applicable threshold levels. Appendix B contains the Record of Non-Applicability (RONA) and discusses the general air conformity process.

Both Lake County, Illinois and Kenosha County, Wisconsin are in non-attainment status for 8-Hour Ozone. Lake County is also within a non-attainment area for the 1997 standard for PM_{2.5} (annual and 24-hour). As such, ozone precursor pollutants [volatile organic compounds (VOCs) and nitrogen oxides (NO_x)], PM_{2.5}, and carbon monoxide would apply for a General Conformity Analysis. Both counties are in attainment for all other NAAQS criteria pollutants.

4.2.2 Consequences

4.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because the Waukegan AFRC 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 air quality resources are anticipated. Because the Waukegan AFRC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be short-term beneficial direct impacts under Alternative 2. Under this alternative, the Army would provide for maintenance to preserve and protect the facility and equipment until there is a permanent transfer of property. Currently, the site has approximately 8 full time staff at the Waukegan AFRC on a daily basis with an additional 400 soldiers on weekends. Following closure, there would be a reduction of mobile emissions from government and privately owned vehicles. The only on-site vehicles would be those there for minimal maintenance activities. During the implementation of the caretaker status, there would be emissions from the vehicles and equipment needed to perform maintenance activities on-site.

During the implementation of the caretaker status there would be a reduction in air emissions associated with the operation of the natural gas boilers. While in caretaker status the existing buildings would not require heating and cooling for human comfort; consequently emissions associated with these activities would be reduced.

Indirect Impacts. There are no anticipated indirect adverse impacts under this alternative because following the closure and during implementation of the caretaker status there would be a net decrease in emissions since there would be no operations occurring at the site.

4.2.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program

Direct Impacts. Short- and long-term, minor adverse direct impacts would be expected under Alternative 3. The primary emission sources for this project will be those associated with renovation activities being the predominant emission-generating activity. Cumulative air emissions were calculated for various types of diesel engine vehicles and related equipment. The results of these calculations are located in Appendix B. The renovation activity associated with this modification would result in a short-term increase in air emissions as demonstrated in the calculations shown in Appendix B.

Indirect Impacts. Negligible adverse indirect impacts would be expected under Alternative 3. Currently, the AFRC has 8 employee vehicles on site on a daily basis and additional vehicles for 400 soldiers on weekends. The proposed reuse of a Pre-Kindergarten facility would potentially add more regular vehicle emissions from patrons utilizing the site for morning, afternoon, and evening drop-off and pick-up. The increased mobile emissions associated with this modification will be negligible as demonstrated in the calculations shown in Appendix B.

4.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan.

Direct Impacts. Short- term, adverse minor direct impacts would be expected under Alternative 4. The primary emission sources for this project will be those associated with renovation activities. Cumulative air emissions were calculated for various types of diesel engine vehicles and related equipment. The results of these calculations are located in Appendix B. The renovation activity associated with this modification would result in a short-term increase in air emissions as demonstrated in the calculations shown in Appendix B.

Indirect Impacts. No indirect impacts would be expected under Alternative 3. Currently, the AFRC has 8 employee vehicles on site on a daily basis and additional vehicles for 400 soldiers on weekends. The reuse of the site would have approximately 40 vehicles per weekday, which would be an overall net decrease in annual mobile emissions.

4.3 Hazardous and Toxic Substances

4.3.1 Affected Environment

Specific environmental statutes and regulations govern hazardous material and hazardous waste management activities at the Waukegan AFRC. For the purpose of this analysis, the terms hazardous waste, hazardous materials, and toxic substances include those substances defined as hazardous by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), AR 200-1, and Toxic Substances Control Act (TSCA). In general, they include substances that, because of their

quantity, concentration, or physical, chemical, or toxic characteristics, may present danger to public health or welfare or the environment upon release. An ECP Report was completed for the Waukegan AFRC in 2007. This facility was classified as a Department of Defense (DoD) Environmental ECP Category 2 property indicating an area where only release or disposal of petroleum products has occurred (USACE 2007).

4.3.1.1 Asbestos Containing Material

According to the 2006 Environmental Survey Report (ITI of South Florida, Inc. 2006) and the 2002 and 2005 asbestos containing material (ACM) surveys, it was confirmed that ACM was present in floor tiles in various locations throughout the Waukegan AFRC (USACE 2007). In particular, non-friable ACM was found in the hallways, and in Rooms 117A and 117B. Non-Friable ACM also was confirmed in the black mastic under the floor tiles throughout the Administration Building. Because the building was constructed in the 1950s, it is presumed that ACM is present in the roofing materials, fire doors, electrical wiring, and vibration damping cloth within the Administration Building. No ACM was confirmed to be present in the OMS Building; but since the building was constructed in the 1950s, it was presumed that ACMs are present in the roofing materials, fire doors, and electrical wiring. No other buildings were sampled during these surveys. No friable ACM was noted in the 2002 and 2005 ACM survey. During the 2007 site reconnaissance, broken and missing floor tile throughout the facility was observed (USACE 2007).

4.3.1.2 Lead-Based Paint

A lead-based paint (LBP) survey was completed in 2002. The survey concluded that materials sampled within the Administration and OMS Buildings contained LBP. In the Administration Building, LBP was identified in Rooms 102, 103, 106, 110, 111, 113, 121, 122, 123, 128, 139, 102A, 137B, 138A, 138B, on stairs near the Mechanical Room, the second-floor bathroom, and second-floor hallway. In the OMS Building, LBP was identified on the garage door and upper and lower columns. No other buildings were sampled in the 2002 surveys. At the time of the 2007 site survey, many of the painted surfaces throughout the facilities were in good condition. However, chipped paint was observed in locations throughout the Administration Building and peeling paint was observed in the Boiler Room (USACE 2007).

4.3.1.3 Radon

A site-specific radon survey was conducted at the Waukegan AFRC in 2002. Passive detection equipment was installed throughout the Administration Building to determine levels of radon gas. The radon survey results indicated that two sampling locations in Room 118H exhibited radon levels above the USEPA residential action level of 4 pCi/L. A 2005 subsequent radon survey indicated that radon levels were 0.6 pCi/L, below the 4 pCi/L action level. The range of reported concentrations suggests that radon levels in the building vary over time and that temporal excursions above the 4pCi/L are possible. In addition, the USEPA Map of Radon Zones for Lake County, Illinois, indicates that the county lies within Zone 2 in which there is a moderate potential for radon to be present above the USEPA residential action level. This zone has a predicted average indoor screening level from 2 to 4 pCi/L, which is considered below the USEPA residential action level of 4 pCi/L (USACE 2007).

4.3.2 Consequences

4.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of hazardous and toxic substance are anticipated. Because the Waukegan AFRC would not close and personnel would not be realigned; no direct impacts to this resource are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

Indirect Impacts. No changes to the existing baseline conditions of hazardous and toxic substances are anticipated. Because the Waukegan AFRC would not close and personnel would not be realigned; no indirect impacts to this resource are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

4.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Negligible short-term beneficial direct impacts are expected to hazardous and toxic substances under this alternative. The Army would continue maintenance activities necessary to protect the property and buildings from deterioration. This would include maintaining the interior floors in a manner that preserves the asbestos floor tiles. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with federal, state, local, and DoD requirements after closure of the Waukegan AFRC. The removal of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

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

4.3.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility

Direct Impacts. Minor long-term beneficial and negligible short-term and negligible long-term adverse direct impacts would occur through the reuse of the Waukegan AFRC property. Under this alternative, the property would be transferred from the Army to the Waukegan School District ‘as is.’ No abatement activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of asbestos floor tiles, lead abatement). The deeds transferring the property will contain covenants requiring the owners to manage lead-based paint and asbestos-containing materials in accordance with all applicable regulations. Renovation activities that may require the removal of ACM and LBP materials would be managed and disposed of by the Waukegan School District. Long-term beneficial impacts may occur with the proper removal of these materials from the property. There would be negligible short-term adverse direct impacts due to the potential for releases and spills that might occur during renovation activities.

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

4.3.2.4 Alternative 4 – Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan

Direct Impacts. Minor long-term beneficial and negligible short-term and negligible long-term adverse direct impacts would occur through the reuse of the Waukegan AFRC property. Under this alternative, the property would be transferred from the Army to the City of Waukegan ‘as is.’ No abatement activities would be performed by the Army prior to the transfer of the

property (e.g., removal of asbestos floor tiles, lead abatement). The deeds transferring the property will contain covenants requiring the owners to manage lead-based paint and asbestos-containing materials in accordance with all applicable regulations. Renovation activities that may involve the removal of ACM and LBP materials would be managed and disposed of by the City of Waukegan. Long-term beneficial impacts may occur with the proper removal of these materials from the property.

There would negligible short-term adverse direct impacts due to the potential for releases and spills that might occur during renovation.

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

4.4 Land Use

4.4.1 Affected Environment

The Waukegan AFRC is located in Lake County, on the northwestern side of the city of Waukegan, Illinois (Figures 1-1 and 1-2). The parcel is located on the USGS 7.5-Minute Zion Quadrangle map. The Waukegan AFRC is currently zoned as R6 General Residence (Minimum lot size 6,000 SF) by the City of Waukegan Planning and Zoning Department (City of Waukegan 2009), though the federal government is exempt from local zoning regulations. The site is located in a mixed-use area that combines commercial, industrial, and residential land uses. The parcel occupies approximately 4.5 acres.

4.4.1.1 Installation Land/Airspace Use

The current occupant of the Waukegan AFRC is the U.S. Army 6th Brigade (Professional Development), 100th Division (Institutional Training), U.S. Marine Corps (USMC) 2nd Battalion, and 24th Marines Weapons Company. The Waukegan AFRC contains military equipment parking (MEP) and privately owned vehicle (POV) parking areas, and four permanent structures: 1) OMS Building; 2) Administration Building, with respective Drill Hall, Naval Add-On, and Naval (USMC) Addition; 3) a garage; and 4) a Wash Rack Building.

4.4.1.2 Current and Future Development in the Region of Influence

The City of Waukegan has in place a downtown and lakefront revitalization plan, *A 21st Century Vision for Waukegan's Downtown and Lakefront* (City of Waukegan 2003). According to the Waukegan Department of Planning and Zoning, however, there are no current or planned development projects in the vicinity of the Waukegan AFRC (City of Waukegan 2011).

4.4.2 Consequences

4.4.2.1 Alternative 1 – No Action Alternative

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

4.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. No direct impacts on land use are anticipated as maintenance activities are expected to continue for the current facilities. There would be no changes to land use under this alternative.

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

4.4.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility

Direct Impacts. There would be beneficial direct impacts to land use under this alternative. The reuse of this site would be more beneficial than leaving the property in caretaker status (i.e., Alternative 2). The proposed action would also result in beneficial use of the land for the City of Waukegan, Waukegan Public Schools, and families in the local area. In addition, the land use would change from defense actions that encompass large areas of effect to community actions that affect the local area.

Because educational institutions are a Permitted Use under Section 7.11 *R6 General Residence District* of the City of Waukegan Zoning Ordinance, it is likely that the 4.5 acres currently used by the AFRC would not change from R6 General Residence zoning. Since Residential Districts are located adjacent to the site the proposed developments would continue to be similar to and would not conflict with the adjacent land uses.

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

4.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan

Direct Impacts. There would be beneficial direct impacts to land use under this alternative. The reuse of this site would be more beneficial than leaving the property in caretaker status (i.e., Alternative 2). The proposed action would also result in beneficial use of the land for the City of Waukegan government and residents. In addition, the land use would change from defense actions that encompass large areas of effect to community actions that affect the local area.

It is likely that the 4.5 acres used by AFRC would not change from General Residence zoning. Since Residential Districts are located adjacent to the site, the proposed developments would continue to be similar to and would not conflict with the adjacent land uses.

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

4.5 Socioeconomics

4.5.1 Affected Environment

The Waukegan AFRC is located within the Lake County-Kenosha County, Illinois-Wisconsin Metropolitan Division. The term Metropolitan Division is used to refer to a county or group of counties within a larger metropolitan statistical area. While the Metropolitan Division is part of a larger region, it often functions as a distinct social, economic, and cultural area (OMB 2009).

The Lake County-Kenosha County, Illinois-Wisconsin Metropolitan Division is the ROI for this socioeconomic analysis. The following section discusses the existing economic and social conditions of the ROI.

4.5.1.1 Economic Development

Local Economic Activity

Operations at the Waukegan AFRC ended in June/July of 2010, and moved to Fort Sheridan. When it was last opened, 12 USMC staff and six-eight civilians reported to the Waukegan AFRC facility full-time, Monday through Friday. Approximately 400 reservists would report for training on weekends. In addition to expenditures by employees and reservists, a portion of the maintenance expenses accrued by the facility was spent in the local economy.

Regional Economic Activity

Unemployment rates across the nation have been on the rise since the beginning of the recession that began in 2007. Lake County unemployment was 5.1 percent in 2007, 6.6 percent in 2008, and 9.7 percent in 2009. Unemployment rates continued to increase in 2009 and 2010. Civilian labor force statistics are given in Table 4-2.

Table 4-2. Annual Civilian Labor Force and Unemployment Rate, Waukegan AFRC Region and Larger Regions.			
Jurisdiction	Change in Unemployment Rates 2005-2010	2010 Labor Force	2010 Unemployment Rate (%)
Lake County	5.7	365,683	10.5
Lake County, IL-Kenosha, WI Metropolitan Division (ROI)	5.3	450,720	10.6
Illinois	4.5	6,646,171	10.3
United States	4.5	136,858,000	9.6

Source: US Department of Labor, Bureau of Labor Statistics, 2010 (BLS 2010)

Over the past decade, much like the U.S., Waukegan has faced steep declines in manufacturing jobs (Engel 2009). Lake County towns have been actively finding ways to link their economies to the larger metro area as well as creating jobs in other sectors. Lake County is working towards expanding its residential amenities to attract highly educated professionals that would live in the area and possibly commute to larger job centers in Chicago and Milwaukee. The City of Waukegan has in place a downtown and lakefront revitalization plan, *A 21st Century Vision for Waukegan's Downtown and Lakefront* (City of Waukegan 2003). One of the goals of this plan is to make the city appealing to those who want a suburban lifestyle and can commute easily to jobs within the Chicago and Milwaukee metropolitan areas (Engel 2009). Kenosha County, much like Lake County, is situated between Milwaukee and Chicago just off Interstate 94, and the county is heavily influenced by both metropolitan areas.

Within the ROI, education and health services, government, and professional and business saw minimal gains in employment since 2009, natural resources and mining remain steady, and all other sectors saw declines ranging from 1-16 percent. Non-Agricultural Wage and Salary Employment by NAICS Industry for the Lake County-Kenosha County, Illinois-Wisconsin Metropolitan Division is shown in Table 4-3.

Table 4-3. Non-Agricultural Wage and Salary Employment by NAICS Industry for the Lake County-Kenosha County, Illinois-Wisconsin Metropolitan Division (Not Seasonally Adjusted).			
Industry	2009 Annual Average	2010 Annual Average	2009-2010 Percent Change
Natural Resources and Mining	100	100	0
Construction	14,450	12,200	(16)
Manufacturing	55,400	54,400	(2)
Trade, Transportation and Utilities	83,100	81,500	(2)
Information	4,500	4,300	(4)
Financial Activities	21,900	20,200	(8)
Professional and Business Services	54,500	54,600	<1
Education and Health Services	44,100	45,600	3
Leisure and Hospitality	36,400	36,000	(1)
Other Services	12,700	12,500	(2)
Government	53,000	53,100	<1
Total	380,150	374,500	(2)
<i>Source: Illinois Department of Employment Security, Economic Information and Analysis, Current Employment Statistics Program, 2009 -2010.</i>			
<i>() Indicates a Decrease</i>			

4.5.1.2 Public Services

Education

Each of the counties within the ROI has a county-wide public school district in addition to private schools. Lake County serves approximately 138,000 public school students in 258 schools (Lake County Regional Office of Education 2011).

In July 2006, the State of Illinois established the Preschool for All law. Preschool for All is a historic 6-year expansion of early childhood programs with new resources to expand quality infant-toddler programs targeted to at-risk children and their families (ISBE 2008). An "at-risk" child is one who is at risk of developing learning, emotional, behavioral, or physical disabilities in the future. Children that have been or are exposed to drugs, abuse, neglect, and those with genetic pre-dispositions to mental illness and physical disabilities are called "at-risk."

Waukegan Public School's Early Partners in Collaboration (EPIC) Pre-School program provides early intervention services for the district's most at risk 3-5 year old population. They currently serve over 700 children and have a waiting list of 250 children. Approximately 40 percent of the Waukegan Public School District population has an Individualized Education Program (IEP) (Developmental Delay, Speech/Language, Multiply handicapped, Autism, or Hearing Impaired). Waukegan District 60 operates two regular education and one Deaf Ed/Hearing Impaired Pre-K classrooms. They currently share this facility with alternative education classes for grades 6-12. The remaining 17 classrooms in the Pre-K-at-risk program are in leased facilities. Due to reductions in state grants, the school district cannot afford to maintain the same number of

classrooms for 2012. Leased classrooms do not meet state standards for Pre-K and do not provide accessibility for the special education population.

Other available early childhood programs for at-risk children include Lake County Head Start and Lake County Family YMCA and the YWCA.

Health

Residents in the ROI have access to a variety of hospitals and medical centers in Lake County and Kenosha County. There are 11 hospitals in Lake County and 3 in Kenosha County (Hometown Locator 2011). Midwestern Regional Medical Center in Zion, Illinois and Vista Medical Center West in Waukegan, Illinois are within 5 miles of the Waukegan AFRC.

Law Enforcement

Law enforcement within the ROI is provided by county and municipal police departments. The city of Waukegan has a police department located approximately 2 miles southeast of the Waukegan AFRC.

Fire Protection

Fire protection and emergency medical services are provided by municipal and township fire departments throughout the ROI. Waukegan Fire Department has the following special teams: hazmat, dive rescue, airport rescue, technical rescue, and wildland fire. They also provide a bike medic program. There are five fire stations, and the department answers approximately 10,000 emergency and medical calls a year (Waukegan Fire Department 2002).

4.5.1.3 Environmental Justice

On February 11, 1994, President Clinton issued EO 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*. The purpose of this EO is to ensure that low-income populations and minority populations are not disproportionately exposed to environmental or health impacts from federal policies or actions.

For environmental justice considerations, these populations are defined as 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 for a family of four in 2009 was \$21,954 and \$22,025 in 2008.

Table 4-4 summarizes minority and low income population for the area. The ROI has a slightly smaller percentage of minorities than the state. According to US Census Bureau estimates, the concentration of individuals in the city of Waukegan (12.9%) is similar to the State of Illinois (12.4%), but it is higher than Lake County (6.7%). The City of Waukegan has nearly 20 percent of children under five below the poverty level (American Community Survey 2009).

Table 4-4. Minority and Low-Income Populations: Waukegan AFRC Region and Larger Regions, 2010.

Jurisdiction	Total Population	Percent Minority	Percent Black or African American	Percent American Indian/ Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific	Percent Some Other Race	Percent Ethnicity Hispanic/Latino	Percent of Individuals Below Poverty Level
Waukegan	89,078	53.4	19.2	1.2	4.3	0.1	24.6	53.4	12.9
Lake County	703,462	24.9	7.0	0.5	6.3	0.0	8.5	19.9	6.7
Lake County, IL-Kenosha, WI Metropolitan Division (ROI)	869,888	23.3	6.9	0.5	5.4	0.0	7.8	18.3	7.5
Illinois	12,830,632	28.5	14.5	0.3	4.6	0.0	6.7	15.8	12.4
United States	308,745,538	27.6	12.6	0.9	4.8	0.2	6.2	16.3	13.5

Source: US Department of Commerce, US Census Bureau, American Community Survey 2009.

4.5.1.4 Protection of Children

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

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

Within 1 mile of the Waukegan AFRC, there are three public elementary schools, one private elementary school, three city parks, one youth service center, and two daycare centers. The areas surrounding the Waukegan AFRC are primarily single family residential homes, an elementary school, and a power line right-of-way.

4.5.2 Consequences

4.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Waukegan AFRC would not close and personnel would not be realigned, no direct impacts to local or regional socioeconomic resources are anticipated.

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

4.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Waukegan AFRC would close and relocate to the new Armed Forces Reserve Center in Lake County, Illinois. Both of the installations are located within the Lake County-Kenosha County, Illinois-Wisconsin Metropolitan Division; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for

adverse impacts to businesses immediately surrounding the current facility that were used by Waukegan AFRC personnel.

Indirect Impacts. Under this alternative, there would be benefits foregone (short-term adverse indirect impact) from the delayed reuse of the property. The City of Waukegan would lose potential immediate economic benefits from possible employment, sales, and payment of property taxes from the reuse of the site. Potential developers of the site would lose the immediate redevelopment opportunity and potential economic benefits. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase and reuse of the property.

4.5.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as the Waukegan School District Pre-Kindergarten Program Facility Direct Impacts.

Direct Impacts. Under Alternative 3, the Waukegan School District would receive the Property through a Public Benefits Conveyance resulting in long-term beneficial direct impacts to education services from the reuse. Once renovation is complete, the families and children in the community would be better served since over 640 students of the Waukegan Public School’s EPIC Pre-School Program would be educated in the former AFRC split between morning and afternoon sessions, divided into 17 classrooms.

There would be anticipated long-term beneficial direct impacts to the safety and welfare of children from the Proposed Action. State audits have informed EPIC that they need to improve the physical sites for students. Under the ECERS (Early Childhood Rating Scale) the existing facilities are lacking space, do not have adequate toileting and hand-washing facilities, are lacking outdoor play spaces or have play spaces that are across a busy parking lot. Reuse of the Waukegan AFRC for the Waukegan School District Pre-Kindergarten Program Facility would remedy these deficiencies.

There would be long-term beneficial indirect socioeconomic impacts of the Proposed Action related to environmental justice. In the city of Waukegan, nearly 20 percent of children under five are below the poverty level. The funding for the Pre-Kindergarten Program Facility would come from a State of Illinois grant and participation in the program requires no cost to parents/guardians (Finaldi-Schmidt personal communication 2011). The Pre-K facilities would improve the quality of life for low income individuals and families utilizing the facilities. The facility would provide vision and hearing screenings, cognitive screenings as well as motor and language assessments, which improve the health, welfare and education of students. Additionally the at-risk early childhood programs also provide information to families regarding health and nutrition. The reuse of this site would serve a need in the community.

During renovation, 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.

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

The Economic Impact Forecast System (EIFS) model, developed by the USACE Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy. The estimated total cost for renovation and repair of the administration building under Alternative 3 is approximately \$775,000 (2011 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 3.04.

Table 4-5 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the renovation period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-5 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. It should be noted that local renovation phase workers are expected to be utilized and non-local workers would not relocate. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-5. Estimated Annual Economic Impacts: Alternative 3 – Renovate Administration Building.				
Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$540,456	\$1,102,530	\$1,642,986	0
Income	\$332,192	\$169,924	\$502,117	0
Employment	7	4	10	0
<i>1 Rational Threshold Value.</i>				
<i>2 2011 Dollars.</i>				
<i>Source: Economic Impact Forecast System, US Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

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. Appendix C contains a description of the RTV. Table 4-5 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the maximum annual historic deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (10.52%); income (10.79%); employment (2.94%); and population (1.22%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV. For this reason, impacts associated with renovation would occur on a regional basis, and not result in substantial annual beneficial impacts.

Nearly 13 percent of the population is below poverty in the city of Waukegan. There is a potential for short-term economic benefits to low-income populations if any of these individuals are employed for the renovation phase of the Proposed Action.

Indirect Impacts. The renovation activity would have indirect socioeconomic impacts on the region. These impacts would be in employment; income; business volume; and community facilities.

Short-term beneficial indirect economic impacts would be realized by the regional and local economy during the renovation phase of this alternative. Employment generated by renovation

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 4-5.

There are no anticipated indirect impacts to fire protection, law enforcement, and health services from the Proposed Action because the existing systems are adequate.

4.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse for Government and Municipal Administration Purposes by the City of Waukegan.

Direct Impacts. Under Alternative 4, short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse similar to Alternative 3.

The estimated total renovation cost, including renovation and repair of the administration under Alternative 4 is approximately \$500,000 (2011 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 3.04.

Table 4-6 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-6. Estimated Annual Economic Impacts: Alternative 4 – Renovate Administration Building.				
Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$437,050	\$891,582	\$1,328,631	0
Income	\$216,697	\$137,413	\$354,109	0
Employment	4	3	7	0
<i>1 Rational Threshold Value.</i>				
<i>2 2011 Dollars.</i>				
<i>Source: Economic Impact Forecast System, US Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

The RTV for each of the variables are the same as described for Alternative 2, and they were found to be considerably less than the respective regional RTV. For this reason, impacts associated with renovation would occur on a regional basis, and not result in substantial annual beneficial impacts.

Indirect Impacts. The anticipated increase in renovation activity would have indirect socioeconomic impacts on the region. These impacts would be in employment, income, business volume, and educational and community facilities.

Short-term beneficial indirect economic impacts would be realized by the regional and local economy during the renovation phase of this alternative. Employment generated by renovation 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 4-6.

Government reuse of the site would be similar to the current use as a military base thus; there would be no indirect impacts to environmental justice, safety of children, and public services.

4.6 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 Waukegan AFRC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USAR in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following:

- **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 Waukegan AFRC. This includes the installation and the area immediately proximate to the installation boundary and varies by resource category being considered.
- **Past and Present Actions.** Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during May 2011 (the environmental baseline for this EA). These include past and present actions at the project site and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.
 - The Waukegan AFRC is located in Lake County, in Waukegan, Illinois. The site is located in a mixed-use area that combines commercial, industrial, and residential land uses.
 - The United States Government acquired the 4.5-acre parcel in 1956 from the city of Waukegan. At the time of purchase, the property was undeveloped and vacant until construction of the administration building in 1958.
- **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. According to the Waukegan Department of Planning and Zoning there are no current or planned development projects within the vicinity of the Waukegan AFRC (City of Waukegan 2011).

The City of Waukegan has in place a downtown and lakefront revitalization plan, *A 21st Century Vision for Waukegan's Downtown and Lakefront* (City of Waukegan 2003). According to the Waukegan Department of Planning and Zoning, however, there are no current or planned development projects in the vicinity of the Waukegan AFRC (City of Waukegan 2011).

Since no past, present, or reasonably foreseeable future actions have been identified in the cumulative impact analysis area, no cumulative effects associated with the proposed action have been identified.

4.7 Best Management Practices

As discussed in Sections 4.1 through 4.5 above, no significant adverse or significant beneficial impacts have been identified or are anticipated as a result of implementing any of the Proposed Action alternatives or the No Action Alternative.

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

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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 32 CFR 651 Environmental Analysis of Army Actions. 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 and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a FNSI is warranted, and preparation of an EIS is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Laws 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include the reuse of the facility by the Waukegan School District as an Early Childhood Education Facility.

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6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 88TH RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

Ms. Lisa Gulbranson
88TH Regional Support Command BRAC Environmental Coordinator

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

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

Name	Education and Experience	Primary Responsibilities
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 32 years of experience.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Virginia Flynn	B.S. Horticulture, M.S. Plant Biology. Over 14 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 5 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, task manager and key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 5 years experience in conservation design, environmental planning, and socioeconomic analysis.	Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 19 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 12 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

7.0 DISTRIBUTION LIST

Persons and Organizations contacted as part of the initial coordination effort:

Kristopher Lah US Fish and Wildlife Service Chicago Illinois Field Office 1250 S. Grove, Suite 103 Barrington, IL 60010	Forest County Potawatomi Community of Wisconsin Chairman Phil Shopodock PO Box 340 Crandon, WI 54520
Ken Westlake, NEPA Coordinator US EPA, Region 5 77 West Jackson Blvd. Chicago, IL 60604-3507	Delaware Nation President Kerry Holton PO Box 825 Anadarko, OK 73005
Anne E. Haaker, Deputy SHPO Illinois Historic Preservation Agency 1 Old State Capitol Plaza Springfield, IL 62701-1512	Hannahville Indian Community of Wisconsin Chairman Kenneth Mshiguad N14911 Hannahville, B1 Rd. Wilson, MI 49896-9728
Robert G. Sabonjian, Mayor Waukegan City Hall 100 N. Martin Luther King, Jr. Avenue Waukegan, IL 60085	Iowa Tribe of Oklahoma Chairman Christy Modlin Rt. 1, Box 721 Perkins, OK 74059
Barry A. Burton, County Administrator Lake County Administrator's Office 18 N. County St. Waukegan, IL 60085	Iowa Tribe of Kansas and Nebraska Chairman Leon Campbell Route 1, Box 58A White Cloud, KS 66094
Sgt. Dave DeBaufer Waukegan Federal Acquisition Committee 100 North Martin Luther King Jr. Ave. Waukegan, IL 60085	Kickapoo Tribe in Kansas Chairperson Steve Cadue PO Box 271 Horton, KS 66439
Ms. Lisa Bonnett, Interim Director Illinois Environmental Protection Agency 1021 North Grand Ave. East (#38) P.O. Box 19276 Springfield, IL 62794-9276	Kickapoo Tribe of Oklahoma Chairman Marlon Frye PO Box 70 McCloud, OK 74851
Mr. Warren Ribley, Director Illinois Department of Commerce and Economic Opportunity 500 East Monroe Springfield, IL 62701	Peoria Tribe of Oklahoma Chief John P Froman 118 South Eight Tribes Trail PO Box 1527 Miami, OK 74355
Citizen Potawatomi Nation Chairman John Barrett 1601 South Gordon cooper Drive Shawnee, OK 74801	Prairie Band of Potawatomi Indians Chairman Steve Ortiz 16281 Q Road Mayette, KS 66509

Sac and Fox Nation of Missouri
Chairperson Fredia Perkins
305 North Main Street
Reserve, KS 66434

Sac and Fox Nation of Oklahoma
Principal Chief George Thurman
Route 2, Box 246
Stroud, OK 74079

Sac and Fox Tribe of the Mississippi in Iowa
Chairman Adrian Pushetonequa
349 Meskwaki Road
Tama, IA 52339

Winnebago Tribal Council
Chairman Matthew Pilcher
PO Box 687
Winnebago, NE 68071

Ho-Chunk Nation
President Wilfrid Cleveland
PO Box 667
Black River Falls, WI 54615

8.0 REFERENCES

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

Citation	Description
BLS 2010	Bureau of Labor Statistics, 2010. Local Area Unemployment Statistics. http://www.bls.gov/lau/home.htm#tables . Web site accessed July 18, 2011
City of Waukegan 2003	<i>A 21st Century Vision for Waukegan's Downtown and Lakefront.</i> Lakefront – Downtown Master Plan. City of Waukegan. Prepared by Skidmore, Owings, & Merrill 2003.
City of Waukegan 2009	City of Waukegan 2009. Zoning District Map for City of Waukegan, Illinois.
City of Waukegan 2011	City of Waukegan 2011. Phone conversation between Virginia Flynn, Parsons, and City of Waukegan Department of Planning And Zoning. July 12, 2011.
Engel 2009	Engel, Emily and Lombardi, Britton 2009. Waukegan's Economy and Development. Federal Reserve Bank of Chicago. http://midwest.chicagofedblogs.org/archives/2009/08/waukegan_econom.html . Web site accessed July 20, 2011.
Hometown Locator 2011	Hometown Locator 2011. Hospitals in Lake County, Illinois and Kenosha County, Wisconsin. http://illinois.hometownlocator.com/features/cultural,class,hospital,scfips,17097.cfm . http://wisconsin.hometownlocator.com/features/cultural,class,hospital,scfips,55059.cfm . Web sites accessed July 19, 2011.
IDES 2009-10	Illinois Department of Employment Security, Economic Information and Analysis, Current Employment Statistics Program, 2009 -2010. http://lmi.ides.state.il.us/ . Web site accessed July 19, 2011.
IDNR 2011	Illinois Department of Natural Resources 2011. State of Illinois Coastal Management Program – DRAFT.
ITI of South Florida, Inc. 2006	ITI of South Florida, Inc. 2006. Environmental Survey Report, Asbestos, PCB, Lead Based Paint and Radon Survey, 88TH Regional Support Command, Waukegan, Illinois (IL-074), Administration Building and OMS Building.
Lake County Regional Office of Education 2011	Lake County Regional Office of Education 2011. http://www.lake.k12.il.us/roe_gen/services.htm . Web site accessed July 19, 2011.

Citation	Description
OMB 2009	Office of Management and Budget, 2009. Update of Statistical Area Definitions and Guidance on Their Uses. OMB Bulletin No. 10-02. December 2009.
USACE 2007	US Army Corps of Engineers, Louisville District. 2007. Final Environmental Condition of Property Report for the Waukegan Armed Forces Reserve Center (AFRC) (IL074). April 2007.
USCB 2009	US Census Bureau. American Community Survey 2009. Data accessed at URL: http://factfinder.census.gov . Accessed on July 14, 2011.
Waukegan Fire Department 2002	Waukegan Fire Department 2002. http://www.waukeganfire.com/main.html . Web site accessed July 19, 2011.

9.0 PERSONS CONSULTED

All information was solicited and collected from AFRC installation personnel and members of the LRA (City of Waukegan) in preparation of this document.

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10.0 ACRONYMS

A		EPIC	Early Partners In Collaboration
ACM	Asbestos Containing Material		
AFRC	Armed Forces Reserve Center	F	
APE	Area of Potential Effect	FAA	Federal Aviation Administration
AR	Army Regulation	FEMA	Federal Emergency Management Agency
Army	US Army	FNSI	Finding of No Significant Impact
AST	Aboveground Storage Tank		
B		G	
BMP	Best Management Practice		
BRAC	Base Realignment and Closure	H	
		HUD	Housing and Urban Development
C			
CAA	Clean Air Act	I	
CEQ	Council on Environmental Quality	ICMP	Illinois Coastal Management Plan
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	IEP	Individualized Education Program
CFR	Code of Federal Regulations	IEPA	Illinois Environmental Protection Agency
D		J	
DoD	Department of Defense	K	
E		L	
EA	Environmental Assessment	LBP	Lead-Based Paint
ECP	Environmental Condition of Property	LRA	Local Redevelopment Authority
EIFS	Economic Impact Forecast System	M	
EIS	Environmental Impact Statement	MEP	Military Equipment Parking
EO	Executive Order	MSA	Metropolitan Statistical Area

N		U	
NAAQS	National Ambient Air Quality Standards	US	United States
NEPA	National Environmental Policy Act	USACE	United States Army Corps of Engineers
NOI	Notice of Intent	USAR	United States Army Reserve
O		USC	United States Code
OMB	Office of Management and Budget	USEPA	United States Environmental Protection Agency
OMS	Organizational Maintenance Shop	USFWS	United States Fish and Wildlife Service
OWS	Oil-Water Separator	USGS	United States Geological Survey
P		USMC	United States Marine Corps
PCB	Polychlorinated biphenyls	UST	Underground Storage Tanks
POL	Petroleum, Oils, and Lubricants	V	
POV	Privately Owned Vehicle	VOC	Volatile Organic Compounds
PM _{2.5}	particulate matter equal to or less than 2.5 microns in size	VWF	Vehicle Wash Facility
PM ₁₀	particulate matter equal to or less than 10 microns in size	W	
Q		X	
R		Y	
RCRA	Resource Conservation and Recovery Act	Z	
ROI	Region of Influence		
RONA	Record of Non-Applicability		
RSC	Regional Support Command		
RTV	Rational Threshold Values		
S			
SHPO	State Historic Preservation Officer		
SIP	State Implementation Plan		
T			
TSCA	Toxic Substances Control Act		

APPENDIX A - AGENCY COORDINATION

A.1	Initial Coordination Letters.....	A-3
A.2	SHPO – Section 106 Consultation.....	A-17
A.3	USFWS Consultation.....	A-39
A.4	Agency and Public Notices.....	A-51

Public and Agency Comments

As noted in Section 1.3, public involvement includes public comment on the Draft Environmental Assessment. All 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. 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 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 Initial Coordination Letters

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

<u>Agency</u>	<u>Date</u>
Letter to Lake County Administrator's Office (Initial Consultation)	June 28, 2011
Letter to Waukegan Federal Acquisition Committee (Initial Consultation)	June 28, 2011
Letter to Illinois EPA (Initial Consultation)	June 28, 2011
Letter to City of Waukegan Mayor (Initial Consultation)	June 28, 2011
Letter to Waukegan Public School District 60 (Initial Consultation)	June 28, 2011
Letter to Illinois Department of Commerce and Economic Opportunity (Initial Consultation)	June 28, 2011
Letter to USEPA, Region 5 (Initial Consultation)	June 28, 2011
Approval letter from HUD	May 18, 2011
Response from USEPA	July 7, 2011
Response from Illinois EPA	July 11, 2011

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June 28, 2011

Barry A. Burton, County Administrator
Lake County Administrator's Office
18 N. County St.
Waukegan, IL 60085

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mr. Burton:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the closure, disposal, and reuse of the Waukegan AFRC is to meet the requirements of the Base Realignment and Closure Act. The Waukegan AFRC is located at 1721 North McAree Road, Waukegan, Illinois. The site is 4.5 acres in size and contains four 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 Waukegan AFRC. 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 Waukegan AFRC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue 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 would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

Page 2

The Army's Preferred Alternative (Alternative 3) involves the closure of the Waukegan AFRC and subsequent transfer of the property to the Waukegan School District. The school district would reuse the existing facilities for their Pre-Kindergarten Program. Alternative 4 analyzes the effects of transferring the property to the City of Waukegan for use as government and municipal administration purposes.

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: Lisa Gulbranson, 88th RSC, ATTN: AFRC-CMN-EN (Gulbranson), 506 Roeder Circle, Ft. Snelling, MN 55111-4009 or by email at lisa.gulbranson@usar.army.mil. If you have any questions, please contact Ms. Gulbranson at 612-713-3752.

Sincerely,

PARSONS



Mr. Richard Hall
Project Manager

Enclosures:
Figure 1: Site Vicinity Map
Figure 2: Current Site Plan



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June 28, 2011

Sgt. Dave DeBaufer
Waukegan Federal Acquisition Committee
100 North Martin Luther King Jr. Ave.
Waukegan, IL 60085

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mr. DeBaufer:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the closure, disposal, and reuse of the Waukegan AFRC is to meet the requirements of the Base Realignment and Closure Act. The Waukegan AFRC is located at 1721 North McAree Road, Waukegan, Illinois. The site is 4.5 acres in size and contains four 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 Waukegan AFRC. 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 Waukegan AFRC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue 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 would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.



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June 28, 2011

Ms. Lisa Bonnett, Interim Director
Illinois Environmental Protection Agency
1021 North Grand Ave. East (#38)
P.O. Box 19276
Springfield, IL 62794-9276

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Ms. Bonnett:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). 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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June 28, 2011

Robert G. Sabonjian, Mayor
Waukegan City Hall
100 N. Martin Luther King, Jr. Avenue
Waukegan, IL 60085

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mayor Sabonjian:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). 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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June 28, 2011

William Newby
Waukegan Public School District 60
1201 North Sheridan Road
Waukegan, IL 60085

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mr. Newby:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). 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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June 28, 2011

Mr. Warren Ribley, Director
Illinois Department of Commerce and Economic Opportunity
500 East Monroe
Springfield, IL 62701

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mr. Ribley:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the closure, disposal, and reuse of the Waukegan AFRC is to meet the requirements of the Base Realignment and Closure Act. The Waukegan AFRC is located at 1721 North McAree Road, Waukegan, Illinois. The site is 4.5 acres in size and contains four 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 Waukegan AFRC. 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 Waukegan AFRC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue 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 would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.



400 Woods Mill Road South, Suite 330 • St Louis Missouri 63017 • (314) 576-7330 • Fax: (314) 576-2702 • www.parsons.com

June 28, 2011

Ken Westlake, NEPA Coordinator
US EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3507

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

Dear Mr. Westlake:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Waukegan US Armed Forces Reserve Center (Waukegan AFRC). 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.

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OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

MAY 18 2011

The Honorable Robert G. Sabonjian
Mayor of Waukegan
Waukegan City Hall
100 N. Martin Luther King Jr. Ave.
Waukegan, IL 60085-4328

Dear Mayor Sabonjian:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Redevelopment Plan for the Reuse of the Waukegan Armed Forces Reserve Center, Waukegan, Illinois* (the Plan), received January 21, 2009, with supplemental information dated October 20, 2010, November 4, 2010, and January 4, 2011, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the Act), 10 U.S.C. §2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The Waukegan Federal Acquisition Committee Local Redevelopment Authority (LRA) may now move forward with implementing the Plan by pursuing a public benefit conveyance of real property for law enforcement uses via a public benefit conveyance sponsored by the U.S. Department of Justice. The basis for HUD's determination is discussed below.

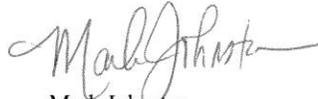
HUD has determined that the plan appropriately balances the needs of the City of Waukegan for economic and other development with the needs of the homeless in the community. The basis for this determination is the fact that despite the LRA having carried out the required outreach to representatives of the homeless, the only Notices of Interest (NOIs) submitted to obtain base property for use to assist the homeless were subsequently withdrawn. The NOI from Habitat for Humanity Lake County for the development of low-income and homeless housing was withdrawn by letter dated December 1, 2008. The NOI submitted by Nicasa, to provide homeless assistance services; education; and gang and violence prevention, was withdrawn by letter dated January 27, 2009. No other NOI for homeless assistance was received. HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. Where representatives of the homeless do not express interest in obtaining base property, even for free, and where HUD is satisfied that the LRA's outreach to the representatives of the homeless was in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

www.hud.gov

espanol.hud.gov

Congratulations on your success in carrying out the military base reuse planning process. The Department wishes you continued success in implementing the Waukegan AFRC reuse plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. Ray E. Willis, Director, Office of Community Planning and Development, U.S. Department of Housing and Urban Development, 77 West Jackson Boulevard, Chicago, Illinois, 60604- 3500. Mr. Lewis may also be reached at (312) 913-8713 or Ray.E.Willis@hud.gov.

Sincerely,



Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:
Mr. Joseph F. Calcara, DASA (I&H)
Mr. Patrick O'Brien, OEA



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

JUL 07 2011

REPLY TO THE ATTENTION OF:

E-19J

Lisa Gulbranson
88th Regional Support Command
Attn: AFRC-CMN-EN (Gulbranson)
506 Roeder Circle
Fort Snelling, Minnesota 55111-4009

Re: Scoping Comments for Closure, Disposal, and Reuse of the Waukegan Armed Forces Reserve Center (AFRC), Waukegan, Lake County, Illinois

Dear Ms. Gulbranson:

The NEPA Implementation Section has received the document listed above. Under the National Environmental Policy Act (NEPA), the Council on Environmental Quality regulations, and Section 309 of the Clean Air Act, U.S. EPA reviews and comments on major federal actions. Typically, these reviews focus on Environmental Impact Statements, but we also have the discretion to review and comment on other environmental documents prepared under NEPA, if interest and resources permit.

The document was given a cursory review, and we determined that there were no significant concerns meriting comment. EPA does, however, recommend including in the draft Environmental Assessment, any documentation relating to on-site contamination, if applicable.

Please send us future NEPA documents on this project as they become available. If you have any questions, please call Mike Sedlacek of my staff at 312-886-1765 or e-mail him at sedlacek.michael@epa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth A. Westlake".

Kenneth A. Westlake, Chief
NEPA Implementation Section
Office of Enforcement and Compliance Assurance

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

217-782-0547

July 11, 2011

Mr. Richard Hall
Project Manager
Parsons
400 Woods Mill Road South
Suite 330
St. Louis, MO 63017



Dear Mr. Hall:

The Agency has reviewed the proposed project for the closure, disposal, and reuse of Waukegan Armed Forces Reserve Center in Waukegan, Illinois.

The Agency has no objections to the proposed project; however, a construction site activity stormwater NPDES permit from the Division of Water Pollution Control will be required if one or more than one acre is disturbed during construction. For questions or comments, you may contact Al Keller, 217-782-0610.

Solid and hazardous waste must be properly disposed of or recycled.

Asbestos and lead paint should be addressed before actual repairs are performed to ensure proper abatement is done if needed. If abatement is necessary, notification is required to the Bureau of Air at least 10 working days prior to the project start date. Please contact Alan Grimm with questions at 217-557-1438.

If you have need for an Environmental Review in the future, please submit your information to:
Illinois Environmental Protection Agency, Deputy Director's Office/MC #1,
PO Box 19276, Springfield, Illinois 62794-9276, **ATTN: DiAnne Schuerman.**

Sincerely,

Lisa Bonnett
Interim Director

Rockford • 4302 N. Main St., Rockford, IL 61103 • (815) 987-7760
Elgin • 595 S. State, Elgin, IL 60123 • (847) 608-3131
Bureau of Land – Peoria • 7620 N. University St., Peoria, IL 61614 • (309) 693-5462
Collinsville • 2009 Mall Street, Collinsville, IL 62234 • (618) 346-5120

Des Plaines • 9511 W. Harrison St., Des Plaines, IL 60016 • (847) 294-4000
Peoria • 5415 N. University St., Peoria, IL 61614 • (309) 693-5463
Champaign • 2125 S. First St., Champaign, IL 61820 • (217) 278-5800
Marion • 2309 W. Main St., Suite 116, Marion, IL 62959 • (618) 993-7200

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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 SHPO and Indian Tribes

<u>Agency/Tribe</u>	<u>Date</u>
Letter to Illinois SHPO (Initial Consultation & Determination of Eligibility)	May 4, 2011
Letter to Potawatomi Nation (Initial Consultation)	April 24, 2008
Letter to Forest County Potawatomi Community of Wisconsin (Initial Consultation)	April 24, 2008
Letter to Delaware Nation (Initial Consultation)	April 24, 2008
Hannahville Indian Community of Wisconsin	April 24, 2008
Iowa Tribe of Oklahoma	April 24, 2008
Iowa Tribe of Kansas and Nebraska	April 24, 2008
Kickapoo Tribe in Kansas	April 24, 2008
Kickapoo Tribe of Oklahoma	April 24, 2008
Peoria Tribe of Oklahoma	April 24, 2008
Prairie Band of Potawatomi Indians	April 24, 2008
Sac and Fox of Missouri	April 24, 2008
Sac and Fox Nation of Oklahoma	April 24, 2008
Sac and Fox Tribe of the Mississippi in Iowa	April 24, 2008
Winnebago Tribal Council	April 24, 2008
Ho-Chunk Nation	April 24, 2008
Response from Illinois SHPO	May 14, 2011
Response from Prairie Band Potawatomi Nation	June 06, 2011

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REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
80 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

May 4, 2011

Directorate of Public Works

Ms. Anne Haaker
Deputy State Historic Preservation Officer
Illinois Historic Preservation Agency
Resources Protection
1 Old State Capitol Plaza
Springfield, IL 62701-1512

Dear Ms. Haaker:

The U.S. Army Reserve, 88th Regional Support Command (RSC) has determined that that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

This memorandum is in reference to IHPA Log #004042208 (Enclosure 1). The proposed undertakings in Marion, IL and Waukegan IL did not occur within two years from the date of clearance issuance provided May 14, 2008. Note that the 88th Regional Readiness Command disestablished in 2009 and is now part of the 88th RSC.

Enclosed are copies of our studies of historic structures for the above facilities that were coordinated with your office in 1997, by the Fort McCoy Archaeology Laboratory, on our behalf (Enclosure 2) These studies were carried out pursuant to Section 110(a)(1) of the National Historic Preservation Act.

We consider the cultural resource surveys provided, comprehensive, thorough, and adequate and we agree with their methods, findings, and recommendations. Based on the studies and information provided, the U.S. Army Reserve 88th RSC, as the lead Federal agency for Section 106 compliance, recommends no additional cultural resource site investigation and maintains the April 18, 2008 determination that no historic properties will be affected by the proposed undertakings as per 36 CFR 800.4(d)(1).

Pursuant to 36 CFR 800.4(a)(ii), we would appreciate your comments on our determination for these undertakings. If we do not hear from you within thirty (30) days, we will assume that

you concur with our determination and will proceed as discussed above. If you require additional information, please contact our cultural resources specialist, Ms. Carrie Schafer, at 612-713-3825 or by email at carrie.schafer@us.army.mil. Please address and mail written correspondence to FT. SNELLING USARC, 88TH RSC DPW ATTN: CARRIE SCHAFER, 506 ROEDER CIRCLE, FT. SNELLING, MN, 55111-4009.

Sincerely,



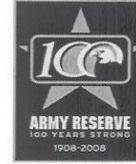
Melani Tescher
Environmental Protection Specialist
Public Works- Environmental Division

Enclosures



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL READINESS COMMAND
506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Citizen Potawatomi Nation
Chairman John Barrett
1601 S. Gordon Cooper Drive
Shawnee, OK 74801

Dear Chairman Barrett:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Cople United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

Enclosed are copies of our studies of historic structures for the above facilities that were conducted on our behalf by the Fort McCoy Archaeology Laboratory in 1997 (Enclosure 1). These studies were carried out pursuant to Section 110(a)(1) of the National Historic Preservation Act. None of the buildings located at the USARCs meet the criteria for the National Register of Historic Places (NRHP), under Criterion A, B, C, or D, and thus are not recommended for nomination to the NRHP. A historic documentary and architectural investigation conducted at the facilities determined there is no direct relationship between the facility and prehistoric or historic events in the Centralia, Fairfield, Marion, and Waukegan areas (criterion A), there is no association with significant persons involved in prehistoric or historic events (criterion B), buildings on the facility are not architecturally or technologically significant (criterion C), and the facility is unlikely to hold future research potential (criterion D). We have determined that the areas of potential effects (APE) for these undertakings are as shown on the enclosed site plans. The APEs do not contain any known historic or archaeological resources. According to the National Register of Historic Places, no historic properties or archaeological sites are known to exist near



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL READINESS COMMAND
506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Forest County Potawatomi Community of Wisconsin
Chairman Phil Shopodock
PO Box 340
Crandon, WI 54520

Dear Chairman Shopodock:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

Enclosed are copies of our studies of historic structures for the above facilities that were conducted on our behalf by the Fort McCoy Archaeology Laboratory in 1997 (Enclosure 1). These studies were carried out pursuant to Section 110(a)(1) of the National Historic Preservation Act. None of the buildings located at the USARCs meet the criteria for the National Register of Historic Places (NRHP), under Criterion A, B, C, or D, and thus are not recommended for nomination to the NRHP. A historic documentary and architectural investigation conducted at the facilities determined there is no direct relationship between the facility and prehistoric or historic events in the Centralia, Fairfield, Marion, and Waukegan areas (criterion A), there is no association with significant persons involved in prehistoric or historic events (criterion B), buildings on the facility are not architecturally or technologically significant (criterion C), and the facility is unlikely to hold future research potential (criterion D). We have determined that the areas of potential effects (APE) for these undertakings are as shown on the enclosed site plans. The APEs do not contain any known historic or archaeological resources. According to the National Register of Historic Places, no historic properties or archaeological sites are known to exist near



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506 ROEDER CIRCLE
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April 24, 2008

Deputy Chief of Staff, Engineer

Delaware Nation
President Kerry Holton
PO Box 825
Anadarko, OK 73005

Dear Chairman Holton:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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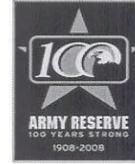
Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

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506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Hannahville Indian Community of Wisconsin
Chairman Kenneth Meshiguad
N14911 Hannahville, B1 Rd.
Wilson, MI 49896-9728

Dear Chairman Meshiguad:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

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506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Iowa Tribe of Oklahoma
Chairman Christy Modlin
Rt. 1, Box 721
Perkins, OK 74059

Dear Chairman Modlin:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

Enclosed are copies of our studies of historic structures for the above facilities that were conducted on our behalf by the Fort McCoy Archaeology Laboratory in 1997 (Enclosure 1). These studies were carried out pursuant to Section 110(a)(1) of the National Historic Preservation Act. None of the buildings located at the USARCs meet the criteria for the National Register of Historic Places (NRHP), under Criterion A, B, C, or D, and thus are not recommended for nomination to the NRHP. A historic documentary and architectural investigation conducted at the facilities determined there is no direct relationship between the facility and prehistoric or historic events in the Centralia, Fairfield, Marion, and Waukegan areas (criterion A), there is no association with significant persons involved in prehistoric or historic events (criterion B), buildings on the facility are not architecturally or technologically significant (criterion C), and the facility is unlikely to hold future research potential (criterion D). We have determined that the areas of potential effects (APE) for these undertakings are as shown on the enclosed site plans. The APEs do not contain any known historic or archaeological resources. According to the National Register of Historic Places, no historic properties or archaeological sites are known to exist near



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DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL READINESS COMMAND
506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Iowa Tribe of Kansas and Nebraska
Chairman Leon Campbell
Route 1, Box 58A
White Cloud, KS 66094

Dear Chairman Campbell:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

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HEADQUARTERS, 88TH REGIONAL READINESS COMMAND
506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Kickapoo Tribe in Kansas
Chairperson Steve Cadue
PO Box 271
Horton, KS 66439

Dear Chairperson Cadue:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

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Waukegan Armed Forces Reserve Center (AFRC) (IL074)
1721 North McAree Road, Waukegan, IL, 60085

Enclosed are copies of our studies of historic structures for the above facilities that were conducted on our behalf by the Fort McCoy Archaeology Laboratory in 1997 (Enclosure 1). These studies were carried out pursuant to Section 110(a)(1) of the National Historic Preservation Act. None of the buildings located at the USARCs meet the criteria for the National Register of Historic Places (NRHP), under Criterion A, B, C, or D, and thus are not recommended for nomination to the NRHP. A historic documentary and architectural investigation conducted at the facilities determined there is no direct relationship between the facility and prehistoric or historic events in the Centralia, Fairfield, Marion, and Waukegan areas (criterion A), there is no association with significant persons involved in prehistoric or historic events (criterion B), buildings on the facility are not architecturally or technologically significant (criterion C), and the facility is unlikely to hold future research potential (criterion D). We have determined that the areas of potential effects (APE) for these undertakings are as shown on the enclosed site plans. The APEs do not contain any known historic or archaeological resources. According to the National Register of Historic Places, no historic properties or archaeological sites are known to exist near



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL READINESS COMMAND
506 ROEDER CIRCLE
FORT SNELLING, MINNESOTA 55111-4009



April 24, 2008

Deputy Chief of Staff, Engineer

Kickapoo Tribe of Oklahoma
Chairman Marlon Frye
PO Box 70
McCloud, OK 74851

Dear Chairman Frye:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
1002 W. Leininger Road, Fairfield, IL, 62837

PFC R. G. Wilson USARC (IL058)
1001 W. Deyoung Street, Marion, IL, 62959

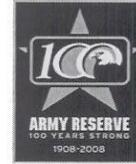
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April 24, 2008

Deputy Chief of Staff, Engineer

Peoria Tribe of Oklahoma
Chief John P. Froman
118 S. Eight Tribes Trail
PO Box 1527
Miami, OK 74355

Dear Chief Froman:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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April 24, 2008

Deputy Chief of Staff, Engineer

Prairie Band of Potawatomi Indians
Chairman Steve Ortiz
16281 Q Road
Mayette, KS 66509

Dear Chairman Ortiz:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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April 24, 2008

Deputy Chief of Staff, Engineer

Sac and Fox of Missouri
Chairperson Fredia Perkins
305 N. Main St.
Reserve, KS 66434

Dear Chairperson Perkins:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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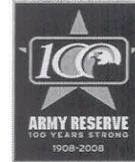
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1721 North McAree Road, Waukegan, IL, 60085

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April 24, 2008

Deputy Chief of Staff, Engineer

Sac and Fox Nation of Oklahoma
Principal Chief George Thurman
Route 2, Box 246
Stroud, OK 74079

Dear Principal Chief Thurman:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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April 24, 2008

Deputy Chief of Staff, Engineer

Sac and Fox Tribe of the Mississippi in Iowa
Chairman Adrian Pushetonequa
349 Meskwaki Road
Tama, IA 52339

Dear Chairman Pushetonequa:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

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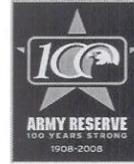
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April 24, 2008

Deputy Chief of Staff, Engineer

Winnebago Tribal Council
Chairman Matthew Pilcher
PO Box 687
Winnebago, NE 68071

Dear Chairman Pilcher:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

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April 24, 2008

Deputy Chief of Staff, Engineer

Ho-Chunk Nation
President Wilfrid Cleveland
PO BOX 667
Black River Falls, WI 54615

Dear President Cleveland:

The United States Army Reserve, 88th Regional Readiness Command (RRC) has determined that the following facilities will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report:

SFC E. L. Copple United States Army Reserve Center (USARC) (IL009)
904 E. Martin Luther King Drive, Centralia, IL, 62801

SSG R. E. Walton USARC (IL026)
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the APEs. It is our determination that no historic properties will be affected by these undertakings.

Please accept this correspondence as notification, as required by the National Historic Preservation Act of 1966 (NHPA), as amended, the Archaeological Resources Protection Act of 1979 (ARPA), the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), and the Presidential Executive Order 13175 Consultation and Coordination with Indian Tribal Governments. Per the above regulations, we are assessing what information we need in order to further identify culturally affiliated properties that may be affected by our proposed closures.

If 88th RRC activities were to impact cultural resources not previously identified, we will immediately proceed to inform you of the discovery and to invite you to assist the 88th RRC in the development of procedures for minimizing adverse impacts to the newly discovered cultural resources.

If there are specific individuals that you prefer we contact, please forward the name and method of initiating consultation with this individual, or with your designated tribal representative, traditional religious leader, or preferred NHPA point of contact. We are also contacting officials of other federally recognized tribes in Illinois to invite them to consult with us on this issue.

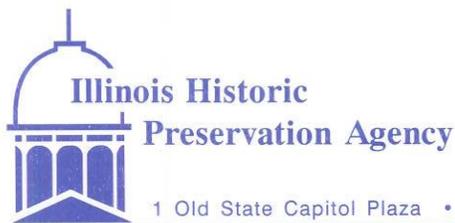
I look forward to working with you or your designated representative. If we do not hear from you within thirty (30) days, we will assume that you concur with our determination and will proceed as discussed above. If you have any questions about these projects, or require additional information, please contact Ms. Carrie Schafer at (612) 713-3825 or by email at Carrie.Schafer@us.army.mil. Please address any correspondence to Ms. Schafer.

Sincerely,



Ricardo A. Javier
Lieutenant Colonel, US Army
Regional Engineer

Enclosures



FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

Various Counties

Various Locations

Base Closures

Waukegan Armed Forces Reserve Center (IL074), 1721 N. McAree Road, Waukegan,
SFC E. L. Copple U.S. Army Reserve Center (IL009), 904 E. Martin Luther King
Dr., Centralia; SSG R. E. Walton U.S. Army Reserve Center (IL026), 1002 W.
Leininger Road, Fairfield; PFC R. G. Wilson U.S. Army Reserve Center (IL058),
1001 W. DeYoung St., Marion
IHPA Log #004042208

May 14, 2008

Carrie Schafer
Department of the Army
Headquarters, 88th Regional Readiness Command
506 Roeder Circle
Fort Snelling, MN 55111-4009

Dear Ms. Schafer:

We have reviewed the documentation submitted for the referenced project(s) in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Patrick Gleason, Cultural Resources Manager, Illinois Historic Preservation Agency, 1 Old State Capitol Plaza, Springfield, IL 62701, 217/785-3977.

Sincerely,

Anne E. Haaker
Deputy State Historic
Preservation Officer

A teletypewriter for the speech/hearing impaired is available at 217-524-7128. It is not a voice or fax line.

Schafer, Carrie L CTR USAR RRC088 (JMWA)

From: Linda Yazzie [LindaY@pbpnation.org]
Sent: Friday, June 06, 2008 3:57 PM
To: Schafer, Carrie L CTR USAR RRC088 (JMWA)
Subject: 2005 Defense Base Closrue and Realignment fro Centralia IL, Fairfield IL, Marion IL,Waukega IL

On behalf of Steve Ortiz, Tribal Chairman, of the Prairie Band Potawatomi Nation, I am writing to inform you that we have received your National Historic Preservation Act (NHPAS), Section 106 and Section 100, correspondence for the following project(s):

2005 Defense Base Closrue and Realignment fro Centralia IL, Fairfield IL, Marion IL,Waukega IL

After reviewing the contents of your correspondence, we are unaware of any historical cultural resources in the proposed development area. However, we do request to be immediately contacted if any inadvertent discoveries are uncovered at anytime throughout the various phases of the project.

Please feel free to call our Tribal Chairman, Steve Ortiz at (785) 966-4007, or additional information can be faxed to him at (785) 966-4009. We look forward working with you.

Thank you

Linda Yazzie
Administrative Assistant
for Tribal Chairman
Prairie Band Potawatomi Nation
(785) 966-4008
email: lindayazzie@pbpnation.org

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>
Memorandum for Record – Listed Species Determination of No Effect	August 26, 2011
USARC 88TH RSC Natural Resources Fact Sheet	November 2009
USFWS: Illinois Threatened and Endangered Species	July 2011

MEMORANDUM FOR RECORD

SUBJECT: IL074 Waukegan, Illinois Armed Forces Reserve Center,
Listed Species Determination of No Effect

1. The US Army Reserve (USAR) 88th Regional Support Command, based on a decision by the Base Closure and Realignment Commission (BRAC), proposes to dispose of the existing SSG Roy Clifton Scouten Armed Forces Reserve Center (AFRC) located at 1721 N. Mcaree Road in Waukegan, IL 60085. The facility will be transferred to the Waukegan Public School District via public benefit conveyance for use as Pre-Kindergarten Education facility.

The facility is approximately 4.5 acres in size hereafter it is referred to as the "Property". The Property location is on the following approximate coordinates: 42.3841 N, -87.8636 W. The Property is currently used as an AFRC and Organizational Maintenance Shop repair facility. Adjacent to the facility is: north - Road and power line easement, south – residential, east - school property, west - residential.

2. To begin Endangered Species Act - Section 7 documentation, the 88th Regional Support Command (RSC) completed a Natural Resource Survey of the property (BHE Environmental) in 2007 to identify whether any listed threatened/endangered species and sensitive habitats are present on the property. The Natural Resource Survey included a review of the US Fish and Wildlife Service (USFWS) database (<http://www.fws.gov/midwest/endangered/lists/illinois-cty.html>).

Federal Listed Species Lake County, Illinois

Lake	Piping plover <i>Charadrius melodus</i>	Endangered	Wide, open, sandy beaches with very little grass or other vegetation
	Piping plover <i>Charadrius melodus</i>	Critical Habitat	Wide, open, sandy beaches with very little grass or other vegetation
	Eastern massasauga <i>(Sistrurus catenatus)</i>	Candidate	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)
	Karner blue butterfly <i>(Lycaeides melissa samuelis)</i>	Endangered	Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of the larvae
	Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i>	Threatened	Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Lakeshore dunes

SUBJECT: IL074 Waukegan, Illinois Armed Forces Reserve Center,
Section 7 Listed Species Determination of No Effect

RSC staff carefully reviewed the U.S. Fish and Wildlife technical assistance website again on 16 August 2011, for federally listed threatened and endangered species (see attached). According to the USFWS website, in Lake County, Illinois, the Piping plover, Leafy-prairie clover and Hine's emerald dragonfly are federally endangered. The Eastern massasauga is classified as candidate. The Mead's milkweed and Eastern prairie fringed orchid are federally threatened.

No suitable habitat for any of these species is present on or adjacent to the nearly fully developed Property site.

3. The site survey in 2007 determined that no wetlands were present on or adjacent to the site. No species-specific protection measures are planned at this time due to the lack of known federal threatened, endangered or candidate species and/or potentially suitable habitat on the Property.

4. Previous conversations with Ms. Cathy Pollack Ecological Services, USFWS Barrington Illinois Field Office 847-381-2253, Cathy_Pollack@fws.gov had indicated that based on project findings, the USFWS does not require review of our determination nor their concurrence in writing. They do recommend a Memorandum for Record be filed in our office documenting the determination. This document fulfills that request.

With the above information, in conformance with 50 CFR 402, the 88th RSC determines that the proposed actions will have "no effect" to Federally listed species or proposed listed species under the mandates of Section 7(a)(2) of the Endangered Species Act of 1973, as amended.

5. If you have any questions about this determination, or require additional information, please contact Environmental Protection Specialist – Natural Resources, Mr. Marshal Braman 612-713-3470 or via email at marshal.braman@us.army.mil.

Sincerely,



David L. Moore
Chief, Public Works- Environmental Division

Encl

Cc: Ms. Cathy Pollack USFWS

ILO74 - Waukegan AFRC

USARC 88th RSC Natural Resources Fact Sheet

Facility Location Information

FACID	ILO74	Site Code	17985	State	Illinois	County	Lake	
Facility Name	Waukegan AFRC			LAT	42.3841 N	GIS Acreage Calculation	4.49	
Address	1721 N. Mcaree Road			LONG	-87.8636 W	Real Property Report Acres	4.50	
City/State/Zip	Waukegan, IL 60085					USGS Quad	Waukegan/Zion	
Facility Type	AFRC/OMS			Survey Type				
Facility POC	William Berg			<input checked="" type="radio"/> Desktop	Land Survey	S17/18 T45N R12E		
Phone	(847) 599-3030			<input type="radio"/> Field	State Region	Northern		
Ownership	The 88th RSC owns the land and 4 buildings that comprise ILO74.							
	Survey Date							2007

Land Use

On-site Land Use	The site is used for general administrative services, classroom training, and light vehicle maintenance.
Surrounding Land Use	North - Road and power line easement. South - residential. East - school property. West - residential.

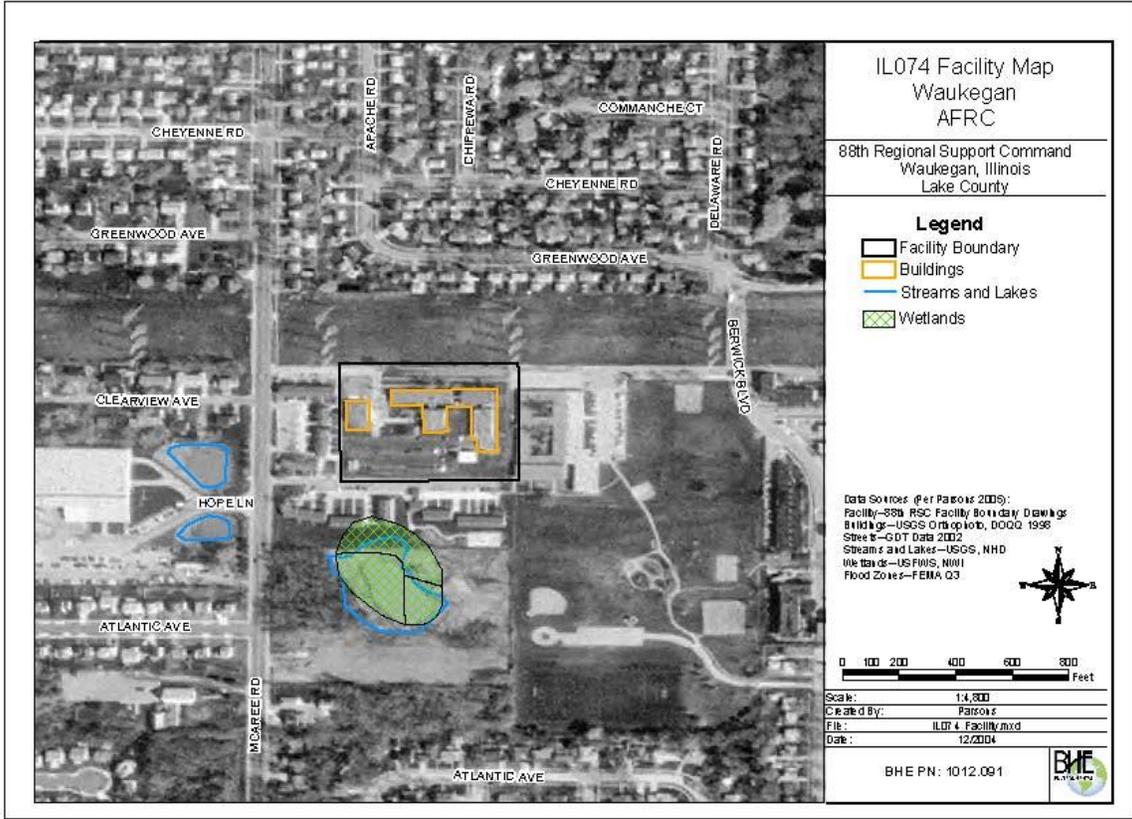
Water Resources

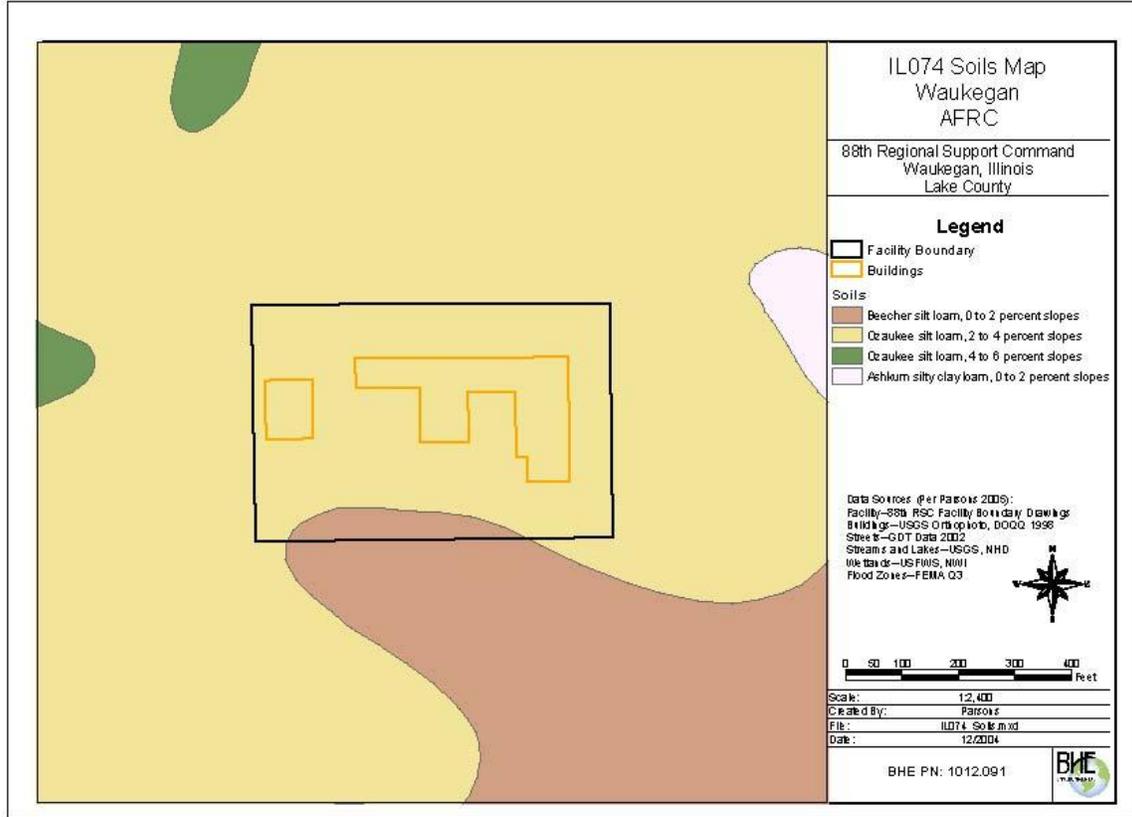
Watershed	SW Lake Michigan.		
Floodplains	There are no floodplains on or within 1,000 ft of the site. A 100-yr. floodplain is located 7,400 ft northwest of site (Parsons 2005).		
On-site Surface Water	None.		
Off-site Surface Water	There are isolated ponds located 250 ft south of site. An unnamed stream is located 2,000 ft west of site (Parsons 2005).		
Stormwater Basins	None.	SWB Size	N/A.
On-site Wetlands	None.		
Off-site Wetlands	A wetland area is located 250 ft south of site.		

Biological Resources	
On-site Listed Species	None (Appendix B).
On-site Potential Listed Species Habitat	None.
State-listed Species Within 1,000 ft of Facility	No state listed species within 1,000 ft of site (Appendix B).
Federally Listed Species in County	Indiana bat (E), piping plover (E, CH), Karner blue butterfly (E), eastern massasauga (C), Pitcher's thistle (T), and eastern prairie fringed orchid (T) (Appendix B).
Vegetation Communities/Land Cover	No natural vegetation communities or land cover on-site.
Potential Convertible Lawn	None.

Geological Resources	
Groundwater Depth	1. 13 in.; 2. 33 in.
Geologic Formation	Middle Silurian (Niagaran).
Approx Depth to Bedrock	1. 24 to 45 in.; 2. 20 to 45 in.
Pollution Sensitivity	1. moderately low; 2. moderately low.
Soil Types/Association	1. Beecher silt loam, 0 to 2 percent slopes; 2. Ozaukee silt loam, 2 to 4 percent slopes.
Topography	The facility is relatively flat with an elevation range of 710 - 720 ft amsl.

Other Sensitive Resources	
On-site Resources	None.
Off-site Resources	No natural communities tracked by IDNR, INAI, or INP sites located within 1,000 ft of site (Appendix B).







Endangered Species

Illinois County Distribution

Federally Endangered, Threatened, Proposed, and Candidate Species

[Print this page](#)

If you have questions about this list, please contact the Field Office that is identified below the county name. We have three Field Offices in Illinois and each is responsible for project reviews in specific counties. [Here is a map that shows the counties and the responsible Field Office.](#)

Information about [Illinois state-listed threatened and endangered species](#) is on the Illinois Endangered Species Protection Board website.

List Revised July 2011

County	Species	Status	Habitat
Adams Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5900 e: mail RockIsland@fws.gov FAX: 309-757-5807	Indiana bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Higgins eye pearl mussel (<i>Lampsilis higginsii</i>)	Endangered	Mississippi River; Rock River to Steel Dam
	Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)	Threatened	Mesic to wet prairies
Alexander Field Office to Contact: U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e: mail Marion@fws.gov	Gray bat (<i>Myotis grisescens</i>)	Endangered	Caves and mines; rivers & reservoirs adjacent to forests
	Indiana bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Least tern (<i>Sterna antillarum</i>)	Endangered	Bare alluvial and dredged spoil islands
	Pallid sturgeon (<i>Scaphirynchus albus</i>)	Endangered	Large rivers
	Rabbitfoot (<i>Quadrula cylindrica cylindrica</i>)	Candidate	Ohio River
	Sheepnose mussel (<i>Plethobasus cyphus</i>)	Proposed as Endangered	Shallow areas in larger rivers and streams
Bond Field Office to Contact: U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e: mail Marion@fws.gov	Indiana bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Piping plover <i>Charadrius melodus</i>	Endangered	May be present in Bond County during migration.
	Eastern massasauga (<i>Sistrurus catenatus</i>)	Candidate	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)
	Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)	Threatened	Mesic to wet prairies
Boone	Indiana bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (hibernacula); small stream corridors with well

<http://www.fws.gov/midwest/endangered/lists/illinois-cty.html>

2011/08/17

<p>Field Office to Contact: U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e:mail Marion@fws.gov</p>	<p>Indiana bat <i>(Myotis sodalis)</i></p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)</p>
<p>Kane Field Office to Contact: USFWS Chicago Illinois FO 1250 South Grove, Suite 103 Barrington, Illinois 60010 (847) 381-2253 e:mail Chicago@fws.gov Cathy_Pollack@fws.gov</p>	<p>Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i> Go here for specific guidance on how to determine whether this species is present on a site.</p>	<p>Threatened</p>	<p>Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie</p>
<p>Kankakee Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat <i>(Myotis sodalis)</i></p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Sheepnose mussel <i>(Plethobasus cyphus)</i></p>	<p>Proposed as Endangered</p>	<p>Shallow areas in larger rivers and streams</p>
	<p>Snuffbox <i>(Epioblasma triquetra)</i></p>	<p>Proposed as Endangered</p>	<p>Small to medium-sized creeks and some larger rivers, in areas with a swift current</p>
<p>Kendall Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat <i>(Myotis sodalis)</i></p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); Small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i></p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>
<p>Knox Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat <i>(Myotis sodalis)</i></p>	<p>Endangered</p>	
	<p>Eastern massasauga <i>(Sistrurus catenatus)</i></p>	<p>Candidate</p>	<p>Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)</p>
	<p>Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i></p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>
<p>Lake Field Office to Contact: USFWS Chicago Illinois FO 1250 South Grove, Suite 103 Barrington, Illinois 60010 (847) 381-2253</p>	<p>Piping plover <i>Charadrius melodus</i></p>	<p>Endangered</p>	<p>Wide, open, sandy beaches with very little grass or other vegetation</p>
	<p>Piping plover <i>Charadrius melodus</i></p>	<p>Critical Habitat</p>	<p>Wide, open, sandy beaches with very little grass or other vegetation</p>
	<p>Eastern massasauga <i>(Sistrurus catenatus)</i></p>	<p>Candidate</p>	<p>Graminoid dominated plant communities (fens, sedge</p>

<p>e-mail Chicago@fws.gov Cathy_Pollack@fws.gov</p>	<p>(<i>Sistrurus lateralis</i>)</p>		<p>continuous (ens), sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)</p>
	<p>Kamer blue butterfly (<i>Lycæides melissa samuelis</i>)</p>	<p>Endangered</p>	<p>Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of the larvae</p>
	<p>Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>) Go here for specific guidance on how to determine whether this species is present on a site.</p>	<p>Threatened</p>	<p>Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie</p>
	<p>Pitcher's thistle (<i>Cirsium pitcheri</i>)</p>	<p>Threatened</p>	<p>Lakeshore dunes</p>
<p>La Salle</p> <p>Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e-mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat (<i>Myotis sodalis</i>)</p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); Small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Indiana bat (<i>Myotis sodalis</i>)</p>	<p>Critical Habitat designated</p>	<p>Blackball Mine</p>
	<p>Decurrent false aster (<i>Boltonia decurrens</i>)</p>	<p>Threatened</p>	
	<p>Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)</p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>
	<p>Leafy-prairie clover (<i>Dalea foliosa</i>)</p>	<p>Endangered</p>	<p>Prairie remnants on thin soil over limestone</p>
<p>Lawrence</p> <p>Field Office to Contact: U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e-mail Marion@fws.gov</p>	<p>Indiana bat (<i>Myotis sodalis</i>)</p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); Small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Fat pocketbook mussel (<i>Potamilis capax</i>)</p>	<p>Endangered</p>	<p>Mississippi, Wabash, Little Wabash, Ohio Rivers</p>
	<p>Rabbitsfoot (<i>Quadrula cylindrica cylindrica</i>)</p>	<p>Candidate</p>	<p>Wabash River</p>
	<p>Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)</p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>
<p>Lee</p> <p>Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e-mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat (<i>Myotis sodalis</i>)</p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); Small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)</p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>
	<p>Prairie bush clover (<i>Lespedeza leptostachya</i>)</p>	<p>Threatened</p>	<p>Dry to mesic prairies with gravelly soil</p>
<p>Livingston</p> <p>Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e-mail RockIsland@fws.gov FAX: 309-757-5807</p>	<p>Indiana bat (<i>Myotis sodalis</i>)</p>	<p>Endangered</p>	<p>Caves, mines (hibernacula); Small stream corridors with well developed riparian woods; upland forests (foraging)</p>
	<p>Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)</p>	<p>Threatened</p>	<p>Mesic to wet prairies</p>

	<i>(Plethobasus cyphus)</i>		streams
	Snuffbox <i>(Epioblasma triquetra)</i>	Proposed as Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i> Go here for specific guidance on how to determine whether this species is present on a site.	Threatened	Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie
	Lakeside daisy <i>(Hymenopsis herbacea)</i>	Threatened	Dry rocky prairies
	Leafy prairie clover <i>(Dalea foliosa)</i>	Endangered	Prairie remnants on thin soil over limestone
	Mead's milkweed <i>(Asclepias meadii)</i>	Threatened	Late successional tallgrass prairie, tallgrass prairie converted to hay meadow, and glades or barrens with thin soil
Williamson Field Office to Contact: U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e:mail Marion@fws.gov	Indiana bat <i>(Myotis sodalis)</i>	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i>	Threatened	Mesic to wet prairies
Winnebago Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807	Indiana bat <i>(Myotis sodalis)</i>	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Prairie bush clover <i>(Lespedeza leptostachya)</i>	Threatened	Dry to mesic prairies with gravelly soil
	Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i>	Threatened	Mesic to wet prairies
Woodford Field Office to Contact: U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807	Indiana bat <i>(Myotis sodalis)</i>	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Decurrent false aster <i>(Boltonia decurrens)</i>	Threatened	Disturbed alluvial soils
	Eastern prairie fringed orchid <i>(Platanthaera leucophaea)</i>	Threatened	Mesic to wet prairies

List revised July 2011

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A.4 Agency and Public Notices

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

- Waukegan Lake County News Sun
- Chicago Tribune

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:

- Waukegan Public Libraries - North County Street Branch
- Baldwin Avenue Public Library Branch

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APPENDIX B – AIR CONFORMITY APPLICABILITY ANALYSIS

Introduction

A General Air Conformity Applicability Analysis was conducted to determine if increases in air pollution from the Environmental Assessment for BRAC 2005 Recommendations for Closure, Disposal, and Reuse of the Waukegan United States Armed Forces Reserve Center, Waukegan, Illinois and the associated construction project would impact National Ambient Air Quality Standards (NAAQS). The project will occur within a U.S. Environmental Protection Agency (USEPA) designated moderate non-attainment for 8-hour ozone and non-attainment for PM-2.5 for the area and is therefore subject to 40 CFR, Part 93 Federal General Conformity Rule regulations.

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 or positively determine that the action conforms to the provisions and objectives of the applicable State Implementation Plan (SIP). Any mitigation that is deemed necessary as a result of the conclusions reached in the conformity analysis would be implemented and would be integrated into the applicable SIP.

Project Description

The site consists of approximately 4.5 acres of developed land with four permanent structures:

- Administration building
 - 7,176 square-foot 1-story US Army Reserve Portion (1958)
 - 7,000 square-foot 2-story Drill Hall (1958)
 - 3,680 square-foot 1-story Naval Addition (1964)
 - 10,596 square-foot 2-story Naval Addition w/ garage (1964)
- 3,340-square-foot Organizational Maintenance Shop (OMS) (1958).
- 4,876 square-foot US Marine Corps (USMC) garage unheated storage building (1994).
- 1,247square-foot Vehicle Wash Area (2004)

The main administration building is a 1-story building and consists of the four main sections listed above. The building's interior consists of administrative space, drill hall, and garage. The OMS is a three-bay block building with a brick exterior. The buildings are on concrete foundations and constructed of concrete block walls covered with a brick veneer. A military equipment parking area and a privately owned vehicle parking area are also on the site. Most of the site is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is mowed lawn areas with a few trees. The facility's perimeter is secured with a 6.5-ft chain-linked fence and three strands of barbed wire. The site is currently in caretaker status.

Current Ambient Air Quality Considerations

The Alternative Three (Preferred Alternative) and Alternative Four have the same overall square footage of building renovation. Alternative Three would require additional renovation to convert the parking area to a playground. Furthermore, Alternative three would have more indirect commuter traffic vehicle emissions from the proposed reuse of the site. Both alternatives follow the same construction schedule. Renovation is estimated to occur in 2012 and take 12 months to complete.

The primary emission sources for this project will be those associated with renovation activities, with renovation being the predominant emission-generating activities. Cumulative air emissions were calculated for various types of diesel-engine construction vehicles and related equipment.

The project qualifies for the 40CFR 93.153 (c)(x) exemption as the replacement activity will be similar in scope and operation. The construction activity associated with this modification will be a temporary negligible increase in air emissions as demonstrated in the calculations below and is included solely to demonstrate its negligible impact. A Regional Significance Review was not conducted as part of this evaluation due to the exemption clause stated above.

Emission Factors for Alternative 3

Emission factors (EFs) were obtained from a variety of resources. These include MOBILE6, AP-42, NONROAD 2005, and the South Coast Air Quality Management District Air Quality Handbook. Where feasible, the most conservative EFs were incorporated.

Construction Emissions for Administration Building Renovation

Activity	Annual Emissions (TPY)		
	N0x	Ozone	PM-2.5
Alternative 3	0.32	0.03	0.02
Alternative 4	0.32	0.03	0.02
Note: Assumes 28,452 ft ² of renovation			

Vehicle Emissions from Employee Commuter Traffic

Activity	Annual Emissions (TPY)	
	N0x	Ozone
Alternative 3 ¹	2.20	0.42
Alternative 4 ²	0.01	0.05
Note: ¹ Assumes 650 additional vehicles @ 15 miles/day ² VAssumes net loss of 20 less vehicles @ 15 miles per day.		

Non-Road/Non-Mobile Source Emissions- Various Equipment

Activity	Annual Emissions (TPY)	
	N0x	Ozone
Alternative 3	0.03	0.02
Alternative 4	0.03	0.02

Paved Haul Road- Truck for Hauling

Activity	Annual Emissions (TPY)
	PM-2.5
Alternative 3	0.04
Alternative 4	0.04

Note: Assumes 30 trips of hauling for 20 miles/round-trip

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)			
		N0x	Ozone	PM-2.5
	Alternative 3	2.55	0.47	0.04
Alternative 4	0.36	0.10	0.04	

ATTACHMENT 1 – RECORD OF NON-APPLICABILITY

Project Name: Closure and Proposed Reuse of the Waukegan Armed Forces Reserve Center

Project Point of Contact: Lisa Gulbranson

BRAC Environmental Coordinator

JMWA Contractor

88TH Regional Support Command

Project Dates: Approximately January 2nd, 2012 through December 31st, 2012

General Conformity under the Clean Air Act, Section 176 has been evaluated for the action described above according to the provisions set forth in 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being non-attainment for the National Ambient Air Quality Standards (NAAQS) or attainment areas subject to maintenance plans (maintenance area). De minimis threshold levels for applicable NAAQS constituents have been established for federal actions with the potential to have significant air quality impacts. Should a project or related action located in a non-attainment or maintenance area exceed de minimis levels, a general conformity analysis would be required.

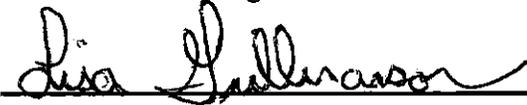
The Waukegan Armed Forces Reserve Center is located in Lake County, Illinois, designated as moderate non-attainment for ozone and non-attainment for PM-2.5. As such, ozone precursor pollutants nitrogen oxides (NOx) and volatile organic compounds (VOCs) also apply. A General Conformity Analysis is not required because total maximum annual direct and indirect emissions from this project have been estimated below the de minimis threshold levels. Calculated emissions and their relation to de minimis levels established in 40 CFR 93.153 (b) are presented in the table below.

NAAQS Criteria Pollutant	Alternative	Applicable Threshold Level (40 CFR 93.153 (b))	Estimated Emission Results (Reported as Tons/Year)	Above/Below Threshold Level
Ozone	3	50	0.47	Below
NOx	3	100	2.55	Below
PM-2.5	3	100	0.04	Below
Ozone	4	50	0.10	Below
NOx	4	100	0.36	Below

PM-2.5	4	100	0.04	Below
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Lake County is in attainment for all other NAAQS criteria pollutants and therefore is not subject to air conformity review.

Supporting documentation and emission estimates can be found in Section 4.4 and Appendix B of the Environmental Assessment for BRAC 2005 Recommendations for Closure, Disposal, and Reuse of the Waukegan United States Armed Forces Reserve Center, Waukegan, Illinois.



Lisa Gulbranson

BRAC Environmental Coordinator

JMWA Contractor

88TH Regional Support Command

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APPENDIX C – EIFS REPORT

Introduction

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

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. For each variable (business volume, employment, income, and population), the current time-series data available from the United States Bureau of Economic Analysis are calculated along with the annual change, deviation from the average annual change, and the percent deviation for each of these variables, which then defines a threshold for important annual regional economic impacts for a variable. Within the EIFS model, the RTV is calculated for each of these variables when assessing the regional economic impacts of a specific project. If the RTV for a particular variable associated with the impacts of a specific project exceeds the maximum annual historic deviation for that variable, then the economic impacts are considered significant. If the RTV for a variable is less than the maximum annual historic deviation for that variable, then the regional economic impacts are not considered significant.

The basis of the EIFS analytical capabilities is the calculation of multipliers used to estimate the impacts resulting from BRAC-related changes in local expenditures or employment. The forecast inputs for the EIFS are as follows. It is assumed 60 percent of construction costs reflect materials and supplies; 30 percent for labor, and 10 percent for profit/overhead. The actual construction cost for changes in local expenditures is 60 percent of total project construction divided by the length of project. The change in employment is determined by finding the 30 percent labor number and then dividing by the Bureau of Labor Statistics Wages by area and occupation for construction and extraction workers in the Waukegan, Illinois Metropolitan Area. The following are the EIFS output data for construction and the Rational Threshold Value (RTV) for the Region of Influence (ROI) of Alternatives 3 and 4.

EIFS REPORT

PROJECT NAME

BRAC EA- Waukegan, IL Alternative 3

STUDY AREA

17097 Lake, IL
55059 Kenosha, WI

FORECAST INPUT

Change In Local Expenditures	\$465,000
Change In Civilian Employment	5
Average Income of Affected Civilian	\$56,820
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	3.04
Income Multiplier	3.04
Sales Volume - Direct	\$540,456
Sales Volume - Induced	\$1,102,530
Sales Volume - Total	\$1,642,986 0%
Income - Direct	\$332,192
Income - Induced)	\$169,924
Income - Total(place of work)	\$502,117 0%
Employment - Direct	7
Employment - Induced	4
Employment - Total	10 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.52 %	10.79 %	2.94 %	1.22 %
Negative RTV	-8.17 %	-4.84 %	-3.74 %	-0.75 %

EIFS REPORT

PROJECT NAME

BRAC EA-Waukegan, IL Alternative 4

STUDY AREA

17097 Lake, IL
55059 Kenosha, WI

FORECAST INPUT

Change In Local Expenditures	\$300,000
Change In Civilian Employment	3
Average Income of Affected Civilian	\$56,820
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	3.04
Income Multiplier	3.04
Sales Volume - Direct	\$437,050
Sales Volume - Induced	\$891,582
Sales Volume - Total	\$1,328,631 0%
Income - Direct	\$216,697
Income - Induced)	\$137,413
Income - Total(place of work)	\$354,109 0%
Employment - Direct	4
Employment - Induced	3
Employment - Total	7 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.52 %	10.79 %	2.94 %	1.22 %
Negative RTV	-8.17 %	-4.84 %	-3.74 %	-0.75 %

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

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the Waukegan AFRC in Waukegan, Lake County, Illinois. These recommendations were 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 Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Waukegan AFRC:

“Close the Armed Forces Reserve Center in Waukegan, IL and re-locate units into a new Armed Forces Reserve Center in Lake County, IL, if the Army is able to acquire suitable land for the construction of the facilities. The new AFRC shall have the capability to accommodate Illinois National Guard Units from the Army National Guard Readiness Center in Waukegan, IL, if the State of Illinois decides to relocate those units.”

To implement these recommendations, the Army proposes to close the Waukegan AFRC.

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

Relevant Statutes and Executive Orders

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

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

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

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- 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 US 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.