

**FINAL
ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF CALLAGHAN
UNITED STATES ARMY RESERVE (USAR) CENTER,
SAN ANTONIO, TEXAS**



Prepared for:

U.S. Army Reserve 63d Regional Support Command

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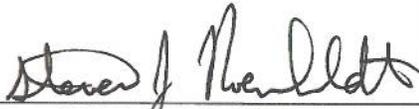
February 2012

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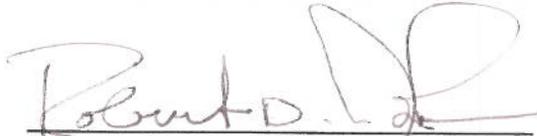
**U.S. ARMY CORPS OF ENGINEERS
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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Reserve, 63d Regional Support Command (RSC)

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of Callaghan United States Army Reserve (USAR) Center, San Antonio, Texas

AFFECTED JURISDICTIONS: City of San Antonio, Bexar County, Texas

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: Vernadero Group Incorporated

APPROVED BY: Robert D. Johnson, Colonel, EN, Regional Engineer

ABSTRACT: The U.S. Army Corps of Engineers is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the Callaghan USAR Center in the City of San Antonio, Texas as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this Proposed Action and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the National Environmental Policy Act (NEPA).

REVIEW PERIOD:

A Notice of Availability (NOA) has been published in the *La Prensa* newspaper and the *San Antonio Express-News*, which announces the beginning of the 30-day public review period. In the NOA, interested parties are invited to review and comment on the EA and draft FNSI, and are informed that the EA and draft FNSI are made available during the public review period at the Guerra Public Library, 7978 West Military Drive, San Antonio, Texas 78227 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. Reviewers are invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail, fax, or e-mail to the following:

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EXECUTIVE SUMMARY

ES.1 Introduction

This Environmental Assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the Callaghan USAR Center, City of San Antonio, Texas as directed by the 2005 Base Closure and Realignment (BRAC) Commission's recommendations.

This EA was developed in accordance with the 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.

ES.2 Purpose and Need

On September 8, 2005, the BRAC Commission recommended closure of the Callaghan USAR Center and realignment of essential missions to other installations. The deactivated Callaghan USAR Center property is surplus to Army military need and will be disposed of in accordance with applicable laws and regulations. Pursuant to the NEPA of 1969 and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Callaghan USAR Center is located in Bexar County, in the western part of the City of San Antonio. The City of San Antonio is the county seat of Bexar County and is located in the South central portion of Texas, roughly 200 miles west of the Houston Metropolitan Area.

ES.4 Proposed Action

The Proposed Action is the disposal of surplus property made available by the realignment of the Callaghan USAR Center. Redevelopment and reuse of the surplus Callaghan USAR Center property (the “Property”) would occur as a secondary action under disposal. Under BRAC law, the Army must close the Callaghan USAR Center not later than September 15, 2011. After the Callaghan USAR Center 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 U.S. Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES.5 Alternatives

Three alternatives were analyzed in this EA: the Preferred Alternative (Traditional Disposal and Reuse), the Caretaker Status Alternative, and the No Action Alternative.

ES.5.1 Preferred Alternative: Traditional Disposal and Reuse

The Army would close the Callaghan USAR Center and hold a public auction, as recommended by the San Antonio Local Redevelopment Authority (SALRA) in its reuse plan.

ES.5.2 Caretaker Status Alternative

The Army secured the Callaghan USAR Center after the military mission ended and units moved out in May 2011 to ensure public safety and the security of remaining government property.

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. The Army, in consultation with the SALRA, determines the initial

maintenance levels for the closed Callaghan USAR Center and their duration on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

ES.5.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Callaghan USAR Center at levels similar to those that occurred prior to the 2005 BRAC Commission's recommendations for closure. 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.

ES.5.4 Alternatives Considered and Eliminated from Further Analysis

Since no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. The SALRA did not receive any additional notices of interest from other agencies or public entities; therefore, no other reuses are carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Three resource areas were characterized and evaluated in detail for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative. All other resource areas were either determined not to be present or are present, but not impacted.

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Property would transition from active USAR Center to a private educational and research facility. The proposed reuse of the Property, as recommended by the SALRA, is to use the facility for research and technology facilities. This proposed reuse would likely require the Property to be rezoned to match the zoning of the adjacent SWRI property, but would conform to the City of San Antonio Comprehensive Master Plan. Changes to the existing socioeconomic baseline conditions would be insignificant as a result of the Preferred Alternative. The existing full-time personnel and Reservists assigned to the Wichita Falls USAR Center have been transferred to a new Armed Forces Reserve Center located on Camp Bullis, Texas. Under the Preferred Alternative, potential impacts to transportation would not be significant. Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the vehicle traffic from the full-time staff and Reservists who previously traveled to Callaghan USAR Center, it still would not be significant when compared to the existing traffic on Culebra Road and West Commerce Street. Under the Caretaker Status Alternative, land use would change from an active USAR Center to one under limited maintenance in caretaker status. A decrease in the military presence at the Callaghan USAR Center would result in decreased impacts to air quality, traffic, utilities, and hazardous and toxic substances as compared to existing conditions. However, because of the low magnitude of these impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Callaghan USAR Center. No changes to the existing environment would occur.

ES.7 Cumulative Impacts

No significant cumulative impacts would result from implementation of the Preferred Alternative when combined with past, present, and reasonably foreseeable future actions. No cumulative impacts would occur as a result of the Caretaker Status or No Action Alternatives.

ES.8 Mitigation Responsibility

No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

ES.9 Findings and Conclusions

The purpose of the Proposed Action is to implement the Army's proposal to close the Callaghan USAR Center as directed by the BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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TABLE OF CONTENTS

1.0 INTRODUCTION.....1

 1.1 Purpose and Need of the Proposed Action1

 1.2 Scope.....1

 1.3 Public Involvement2

 1.4 Impact Analysis Performed.....4

2.0 DESCRIPTION OF THE PROPOSED ACTION.....7

 2.1 BRAC Commission’s Recommendation7

 2.2 Local Redevelopment Authority’s Reuse Plan8

 2.3 History and Description of the Callaghan USAR Center (the “Property”)8

3.0 ALTERNATIVES13

 3.1 Preferred Alternative: Traditional Army Disposal and Reuse13

 3.2. Caretaker Status Alternative13

 3.3. No Action Alternative.....14

 3.4. Alternatives Considered and Eliminated From Further Analysis14

 3.4.1 Early Transfer and Reuse Before Cleanup is Completed.14

 3.4.2. Other Disposal Options.....14

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES17

 4.1 Environmental Resources Eliminated from Further Consideration.....17

 4.2 Environmental Resources Not Present.....17

 4.3 Environmental Resources Present, but not Impacted19

 4.4 Resources are Present, but Impacts are Minor and do not Require Further
 Analysis.....21

 4.4.1 Utilities.....21

 4.4.2 Public Services21

 4.4.3 Noise22

 4.4.4 Aesthetic and Visual Resources22

 4.4.5 Hazardous Materials, Hazardous Waste, Toxic Substances,
 Contaminated Sites23

 4.5 Environmental Resources Analyzed in Detail24

 4.5.1 Land Use24

 4.5.2 Socioeconomics32

 4.5.3 Transportation41

 4.6 Past, Present, and Reasonably Foreseeable Actions44

 4.7 Cumulative Effects Summary45

 4.7.1 Preferred Alternative: Traditional Disposal and Reuse45

 4.7.2 Caretaker Status Alternative46

 4.7.3 No Action Alternative.....46

 4.7.4 Mitigation Summary46

5.0 FINDINGS AND CONCLUSIONS.....49

6.0 LIST OF PREPARERS.....51

7.0 DISTRIBUTION LIST.....53

8.0 REFERENCES.....55

9.0 PERSONS CONSULTED57

LIST OF TABLES

Table 4-1. Future Land Use Descriptions 27
Table 4-2. Regional Income Statistics (2005-2009) 33
Table 4-3. Regional Income Statistics (2005-2009) 33
Table 4-4. Regional Population and Education 34
Table 4-5. Regional Housing Characteristics (2005-2009) 35
Table 4-6. Regional Housing Characteristics (2005-2009) 37
Table 4-7. Present and Reasonably Foreseeable Actions in the City of San Antonio
 Within 1 Mile of the Callaghan USAR Center 45

LIST OF FIGURES

Figure 1-1. Callaghan USAR Center, San Antonio, Texas, Location Map 3
Figure 2-1. Front of administration building 9
Figure 2-2. Administration building. Rear of facility. 9
Figure 2-3. OWS building and Covered Vehicle Washrack..... 9
Figure 2-4. OMS 9
Figure 2-5. Callaghan USAR Center, San Antonio, Texas, Site Map 11
Figure 4-1. Zoning Districts Map 28
Figure 4-2. Future Land Use Map..... 29

LIST OF APPENDICES

Appendix A. SALRA Reuse Plan A-1
Appendix B. Record of Non-Applicability B-1
Appendix C. EIFS Model Output C-1
Appendix D. Agency Coordination D-1

LIST OF ACRONYMS

ACM	asbestos containing material
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
cf	cubic feet
CFR	Code of Federal Regulations
EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
HVAC	Heating, Ventilation, and Air Conditioning
IFR	Indoor Firing Range
KW	kilowatt
LBP	lead-based paint
MEP	Military Equipment Parking
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOI	Notice of Intent
OEA	Office of Economic Adjustment
OMS	Organizational Maintenance Shop

PCB	polychlorinated biphenyls
POV	privately owned vehicle
ROI	Region of Influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	Rational Threshold Value
SALRA	San Antonio Local Redevelopment Authority
SHPO	State Historic Preservation Office
SWRI	Southwest Research Institute
TPWD	Texas Parks and Wildlife Department
USAR	United States Army Reserve
U.S.	United States
U.S.C.	United States Code
USFWS	United States Fish and Wildlife Service

1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Callaghan United States Army Reserve (USAR) Center, San Antonio, Texas (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 Closure and Realignment (BRAC) Commission recommended closure of the Callaghan USAR Center (Figure 1-1) and realignment of essential missions to other installations. The deactivated USAR property is surplus to Army military need and will be disposed of according to applicable laws and regulations.

1.2 Scope

The BRAC Act of 1990 specifies that the NEPA does not apply to actions of the President, the Defense BRAC Commission, or the Department of Defense, except (i) during the process of property disposal, and (ii) during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated (Sec. 2905(c)(2)(A), Public Law 101-510, as amended).

The BRAC Act of 1990 further specifies that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider, (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the BRAC Commission, (ii) the need for transferring functions to any military installation which has been selected as the receiving installation, or (iii) military installations alternative to those recommended or selected (Sec. 2905(c)(2)(B), Public Law 101-510, as amended).

The BRAC Commission's deliberation and decision, as well as the need for closing or realigning a military installation, are exempt from NEPA. Accordingly, this EA does not address the need for closure or realignment. NEPA does, however, apply to disposal of excess property as a direct Army action, and the reuse of such property as a secondary effect of disposal; therefore, those actions are addressed in this document.

1.3 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the State Historic Preservation Officer, United States (U.S.) Fish and Wildlife Service, Texas Parks and Wildlife Department (TPWD), Native American Tribes, and the City of San Antonio Local Redevelopment Authority (SALRA).

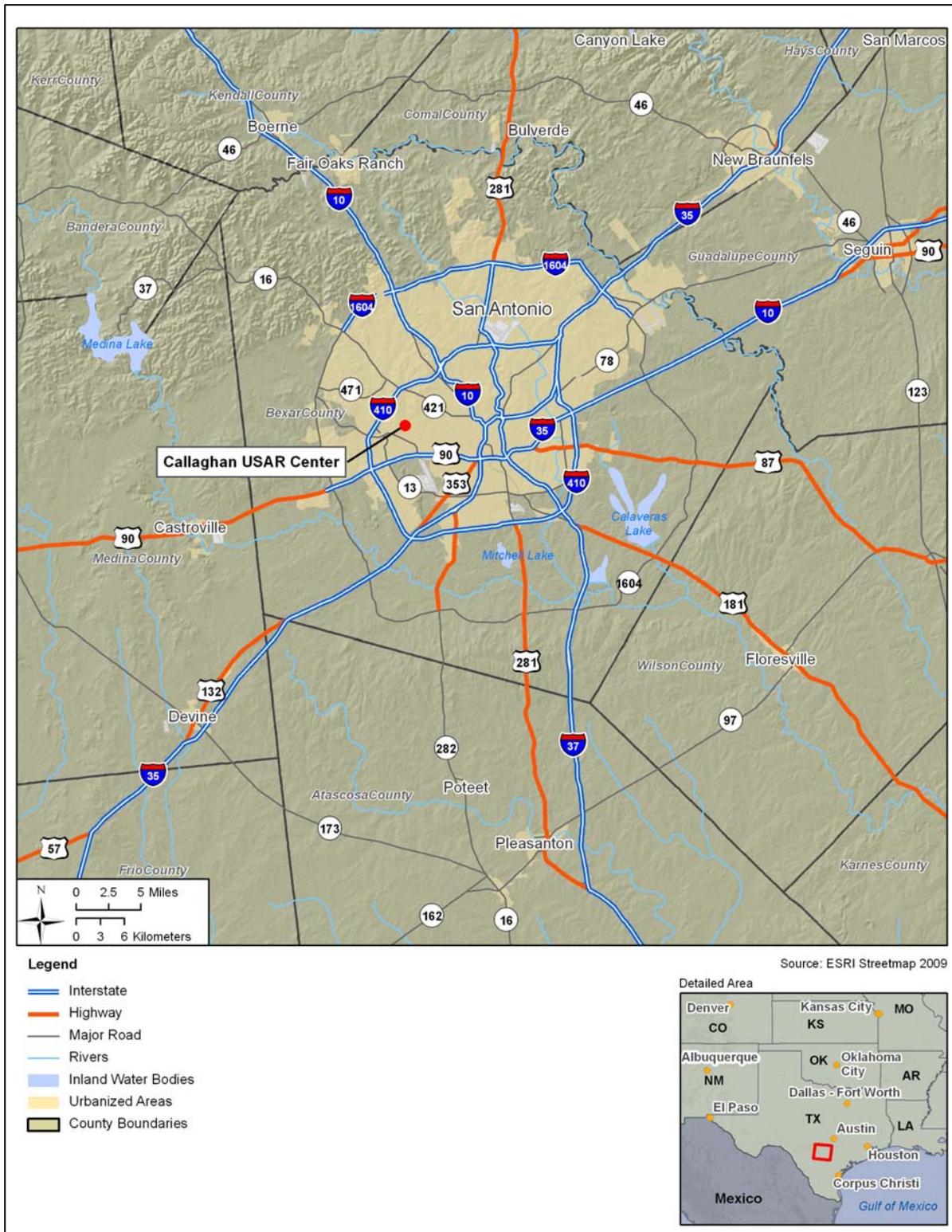


Figure 1-1. Callaghan USAR Center, San Antonio, Texas, Location Map

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, *La Prensa*, and a regional newspaper, *San Antonio Express-News*. The EA and draft FNSI are made available during the public-review period at the Guerra Library, 7978 West Military Drive, San Antonio, Texas 78227 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. Comments and requests for information should be submitted to the Environmental Coordinator of the USAR 63d Regional Support Command (RSC), Laura Caballero, at (650) 279-9112 or laura.caballero@usar.army.mil.

At the end of the 30-day public review period, the Army reviews all comments received; compares environmental impacts associated with reasonable alternatives; revises the FNSI or the EA, if necessary; supplements the EA, if needed; and makes a decision. If the impacts of the Proposed Action are not significant, the Army may execute the FNSI and the action may proceed immediately. If potential impacts are found to be significant, the Army may 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.

1.4 Impact Analysis Performed

This EA identifies, documents, and evaluates the effects of disposal and reuse of the Callaghan USAR Center property under a variety of scenarios.

The existing conditions at Callaghan USAR Center as of 2011 are described in Section 4.0, Environment Conditions and Consequences, which, with information presented in the No Action Alternative, constitutes the baseline for the analysis of the effects of disposal and reuse. Conditions in 2011 reflect the operating status of the facility prior to the BRAC Commission's decision.

An interdisciplinary team of environmental professionals analyzed the Proposed Action against existing conditions and identified the relevant beneficial and adverse effects associated with the action. The effects are described in Section 4.0, immediately following presentation of each resource area and condition relevant to the Proposed Action.

The effects of the Proposed Action on socioeconomics were assessed using the Economic Impact Forecast System (EIFS) developed by the U.S. Army Construction Engineering Research Laboratory. This model allows all BRAC actions to be evaluated in the same way.

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2.0 DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the disposal of surplus property made available by the realignment of Callaghan USAR Center. Redevelopment and reuse of the surplus USAR Center property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army must close the Callaghan USAR Center not later than September 15, 2011. After the Callaghan USAR Center 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 this property for another purpose.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the United States Army Reserve Center, Boswell, TX, and the United States Army Reserve Center, Callaghan, TX, and relocate units to a new Armed Forces Reserve Center on existing Federal property on Camp Bullis, TX. The new AFRC shall have the capability to accommodate Texas National Guard Units from the Texas ARNG Readiness Center in Hondo, TX, A Company and Headquarters Company, 1st of the 141st Infantry, the Fifth Army ITAAS, the Regional Training Site- Intelligence, and the Texas Army National Guard Area Support Medical Battalion, if the state decides to relocate those National Guard units.” May 13, 2005

The environmental impacts resulting from the construction and operation of the new Armed Forces Reserve Center at Camp Bullis, Texas are analyzed in the Final Environmental Assessment, Camp Bullis, Texas, August 2006.

2.2 Local Redevelopment Authority's Reuse Plan

The SALRA was created by San Antonio City Council ordinance #2006-04-13-0464 on April 13, 2006. The ordinance authorized the City to act as the Local Redevelopment Authority under BRAC guidelines. On April 13, 2006, San Antonio Mayor Phil Hardberger requested the Office of Economic Adjustment (OEA) to recognize the SALRA. The OEA, on behalf of the U.S. Secretary of Defense, recognized the SALRA on May 1, 2006, for the purpose of formulating a recommendation for the reuse of the Callaghan USAR Center. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the SALRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless and other interested parties. After reviewing two reuse proposals and recommendations and all public comments, the SALRA recommended that the Property be reused for the expansion of Southwest Research Institute's (SWRI) East Campus for research and technology facilities. The SALRA reuse plan was approved by the City of San Antonio City Council on December 13, 2007, and by the Department of Housing and Urban Development on September 18, 2008. In accordance with the SALRA reuse plan, the Army proposes to hold a public auction. SWRI will have the opportunity to bid on and purchase the Property at auction and reuse it as described in the approved SALRA Reuse Plan (Appendix A).

2.3 History and Description of the Callaghan USAR Center (the "Property")

History. In 1964, the U.S. Government purchased 5.0 acres of undeveloped land, located at 600 Callaghan Road, San Antonio, Texas, to construct a USAR Center consisting of an administrative building and Operational Maintenance Shop (OMS). This mission ended in May 2011, and the site was closed and placed in caretaker status.

Description. Currently, the Property has three permanent structures (Figures 2-1 through 2-4):

- 18,053 square-foot main administration building
- 3,803 square-foot OMS
- 900 square-foot Oil/Water Separator (OWS) building with Covered Vehicle Wash Rack



Figure 2-1. Front of administration building



Figure 2-2. Administration building. Rear of facility.



Figure 2-3. OWS building and Covered Vehicle Washrack



Figure 2-4. OMS

Figure 2-5 shows the Callaghan USAR Center site plan. The administration building and OMS are two-story and one-story structures, respectively, and were constructed in 1965 of concrete block with brick veneer constructed on a concrete slab. The OWS building is one story and

constructed of sheet metal siding and roof. A military-equipment parking area and privately-owned vehicle (POV) parking area are also on the site and encompass approximately 3.1 acres. Approximately 3.75 acres of the site is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining 1.25 acres of land are maintained lawn, with ornamental landscaping surrounding the administration building. There are no prominent landscape features on the Property. The site is currently unoccupied and in caretaker status.



Figure 2-5. Callaghan USAR Center, San Antonio, Texas, Site Map

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3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Army Disposal and Reuse

For the Preferred Alternative the Army would hold a public auction, as recommended by the SALRA in their Reuse Plan (See Appendix A for a copy of the Callaghan USAR Center Reuse Plan).

The SALRA Reuse Plan recommends the reuse of the Callaghan USAR Center by SWRI for expansion of its East Campus, stating that it is “the best use of the property and is in the best interest of the community”. A public auction would allow SWRI the opportunity to bid on the Property. As recommended in the SALRA Reuse Plan, the Callaghan USAR Center will be used for ongoing and future research projects. Generalized property reuse intensities were not examined in this EA since there was a final reuse plan upon which to base the NEPA analysis.

3.2. Caretaker Status Alternative

The Army secured the Callaghan USAR Center after the military mission ended and units moved out in May 2011 to ensure public safety and the security of remaining government property. 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. The Army, in consultation with the SALRA, determines the initial maintenance levels for the closed Callaghan USAR Center and their duration on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period the Army normally reduces its maintenance to the minimum level for surplus government

property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

3.3. No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Callaghan USAR at levels similar to those that occurred prior to the 2005 BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the No Action Alternative is evaluated in this EA.

3.4. Alternatives Considered and Eliminated From Further Analysis

3.4.1 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 there is no contamination on the site and therefore, no remedial activities are required.

3.4.2. Other Disposal Options

The SALRA screened this 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 notice of interest for reusing the Property. The SALRA did not consider other reuses of the Property and therefore no other reuses are carried forward for further analysis in this EA. In addition to the Reuse Plan described in the preferred alternative for expansion of SWRI's East Campus for research and technology facilities, the SALRA considered adoption of the following reuses of the property:

Northside Independent School District – Proposed the reuse of the facility as an Alternative High School, bus depot, and maintenance facility. The Alternative High School is geared for students with disciplinary problems and keeps them in school by serving as an alternative to expulsion. The facility would also have been used for a community center that would offer literacy programs, GED classes, parenting classes, workforce training, and other adult and community education programs.

Because this alternative was not selected by the SALRA in their official reuse plan, it was not carried forward for further analysis in this EA.

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4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) states the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The 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 EA/EIS process.

4.2 Environmental Resources Not Present

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because these environmental resources do not exist on or near the Property:

- Floodplains. The Property is not located within a 100- or 500-year floodplain (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel Number (78029C0380G); FEMA, (September, 29 2010).
- Wetlands. No evidence of wetlands was observed on the Property during site reconnaissance. National Wetlands Inventory Maps show no wetlands on the Property (USFWS 2011b). NRCS soils maps show no hydric soils on the Property (NRCS 2011).
- Coastal Barriers and Zones. The property is not located within the coastal zone boundary of the State of Texas. A determination that the proposed federal action is consistent with the State Coastal Zone Management Program is not required. A listing of State coastal zone boundaries may be found at: http://www.glo.texas.gov/what-we-do/caring-for-the-coast/_documents/landing-page-folder/CoastalBoundaryMap.pdf.

- National and State Parks. The nearest national park is the San Antonio Missions National Historic Park, which is located 18 miles from the Property. The nearest state historic site is Lyndon B. Johnson State Park & Historic Site, which is located 83 miles from the Property. The nearest state park is Government Canyon State Natural Area, which is located 17 miles from the Property.
- Wilderness Areas and Wildlife Refuges. The nearest national wilderness area is Little Lake Creek Wilderness Area, which is located 235 miles from the Property. The nearest national wildlife refuge is Balcones Canyonlands Wildlife Refuge, which is located 112 miles from the Property.
- National Wild and Scenic Rivers. The nearest National Wild and Scenic River is the Rio Grande Wild and Scenic River at Big Bend National Park, which is located 406 miles from the Property.
- Federal- and State-Listed Threatened, Endangered, or Candidate species. There are no Federal- or State-listed threatened, endangered, or candidate species known to occur on the Property. The Army has determined the Proposed Action will have no effect on Federal- or State-listed threatened, endangered, or candidate species or critical habitat. The Army sent a letter to the USFWS and TPWD requesting concurrence with this finding within 30 days of the date of the letters. To date, a response has not been received from either agency (See Appendix D). Verbal communication with the USFWS confirmed that their office does not respond to “no-effect” determination letters. The TPWD did not provide a response.

- Prime or Unique Wildlife 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 (USFWS 2011a).
- Cultural, Historic, and Archeological Resources. The Army determined that the Proposed Action will not have an adverse effect on cultural, historic, or archeological resources. The State Historic Preservation Officer concurred with this determination on May 4, 2011. See Appendix D.
- 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, and the Property is located in an urban setting.
- Surface Water Features. There are no surface waters on the Property. An unnamed, heavily channelized creek, which receives stormwater run-off from the Property via ditches, is located approximately 400 feet east of the Property. The unnamed tributary flows east-southeast and discharges to Braunig Lake, approximately 2.5 miles from the Property.

4.3 Environmental Resources Present, but not Impacted

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because no demolition, renovation, construction, or landscaping activities are planned that would alter or affect these resources:

- **Groundwater Drinking Quality, Availability, or Use**—The Proposed Action would not increase impervious surfaces, result in contamination of groundwater resources, or increase groundwater use.

- **Radon Gas**- Bexar County is Zone 3, with a predicted average indoor radon screening level less than 2 picocuries per liter. A site-specific radon survey was conducted at the Property in August 1998. The report stated that the average radon levels at the Property ranged up to 2.1 picocuries per liter (USACE 2007). No mitigation measures are required.
- **Air Quality** - None of the Alternatives would have a significant direct, indirect, or cumulative impact on air quality, because implementation would have little or no measurable environmental effect on air emissions or air quality. Bexar County is in attainment or unclassifiable with National Ambient Air Quality Standards (NAAQS). A Prevention of Significant Deterioration analysis is not required, because the Proposed Action does not include any new major sources or major modifications at existing sources. A Conformity Determination is not required, because the Conformity Rule only applies to areas that are not in attainment. A Record of Non-Applicability (RONA) is enclosed at Appendix B.
- **Geology and Soils** - The Preferred Alternative would not have a significant direct, indirect, or cumulative impact on geology or soils, because proposed reuse does not involve the construction or demolition of any structures, or any other activities that would significantly affect the geology and soils on the Property. Potential landscaping activities to improve the aesthetics of the Property would not be expected to have significant impacts to geology or soils. The No Action Alternative and Caretaker Status Alternative would also have no impact to geology and soils.
- **Stormwater Runoff** - The Preferred Alternative would not have any impacts to stormwater runoff. Proposed reuse does not include any construction or demolition

activities that would alter the flow of stormwater. Under the Caretaker Status and No Action Alternatives, no impacts to stormwater are anticipated.

4.4 Resources are Present, but Impacts are Minor and do not Require Further Analysis

4.4.1 Utilities

None of the Alternatives would have a significant direct, indirect, or cumulative impact on these utilities, because these utilities have the capacity to provide service for any of the Alternatives and any changes in demand and usage would not be significant:

- CPS Energy provides electrical service. The highest demand in the last two years was 59 kilowatts (KW) in January 2010.
- CPS Energy provides natural gas service. The highest usage recorded during the last two years was 987 cubic feet (cf) in January 2010.
- San Antonio Water System provides potable water and wastewater treatment. Water is provided to the Callaghan USAR Center through a 12 inch water main and the facility is serviced by a 10 inch sewer line.

4.4.2 Public Services

None of the Alternatives would have a significant direct, indirect, or cumulative impact on these public services, because these utilities have the capacity to provide service for any of the Alternatives and any changes in demand and usage would not be significant:

- **Law Enforcement** – San Antonio Police Department and the Bexar County Sheriff's Office, both in San Antonio, provide law enforcement.
- **Fire Protection** – San Antonio Fire Department provides fire protection. The closest station to the USARC is Station #33, located at 2002 SW 36th Street, approximately 4 miles away.

- **Medical Services** – There are several hospitals in the area, but University Hospital is the closest emergency room and is located at 4502 Medical Drive, approximately 6 miles away.

4.4.3 Noise

None of the Alternatives would have a significant direct, indirect, or cumulative impact on noise levels, because implementation will have little or no measurable effect on noise levels. The major sources of noise are from privately owned vehicles (POV), military vehicles and from other sources such as heating, ventilation, and air conditioning (HVAC). The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential.

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 from POV and HVAC. There would be a slight increase in traffic noise during weekdays. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. Therefore, any change in noise levels resulting from implementation of the Preferred Alternative would not be significant. The nearest sensitive noise receptors are residences located to the east (0.10 miles away) and north (0.14 miles away), and Jim G. Martin Elementary School, approximately 0.10 miles to the northeast.

4.4.4 Aesthetic and Visual Resources

The Preferred Alternative would have minor impacts to aesthetics and visual resources. Proposed reuse would likely alter landscaping on the Property to make the facility more aesthetically

appealing. Planned reuse would not result in any negative impacts to aesthetics or visual resources. Impacts are anticipated to be beneficial.

Under the Caretaker Status and No Action Alternatives, no impacts to aesthetics or visual resources are anticipated.

4.4.5 Hazardous Materials, Hazardous Waste, Toxic Substances, Contaminated Sites

An Environmental Condition of Property (ECP) survey was conducted on the Property in 2006 identified no recognized environmental conditions on the Property as defined by ASTM D6008-96 (Installation Management Agency, 2006; Appendix D). There have been no reportable releases of hazardous or toxic substances (40 CFR 302) on the Property. No reportable releases of petroleum or petroleum products have occurred on the Property. The 2007 ECP report identified an area of stained concrete and soil, and stressed vegetation adjacent to a hazardous materials storage locker associated with the OMS. The staining appeared to be a result of a minor petroleum product release, however was not identified as a significant environmental concern or recorded as a reportable release. Photographs of the release included in the ECP report support that the release was *de minimis*. No records of cleanup or remediation were available.

An asbestos re-inspection survey was conducted in August 1998. The survey identified homogenous areas of asbestos containing material (ACM). ACM is assumed to be present at the facility. A lead based paint (LBP) survey was conducted at the Property in November 2001. LBP is present in the administration building and the OMS. There are three pole-mounted transformers on the Property, with unknown polychlorinated biphenyls (PCB) content. One of the transformers was damaged during a 2005 storm, resulting in the release of dielectric fluid of unknown PCB content. According to USAR personnel, the spill occurred over a weekend and

was cleaned up by the local utility company, who owns and maintains the transformers. More detailed information on ACM, LBP, and PCBs can be found in the Final 2007 ECP report (USACE 2007).

4.5 Environmental Resources Analyzed in Detail

4.5.1 Land Use

4.5.1.1 Affected Environment

This section describes existing land use conditions on and surrounding the Callaghan USAR Center. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate; installation land use; surrounding land use; and current and future development.

4.5.1.2 Regional Geographic Setting, Location, and Climate

The Callaghan USAR Center is located in Bexar County, Texas, in the western part of the city of San Antonio. San Antonio is the county seat of Bexar County and is located in the South central portion of Texas, roughly 200 miles west of the Houston Metropolitan Area.

San Antonio, Texas is located roughly 160 miles northeast of the U.S. – Mexico Border City of Nuevo Laredo, along Interstate 10. According to the U.S. Census Bureau (2010) the city limits of San Antonio covers 460.933 square miles. With a population of 1,327,407, San Antonio is the second largest city in the State of Texas, behind Dallas, and is currently the seventh largest city in the U.S. (City of San Antonio 2011b).

The climate of Texas varies considerably from North to South due to the overall size of the state. Temperature differences between night and day remain roughly 20 degrees apart during both winter and summer months. The area surrounding San Antonio can be characterized by hot summers and mild winters. The average maximum temperature for July is 94.7 degrees, while the average minimum for January is 38.6 degrees Fahrenheit. Precipitation is evenly distributed throughout the year for an annual average of 32.9 inches (IDcide 2011).

4.5.1.3 Installation Land Use

The 5-acre property has served in support of national defense since the U.S. Government purchased the undeveloped land to construct a USAR Center in 1964. In 1965 an administrative building and OMS were constructed. Section 2.3 describes the Property and Figure 2-5 shows the current site plan.

Since 1965, the Property has been used in support of national defense hosting various training and educational programs in the administration building. The OMS has served as a general vehicle and equipment maintenance facility since its construction. The property is composed of nearly all impervious surfaces (75%) with a few landscaped areas that are pervious. In May 2011, the Property was vacated and placed in caretaker status.

The City of San Antonio Department of Planning and Community Development has zoned the Property as Residential Single Family R-5 (Figure 4-1; City of San Antonio 2011).

4.5.1.4 Surrounding Land Use

The Callaghan USAR Center is located 1 mile north of a major east-west thoroughfare, Raymond E. Stotzer Jr. Freeway. All land immediately surrounding the Property is vacant.

Callaghan Road is located on the west side of the Property, while New Callaghan Road borders the Property to the north and east. SWRI owns the vacant land to the north, west and south of the Property. Beyond the New Callaghan Road right of way to the east of the Property (also owned by SWRI), the vacant land is owned by Canterbury Farms Community Association Inc. (Bexar Appraisal District 2011). Beyond the adjacent vacant property to the north is multi-family housing. To the east beyond the storm water control basin is a large expanse of single family residential land uses. Across the vacant land to the south is a group of light industrial land uses. Beyond the large expanse of vacant land to the west is another light industrial land use, the SWRI buildings (Bexar Appraisal District 2011).

Land owned by SWRI to the west of the Property, is zoned as I-1 General Industrial. All other parcels surrounding and including the Property are zoned as R-5 Residential Single Family (Figure 4-1; City of San Antonio 2011).

4.5.1.5 Current and Future Development in the Area

The City of San Antonio's Comprehensive Master Plan Framework recently approved and adopted the use of five individual Sector Area Plans to help guide long-range future growth, conservation and redevelopment within San Antonio. The Property is included in the West/Southwest Sector Plan, which was recently amended and approved on April 21, 2011 (City of San Antonio 2011c).

Current and future development for the Property is guided by the West/Southwest Sector Plan, as outlined in the Comprehensive Master Plan Framework. Included in the West/Southwest Sector Plan are detailed descriptions of future land uses for the area. Figure 4-2 illustrates the future land use designations for the area and Table 4-1 summarizes future land use descriptions as

described in the West/Southwest Sector Area Plan (City of San Antonio 2011c). The future land use for the Property is the General Urban Tier. This land use allows for medium to high density housing and other non-residential uses including community commercial businesses. Related zoning districts for the General Urban Tier include most residential and general/light commercial zoning districts.

Table 4-1. Future Land Use Descriptions

Future Land Use	Residential Use	Non-Residential Use	Related Zoning District	Summary
Natural Tier	None	Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses	RP, G	Includes parks, designated natural areas and recreational areas
General Urban Tier	Medium to High Density Housing	Community Commercial such as convenience retail stores, cafes, grocery stores, hotels, and other small businesses.	R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD	Outside of medium to high density residential housing, community commercial areas should be located near arterials and/or collectors.
Agribusiness Tier	Farm Homestead. Large tract (25 acres) detached single family housing	Agriculture and light industry.	FR, I-1, MI-1, BP, L, RP	Agriculture uses are permitted while light industrial uses should be screened and buffered from adjoining non-industrial uses.
Specialized Center	None	Heavy Industrial, Business/Office Park	O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD	Heavy Industrial uses are not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space.
Civic Center	Dormitories and/or student housing	Office, Educational, Governmental, Religious		Governmental uses, public or private school campus uses or campuses for religious organizations.

*Source: City of San Antonio 2011c.

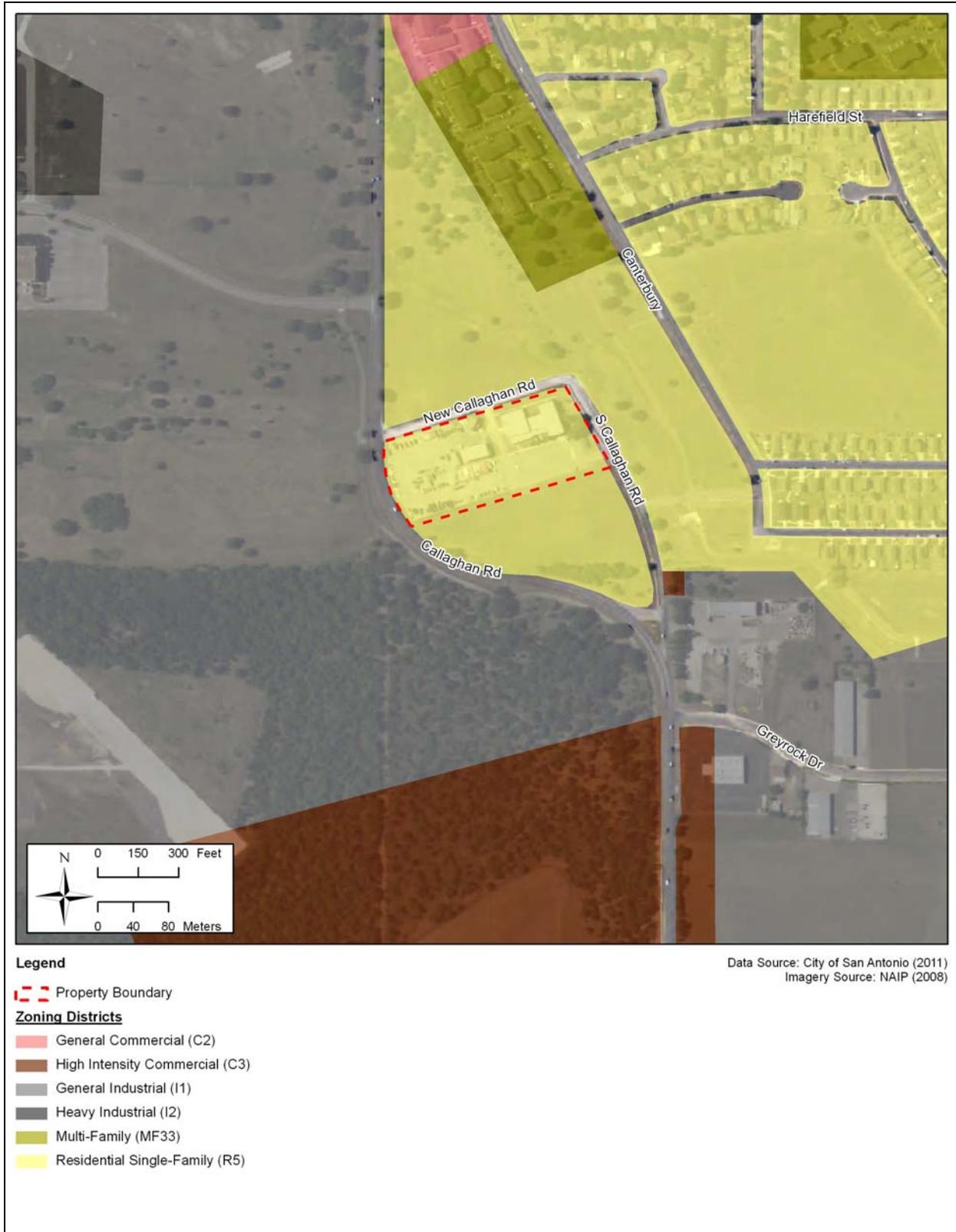


Figure 4-1. Zoning Districts Map

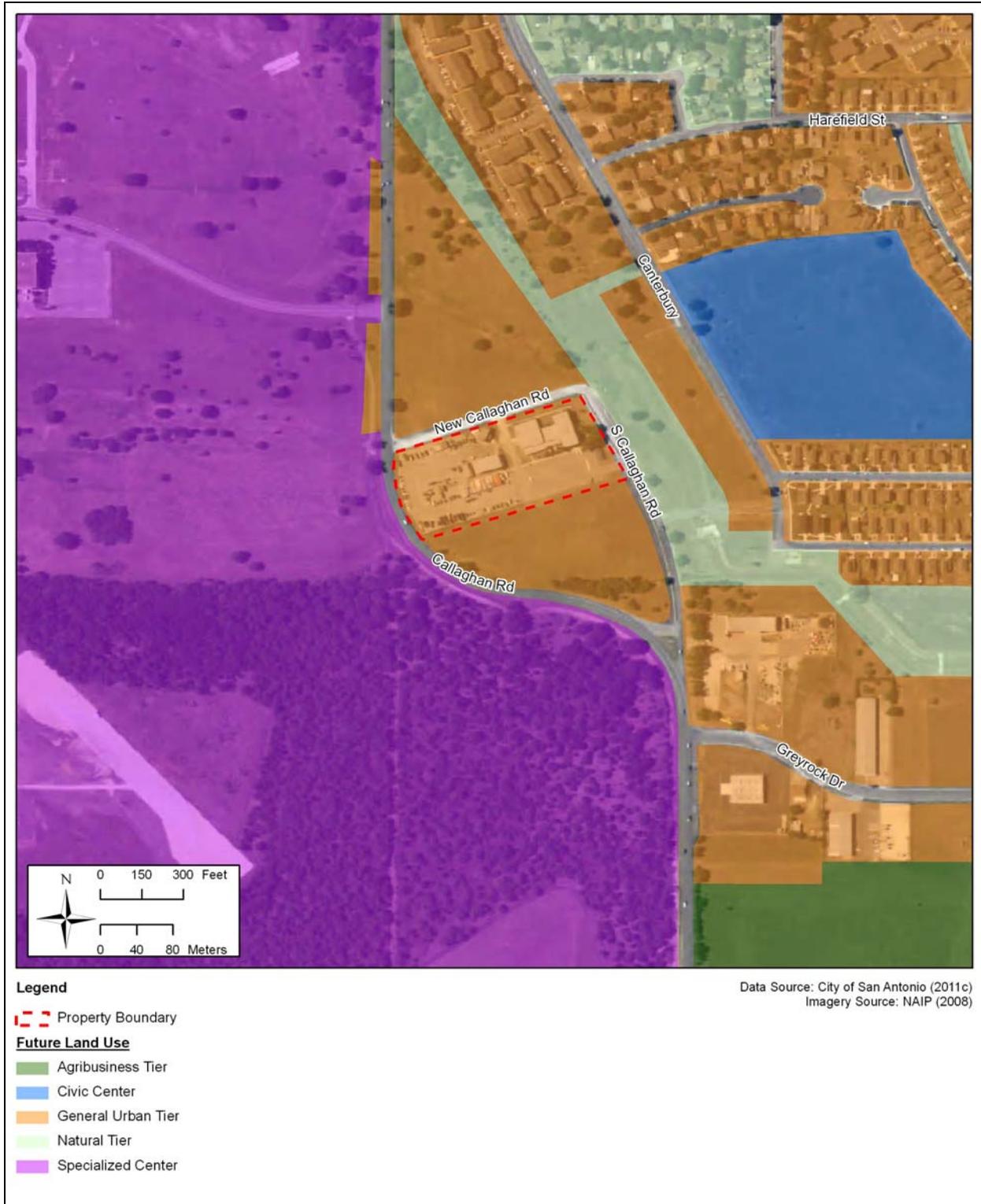


Figure 4-2. Future Land Use Map

4.5.1.6 Consequences

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

- Conflict with zoning districts, ordinances and/or permit requirements;
- Cause nonconformance with the current land use plan or preclude adjacent or nearby properties from being used for existing activities; and
- Conflict with established uses of an area requiring mitigation.

4.5.1.7 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Property would be changed from an active USAR Center to a privately-owned facility used for high-technology research and educational facilities.

As previously stated, the current zoning district of the Property is R-5, which allows for medium to high-density residential land uses. Since the proposed reuse of a research facility does not fit within a residential zoning district, the Property would likely need to be re-zoned to match the zoning district of the adjacent land to the west, which SWRI is occupying. An I-1 General Industrial zoning district would better suit the research campus extension, while still being compatible with surrounding residential areas since reuse activities would not include manufacturing, but rather high-technology research. Since daily activity at the proposed research facility is not likely to increase in intensity from levels previously observed while the USAR Center was in operation, the reuse is anticipated to be compatible with surrounding land uses.

On the surface, the transition of the Property from an active USAR Center to a research facility would not conform to the future land use plan set forth in the West/Southwest Sector Area Plan.

As described in section 4.5.1.5, the future land use of the Property is the General Urban Tier, which would allow for the following development/activities (City of San Antonio 2011c):

- Medium-high density residential units; and
- Community commercial (retail services, convenience retail stores, café's, grocery stores, hotels, clinics and other small businesses).

The proposed research facility would more adequately conform to the adjacent future land use of Specialized Center, which allows for the following activities (City of San Antonio 2011c):

- Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

Although the proposed reuse (research facility), is not listed as an approved non-residential use for the General Urban Tier, it is in line with the adjacent use of Specialized Center. Since Callaghan Road is being rerouted to the other side of the property the road would no longer serve as the boundary it currently does on the future land use map. Therefore, having the property compatible with the Specialized Center designation seems to fulfill the intention of the future land use plan for the area.

4.5.1.8 Caretaker Status Alternative

Under the Caretaker Status Alternative, land use would change from an active USAR Center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use.

4.5.1.9 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Callaghan USAR Center at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final and no land use changes or impacts would occur.

4.5.2 Socioeconomics

4.5.2.1 Affected Environment

The Region of Interest (ROI) for socioeconomic considerations associated with the Proposed Action is Bexar County. This section describes the existing socioeconomic conditions for Bexar County and the City of San Antonio, which would provide the necessary goods and services to future occupants or users of the Callaghan USAR Center property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, environmental justice, and protection of children. Socioeconomic factors for San Antonio were compared to those for Bexar County and the State of Texas.

4.5.2.2 Economic Development

Estimated per capita income statistics from the 2005-2009 U.S. Census period for the civilian labor force within the State of Texas was 11,930,847, while the labor force in Bexar County was estimated at 769,502 and was 638,141 in San Antonio. Estimates indicate that the average per capita income and median household income of San Antonio was lower than the per capita income and median household income for both the state and county (Table 4-2). San Antonio's average annual unemployment (2009 estimate) was 6.7 percent, which was slightly lower than Texas, but slightly higher than Bexar County. Table 4-2 displays selected income characteristics for San Antonio, Bexar County, and Texas.

Table 4-2. Regional Income Statistics (2005-2009)

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Texas	11,749,614	24,318	48,199	6.8
Bexar County	769,502	22,557	45,688	6.5
San Antonio	638,141	21,418	43,087	6.7

SOURCE: U.S. Census Bureau 2011

The top three occupations are the same for San Antonio, Bexar County, and Texas. The top three industry sectors were also the same except that manufacturing was Texas’ third leading sector, while it was “professional, scientific, and management, and administrative and waste management services” for both San Antonio and Bexar County. These results are displayed in Table 4-3.

Table 4-3. Regional Income Statistics (2005-2009)

Area	Top Three Industries (%)	Top Three Occupations (%)
Texas	<ol style="list-style-type: none"> 1. Educational services, and health care and social assistance (19.3) 2. Retail trade (12.0) 3. Manufacturing (11.8) 	<ol style="list-style-type: none"> 1. Management, professional, and related occupations (33.3) 2. Sales and office occupations (27.2) 3. Service occupations (14.6)
Bexar County	<ol style="list-style-type: none"> 1. Educational services, and health care and social assistance (21.9) 2. Retail Trade (11.9) 3. Professional, scientific, and management, and administrative and waste management services (10.6) 	<ol style="list-style-type: none"> 1. Management, professional, and related occupations (33.1) 2. Sales and office occupations (28.1) 3. Service occupations (18.2)
San Antonio	<ol style="list-style-type: none"> 1. Educational services, and health care and social assistance (22.0) 2. Retail Trade (12.0) 3. Professional, scientific, and management, and administrative and waste management services (10.6) 	<ol style="list-style-type: none"> 1. Management, professional, and related occupations (31.9) 2. Sales and office occupations (28.3) 3. Service occupations (18.9)

SOURCE: U.S. Census Bureau 2011

4.5.2.3 Demographics

The state of Texas experienced a nearly 21 percent increase in population from 2000 to 2010, while Bexar County experienced an increase of more than 23 percent. At 16 percent, San

Antonio's population increase was less than the State of Texas and Bexar County, but was much higher than United States' overall increase of approximately 9.7 percent for the same period.

According to the 2005-2009 U.S. Census estimates, Texas' percentage of individuals with a high school diploma was 79.3 percent, while Bexar County had a slightly higher percentage of 80.5 percent (U.S. Census Bureau 2010a). San Antonio had the lowest percentage of 78.9 percent. San Antonio also had fewer individuals with a Bachelor Degree or higher (23.4 percent) than either the state of Texas (25.4 percent) or Bexar County (24.6). Table 4-4 provides selected statistics for population trends and educational attainment for persons 25 years and older.

Table 4-4. Regional Population and Education

Area	2000 Population	2010 Population	Population Trend 2000-2010 (%)	% High School Graduates (2005-2009 estimate)	% Bachelor Degree or Higher (2005-2009 estimate)
Texas	20,851,820	25,145,561	+20.6	79.3	25.4
Bexar County	1,392,931	1,714,773	+23.1	80.5	24.6
San Antonio	1,144,646	1,327,407	+16.0	78.9	23.4

SOURCE: U.S. Census Bureau 2011

4.5.2.4 Housing

San Antonio had housing occupancy and owner occupancy rates similar to the state of Texas' and Bexar County's rates. Housing statistics within the region reveal that the median home value was appreciably lower in San Antonio than in Bexar County or the state of Texas. Median rent in San Antonio was also a little lower than the county or state as a whole. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 4-5.

Table 4-5. Regional Housing Characteristics (2005-2009)

Area	Number of Housing Units	Occupied Houses (%)	Owner Occupied (%)	Renter Occupied (%)	Median Value	Median Contract Rent
Texas	9,407,692	87.9	64.7	35.3	\$118,900	\$761
Bexar County	599,229	90.2	62.9	37.1	\$109,700	\$739
San Antonio	504,440	90	60.1	39.9	\$103,700	\$730

SOURCE: U.S. Census Bureau 2011

4.5.2.5 Quality of Life

Schools. There are 19 Bexar County Independent School Districts (San Antonio Chamber of Commerce 2011). Because some of these districts include portions of the City of San Antonio and Bexar County, the entire county was considered in this section. Within the Bexar County public school system there are 109 high schools, 128 middle schools, and 310 elementary schools. Within the public school system there is a student/teacher ratio of fifteen to one (Public School Review 2011). Also within San Antonio there are 118 private schools with 24,173 students, which have on average a student/teacher ratio of 12 to 1 (Private School Review 2011). According to the 2005-2009 American Community Survey 5-Year Estimate, there are 463,897 persons above the age of three enrolled in school. With 86.3 percent enrolled in public schools and 13.7 percent enrolled in private schools (Census 2011).

Health. There are a number of large hospitals and medical centers in the ROI, but University Hospital, which is associated with the University Health System, is the closest healthcare facility to the Callaghan USAR Center, and it is located approximately 6 miles away. It is also the closest emergency room to the Callaghan USAR Center. University Health System is a nationally ranked, 489-bed healthcare system and serves the ROI for a variety of medical needs (University Health System 2011).

Recreation. There are a number of opportunities for recreation within the ROI. The City of San Antonio has over 200 parks including city, county, and downtown parks (San Antonio Parks and Recreation 2011). The closest park to the Callaghan USAR Center is Gilbert Garza Park, which is located approximately 0.75 miles away. The City of San Antonio also has several greenway trails located around the city. The Callaghan USAR Center is located approximately 3.5 miles from the Leon Creek Greenway.

4.5.2.6 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations* directs federal agencies to address disproportionately high and adverse human health or environmental effects on minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for the Callaghan USAR Center ROI.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the Proposed Action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health,

economic, or environmental threat arising from existing or proposed federal actions and policies. Low income, or the poverty threshold, is defined as the aggregate annual mean income correlating to \$22,050 for a family of four or \$18,310 for a family of three in 2009 (Department of Health and Human Services 2011).

According to the U.S. Census, the percent of population within San Antonio considered minority was higher than the nation and state. San Antonio’s minority population accounted for 73.4 percent of total population, while the minority population of Bexar County was 69.7 percent, and it was 54.7 percent for the state of Texas. The national percentage of population considered minority during the same time was significantly lower, at 25.5 percent (U.S. Census Bureau 2010a). Residents identifying themselves as Hispanic or Latino comprised a majority of the minority population in the state, county, and city of San Antonio.

The U.S. Census Bureau (U.S. Census Bureau 2010a) estimates 18.6 percent of individuals in San Antonio were below the poverty level compared to 17.1 percent in Bexar County and 16.8 percent in the state of Texas. Poverty rates within San Antonio for those under age 18, as well as those over age 65, were higher than the state and county poverty rates. Table 4-6 presents selected regional minority population and poverty statistics.

Table 4-6. Regional Housing Characteristics (2005-2009)

Area	Minority Population (%) (2010)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Texas	54.7	16.8	23.7	12.2
Bexar County	69.7	17.1	24.2	13.2
San Antonio	73.4	18.6	26.6	14.4

SOURCE: U.S. Census Bureau 2011

4.5.2.7 Protection of Children

On April 21, 1997, former President Clinton issued Executive Order (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 and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children. Former President Clinton also directed each federal agency to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health or 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.

4.5.2.8 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

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

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of

environmental health and safety risks to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

4.5.2.9 Preferred Alternative: Traditional Disposal and Reuse

Potential socioeconomic impacts from closure, disposal, and reuse would not be significant.

Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of the Preferred Alternative. The full-time personnel and Reservists assigned to the Callaghan USAR Center were transferred to a new Armed Forces Reserve Center located on Camp Bullis, Texas, which is located within Bexar County

The economic impacts of disposal and reuse for the Proposed Action were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action.

Changes in spending and employment associated with disposal and reuse represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (i.e., the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Bexar

County, Texas and a change in local expenditures is not anticipated to be significant. The Preferred Alternative does not include construction, demolition, or renovations to existing structures.

Based on the EIFS model, the Preferred Alternative would not generate any significant change in direct jobs or indirect jobs in the economic ROI. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 3.06 percent. The Preferred Alternative would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.0% percent, 0.0%, and 0.0% population change for these indicators, respectively). The positive RTVs for their respective categories are 5.78 percent, 6.05 percent, and 1.17 percent. The EIFS model output for the proposed BRAC actions at the Callaghan USAR Center is provided in Appendix C.

The Preferred Alternative is not anticipated to result in a significant increase in population or jobs within the ROI. Therefore, there are no anticipated impacts to housing, education facilities, law enforcement, and fire protection under this reuse scenario. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the proposed disposal and reuse activities.

4.5.2.10 Caretaker Status Alternative

Under the Caretaker Status Alternative, changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. The ROI would not experience any substantial gains or losses in population, unemployment, or housing.

4.5.2.11 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions.

4.5.3 Transportation

4.5.3.1 Affected Environment

This section describes the existing transportation conditions at the Callaghan USAR Center and the surrounding area. Roads and traffic are discussed first, followed by public transportation.

4.5.3.2 Roadways and Traffic

Historically, the Callaghan USAR Center was located immediately east of and adjacent to Callaghan Road with New Callaghan Road on the east and north sides of the facility. New Callaghan Road is a short road segment with the sole purpose of providing access to the Property. Both ends of New Callaghan Road terminate at Callaghan Road. Vernadero conducted a site visit in July 2011. At the time of the site visit the portion of New Callaghan Road to the east of the facility was no longer accessible. Callaghan Road is being straightened, which will shift Callaghan Road from the west-side of the Property to the east side where New Callaghan Road is located. At the time of the site visit, access to the Callaghan USAR Center was only possible from the northern portion of New Callaghan Road. Previously, the facility was also accessible via Canterbury Drive to the east, but it no longer connects to New Callaghan Road. The facility is located approximately 2.7 miles from Interstate 410.

Currently, SWRI provides a right-of-way to the City of San Antonio for the existing Callaghan Road. SWRI plans to close this right-of-way once Callaghan Road has been re-routed and improved. Therefore, the site would no longer be directly accessed via Callaghan Road. Future

workers at the new facility would access the Property at Martin Goland Avenue, which is located approximately 450 feet from the Property. Martin Goland Avenue will be extended east to the new route of Callaghan Road. If SWRI were to acquire the Property at auction, the new facility would also be accessible by traveling through the SWRI campus, which is accessible from entrances on Culebra Road and West Commerce Street (Pulido 2011).

The closest traffic counts performed in the vicinity of the Property were conducted at Culebra Road and Interstate 410 on September 14, 2005 and at Culebra Road and Callaghan Road on August 25, 2005 (City of San Antonio 2011d). The count at Interstate 410 was 30,211 vehicles for east and westbound traffic, while the count at Callaghan Road was 27,158 vehicles for east and westbound traffic. A traffic count was also conducted on July 23, 2009 on West Commerce Street at Callaghan Road. The 24 hour traffic count was 3,723 vehicles in the eastbound lane and 4,417 vehicles in the westbound lane (City of San Antonio 2011d).

4.5.3.3 Public Transportation

Public bus service in the vicinity of the Callaghan USAR Center is provided by Via Metropolitan Transit. The nearest bus stop to the Property is approximately 0.5 miles north of the Property at the intersection of Culebra Road and Callaghan Road on Bus Route 82. The area has rail service through an Amtrak station in San Antonio approximately 11.6 miles from the Property. The San Antonio International Airport is located approximately 12 miles north of the Property.

4.5.3.4 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

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

4.5.3.5 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation would not be significant.

Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the vehicle traffic from the workers who previously traveled to the Callaghan USAR Center, it still would not be significant when compared to the existing traffic on Callaghan Road, Culebra Road, and West Commerce Street. Weekend traffic would likely be decreased compared to the Reservists who traveled to the facility for weekend drills.

4.5.3.6 Caretaker Status Alternative

Under the Caretaker Status Alternative, no changes or adverse impacts would occur to transportation resources. The USAR Center would be in Caretaker Status, therefore there would be no traffic from full-time workers during the week and none from Reservists on the weekends. This would result in a minor beneficial impact to area transportation.

4.5.3.7 No Action Alternative

Under the No Action Alternative, activities at the USAR Center would continue at levels consistent with activities prior to the BRAC closure recommendation. No impacts to transportation would occur as a result of the No Action Alternative.

4.5.3.8 Cumulative Effects

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the “incremental impacts of the action when

added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effects analysis involves evaluating impacts to environmental resources by the geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.6 Past, Present, and Reasonably Foreseeable Actions

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions focused on the area within one mile of the facility.

Present and future actions near the Proposed Action site are assumed to relate to the maintenance of aging infrastructure and the development of green spaces and recreation areas. Table 4-7 lists the present and reasonably foreseeable future actions in the City of San Antonio, Texas, within 1 mile of the facility.

**Table 4-7. Present and Reasonably Foreseeable Actions in the City of San Antonio
Within 1 Mile of the Callaghan USAR Center**

Project Name	Project Description	Distance from Wichita Falls USARC (approximate)	Status
Callaghan: Culebra to Commerce (Pulido 2011)	Shifting Callaghan Road to the east to straighten its route and eliminate a dangerous "S" curve. Project length is approximately 1.25 miles from north of Culebra Road to south of Commerce Street. Project includes widening road, constructing medians and sidewalks, and upgrading storm drainage system.	0.15 mile	Expected completion date: June 2012.
Culebra 58F, Phase IIB (Rodriguez, Peter 2011)	Reconstructing Zarzamora Creek from Laven Drive to 1,600 feet upstream of Culebra Road to 100 year capacity. Project includes upgrading the Culebra Road crossing. Approximately 3,300 feet in length.	75 feet	Project under development.
Pole Replacement – Callaghan Road (Rodriguez, Richard 2011)	New power poles have been placed on the new Callaghan Road alignment. The poles along the old road will be removed.	50 feet	Projected to begin by November 2012
System Improvement (Anguiano 2011)	Placing a temporary feeder line of 5 power poles along an unnamed creek in a neighborhood near Greyrock Drive. The length of the line will be 800 feet long.	0.30 mile	Projected to begin October/November 2011.

4.7 Cumulative Effects Summary

Environmental effects for all resources potentially affected by the Proposed Action or alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed in the following paragraphs.

4.7.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USAR Center to reuse as a research facility would not cause adverse impacts to land use; aesthetics and visual resources; air quality; geology and soils; water resources; biological resources; cultural resources; socioeconomics; utilities; or hazardous and toxic substances. A slight increase in weekday traffic and traffic noise would occur, but this increase would not be significant when compared to existing traffic.

Some of the projects listed in Table 4-7 would increase traffic during construction for the duration of the individual project construction periods. Because of the time period to complete the projects and temporary nature of the construction activities, cumulative impacts to transportation would not be significant. Projects involve upgrading roadways which should improve traffic flow over the long term and reduce traffic impacts, resulting in beneficial impacts.

No significant cumulative impacts would result from implementation of the Preferred Alternative combined with past, present, and reasonably foreseeable future actions.

4.7.2 Caretaker Status Alternative

Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality and transportation over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, present, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.7.3 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the Callaghan USAR Center would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.7.4 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would

otherwise require an environmental impact statement. No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

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5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to close the Callaghan USAR Center as directed by the 2005 BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental EIS is not required.

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Appendix A. SALRA Reuse Plan

Callaghan US Army Reserve Center Redevelopment Plan and Recommendation

Prepared by the City of San Antonio

Office of Military Affairs

For the

San Antonio Local Redevelopment Authority

December 21, 2007

Executive Summary

The Base Realignment and Closure (BRAC) Commission of 2005 directed the military missions at the Callaghan US Army Reserve Center (USARC) in San Antonio, Texas, to be moved to a new Armed Forces Reserve Center at Camp Bullis. As a result, the Callaghan USARC was declared surplus by the federal government and became subject to disposal. On April 13, 2006, City Council established the San Antonio Local Redevelopment Authority (SALRA) within the City of San Antonio to work with the community, military and the Department of Housing and Urban Development (HUD) to dispose of the property in a manner consistent with the community's needs while balancing the needs of homeless providers. In developing the Callaghan USARC Redevelopment Plan, the SALRA balanced the needs of homeless individuals and families in the vicinity of the installation with the community's needs for economic and community development.

San Antonio, primarily an urban community, is located in south-central Texas and is the seventh largest city in the United States with a population 1,296,083. The Callaghan USARC is located at 600 Callaghan Road, San Antonio, Texas, which is located in the west-central part of San Antonio.

The Callaghan USARC property is five acres with three permanent structures. The property is bordered on the west by Callaghan Road and on the east by New Callaghan Road. There is vacant property located on the north and south side of the facility owned by Southwest Research Institute. The Callaghan USARC property is zoned R5. Properties adjacent to the Callaghan USARC to the north, south and east are also zoned R5 while property to the west belonging to Southwest Research Institute is zoned I1.

The San Antonio Local Redevelopment Authority recommends to HUD and the US Army that the proposed use of the Callaghan USARC property by Southwest Research Institute (SWRI) is the best use of the property and in the best interest of the community. In order for SWRI to acquire the property, the San Antonio Local Redevelopment Authority recommends the US Army hold a public auction to allow SWRI to bid for the facility.

SWRI's use of the facility will provide a tremendous benefit to the community. Growing and attracting high-technology business is a priority for San Antonio. SWRI acquisition of the Callaghan USARC property will assist the community by providing additional research and high-technology jobs, increasing the annual economic impact to the community, ensuring the facility will be used quickly with additional investments, reuniting the property with SWRI's existing east campus and providing a stable, long-term positive presence for the community.

Introduction

The Base Realignment and Closure (BRAC) Commission of 2005 directed the military missions at the Callaghan US Army Reserve Center (USARC) in San Antonio, Texas, to be moved to a new Armed Forces Reserve Center at Camp Bullis. As a result, the Callaghan USARC was declared surplus by the federal government and became subject to disposal. On April 13, 2006, City Council established the San Antonio Local Redevelopment Authority (SALRA) within the City of San Antonio to work with the community, military and the Department of Housing and Urban Development (HUD) to dispose of the property in a manner consistent with the community's needs while balancing the needs of homeless providers.

The SALRA first conducted homeless outreach and Notice of Interest (NOI) solicitation on June 4, 2006, with a deadline for receiving NOIs on October 4, 2006. However, this outreach and solicitation period was determined by HUD to have not met the requirements of the Redevelopment Act and its implementing regulations.¹ As a result, a second homeless outreach and NOI solicitation period was implemented. This second period is described hereafter.

The Callaghan USARC Redevelopment Plan details the redevelopment plan process as undertaken by the SALRA for the Callaghan USARC and provides a recommendation to the HUD and the US Army for disposal of the property.

San Antonio Local Redevelopment Authority

The San Antonio Local Redevelopment Authority (SALRA) was created by San Antonio City Council ordinance #2006-04-13-0464 on April 13, 2006.² The ordinance authorized the City to act as the "Local Redevelopment Authority" as authorized under BRAC guidelines.

On April 13, 2006, San Antonio Mayor Phil Hardberger requested Patrick O'Brien, Director of the Office of Economic Adjustment (OEA), to recognize the San Antonio Local Redevelopment Authority.³ OEA, on behalf of the United States Secretary of Defense, recognized the San Antonio Local Redevelopment Authority on May 1, 2006.⁴

¹ Attachment 1, E-mail from Linda Charest, Base Realignment and Closure Coordinator, Office of Special Needs Assistance Programs, US Department of Housing and Urban Development, May 25, 2007.

² Attachment 2, Copy of City Council Ordinance #2006-04-13-0464 creating the San Antonio Local Redevelopment Authority.

³ Attachment 3, Copy of Letter from Mayor Phil Hardberger, City of San Antonio, to Patrick O'Brien, Director, Office of Economic Adjustment.

⁴ Attachment 4, Copy of Letter from Patrick O'Brien, Director, Office of Economic Adjustment, to Mayor Phil Hardberger, San Antonio, recognizing the San Antonio Local Redevelopment Authority.

The Office of Military Affairs (OMA) coordinated the redevelopment plan processes on behalf of the SALRA and conducted the outreach to the homeless community, Notice of Interest solicitation period, drafted the redevelopment plan, and held the public meeting, hearing and comment period and submitted the redevelopment plan to HUD and the US Army. On May 10, 2007, the Office of Military Affairs, acting on the behalf of the SALRA, requested a 90-day extension for the submission of the Local Redevelopment Plans.⁵ The SALRA was granted a 180-day extension by the Office of Economic Adjustment on July 27, 2007.⁶

Callaghan USARC Property

San Antonio, primarily an urban community, is located in south-central Texas and is the seventh largest city in the United States with a population 1,296,083. The Callaghan USARC is located at 600 Callaghan Road, San Antonio, Texas, which is located in the west-central part of San Antonio.⁷ The Notice of Surplus Property for the Callaghan USARC was posted in the Federal Register on May 9, 2006.⁸

According to the Environmental Condition of Property Report for the Callaghan USARC, the property is five acres with three permanent structures: an 18,053-square-foot administrative/training building, a 3,803-square-foot organizational maintenance shop, and an approximately 900-square-foot oil-water separator building.⁹ The property is bordered on the west by Callaghan Road and on the east by New Callaghan Road. There is vacant property located on the north and south side of the facility owned by Southwest Research Institute.¹⁰ The Callaghan USARC property is zoned R5¹¹¹² Properties adjacent to the Callaghan USARC to the north, south and east are also zoned R5 while property to the west belonging to Southwest Research Institute is zoned I1.¹³

⁵ Attachment 5, Letter of May 10, 2007, from Robert M. Murdock, Brig. Gen. USAF (ret.) to Patrick J. O'Brien, requesting 90-day extension.

⁶ Attachment 6, Letter of July 27, 2007, from Patrick J. O'Brien to Robert M. Murdock, Brig. Gen. USAF (ret.) granting 180-day extension.

⁷ Attachment 7, Map of location of Callaghan USARC in San Antonio.

⁸ Attachment 8, Callaghan USARC Notice of Surplus Federal Property, Federal Register, Vol. 71, No. 89, Tuesday, May 9, 2006.

⁹ Attachment 9, Site Plans for Callaghan USARC.

¹⁰ Attachment 10, Bexar County Appraisal District, Property ID 484894.

¹¹ Attachment 11, City of San Antonio, Development Services Zoning Map of Callaghan USARC and adjacent property.

¹² R5—Residential Single-Family District (Sec. 35-310.05): Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, church, foster family home, nursery (1 acre minimum), public school.

¹³ I1—General Industrial District (Sec. 35-310.12): The district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses, which are suitable, based on the character

The Environmental Condition of Property Report for the property found the following findings: "Stained soil and stressed vegetation were observed adjacent to a hazardous materials storage locker located north of the OMS. The stained area, approximately 3 feet wide by 6 feet long, was located between the perimeter fence and the storage locker, and it appeared to be petroleum-based. Also, a pole-mounted transformer on the site was damaged during a 2005 storm, resulting in the release of dielectric fluid with an unknown polychlorinated biphenyl content. According to USAR personnel, the spill occurred over a weekend and was cleaned up by the local utility company the following Monday morning. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2.¹⁴ This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."¹⁵

Homeless Outreach

OMA coordinated the Homeless Outreach for the Callaghan USARC with the City of San Antonio's Department of Community Initiatives (DCI). DCI serves as the Community Action Partnership for San Antonio and Bexar County. Community Action Agencies (CAAs) are nonprofit private and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. CAAs help people to help themselves in achieving self-sufficiency. In San Antonio, DCI serves as the Community Action Partner.

DCI conducted a study in January 2007 on the homeless population in San Antonio. Their findings found the homeless population in San Antonio stands at 2,247. General demographics of the homeless population are as follows: African America—20%; Asian/Pacific Islander—5%; Caucasian—23%; Hispanic—49%; Native American—3%. Families with children account for 39% of the population with single males accounting for 48%, single females 11% and unaccompanied youth 2%. Homeless subpopulations include: chronically homeless—10%; severely mentally ill—17%; chronic substance abuse—14%; veterans—14%; persons with HIV/AIDS—2%; unaccompanied youth—2%; and employed 27%.¹⁶

of adjacent development. Examples of permitted uses include: Abrasive Manufacturing, Chemical/Drug Wholesale and Storage, Clothing Manufacturing (non-Chemical Process), Ice Cream Manufacturing.

¹⁴ Category 2: Areas where only release or disposal of petroleum products has occurred.

¹⁵ Environmental Condition of Property Report, Callaghan Road US Army Reserve Center (TX064), Prepared for US Army Corps of Engineers—Louisville District, May 14, 2007.

¹⁶ San Antonio Point-In-Time Homeless Population Comparison, Survey Conducted on January 25, 2007.

In January 2005, to meet the needs of the homeless community, the City of San Antonio adopted its 10-year plan to end chronic homelessness. A major recommendation of the 10-year plan calls for the development of a comprehensive homeless campus that provides one-stop services to promote transformation. The City, in partnership with the Haven for Hope, a Texas Non-profit Corporation, along with major local business leaders, Bexar County, the State, and numerous community partners, have crafted a total \$70-\$75 million investment to end homelessness and revitalize a dilapidated neighborhood. San Antonio's commitment to this project includes construction of a 22 acre comprehensive homeless campus and development of a crisis care, substance abuse, and detoxification center. Groundbreaking for the facility was held May 1, 2007, and construction is anticipated to begin in January 2008 with completion estimated in December 2008.

Outreach to the homeless community and other entities potentially interested in the Callaghan USARC property began on June 19, 2007. Janice Wehrman, Social Services Manager, Homeless Division, Department of Community Initiatives of the City of San Antonio notified the South Alamo Regional Alliance for Homeless (SARAH) Board about the availability of the property to the homeless community.¹⁷ SARAH is committed to the belief that people everywhere should have three meals a day, safe affordable housing to nourish and shelter their bodies, education and culture to feed their minds, and dignity, equality and justice to free their spirits. Therefore, the purpose of SARAH is to plan and promote efficient and effective approaches to the delivery of services to homeless people and those at risk of becoming homeless in San Antonio and Bexar County. SARAH is guided by the principle of self-direction, holding that individuals should be empowered to act and care for themselves, and recognizing the unique potential of all people.

The notification to SARAH included a copy of the Availability of Surplus Federal Property to State and Local Eligible Parties and the workshop date for the Callaghan USARC on July 11, 2007.¹⁸ This notification for the Callaghan USARC property was distributed by the SARAH Board to the SARAH Membership.¹⁹ On June 20, 2007, OMA provided a presentation to the SARAH Board about the availability of the Callaghan USARC property to the homeless community which also included information about the July 11, 2007, workshop.²⁰

¹⁷ Attachment 12, E-mail from Janice Wehrman to SARAH Board.

¹⁸ Attachment 13, Copy of the Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers.

¹⁹ Attachment 14, SARAH Membership List.

²⁰ Attachment 15, SARAH Board Meeting Agenda, June 20, 2007.

The notice for the Availability of Surplus Federal Property to State and Local Eligible Parties was advertised on June 25, 2007, in the Metro Section (3B) of the San Antonio Express News.²¹

On July 5, 2007, a letter signed by Robert M. Murdock, Brig. Gen. USAF (ret.), Director of the Office of Military Affairs was sent to the SARAH Membership to re-notify them about the availability of the Callaghan USARC property and the workshop on July 11, 2007.²²

On July 11, a workshop was held at the Callaghan USARC at 2:00 pm for homeless organizations or other entities interested in the property. The workshop included an overview of the Base Realignment and Closure (BRAC) Process, information about submitting a NOI for the property and deadlines, discussion about the property and then a tour of the facility.²³ A sign-in sheet was made available to document those who attended the workshop.²⁴ A NOI packet was provided to all attendees. No homeless organizations attended the workshop.

On July 16, 2007, a follow-up e-mail was sent to the SARAH membership and included a copy of the Availability of Surplus Federal Property to State and Local Eligible Parties notification and a copy of the July 5, 2007, letter from Robert M. Murdock about the availability of the Callaghan USARC property.²⁵ OMA initiated telephone and e-mail contact with each SARAH organization to ascertain their interest in the Callaghan USARC property and documented whether there was interest in the property by that organization.²⁶ It was documented that there was no interest in the property by homeless providers.

On September 28, 2007, the homeless outreach process and NOI solicitation period closed at 5:00 pm, 95 days after the homeless outreach process and NOI solicitation period commenced. No NOI submissions were received from homeless providers for the Callaghan USARC. OMA, acting on behalf of the Local Redevelopment Authority, began developing the Callaghan USARC Redevelopment Plan in order to determine the best use of the facility for the community while balancing the needs of homeless providers.

²¹ Attachment 16, Copy of the Availability of Surplus Federal Property to State and Local Eligible Parties in the San Antonio Express News, June 25, 2007.

²² Attachment 17, Copy of e-mail to SARAH Membership and copy of letter from Robert M. Murdock, Director, Office of Military Affairs, about the Callaghan USARC property and workshop on July 11, 2007.

²³ Attachment 18, Copy of Minutes from the Callaghan USARC workshop, July 11, 2007.

²⁴ Attachment 19, Sign-In sheet for Callaghan USARC workshop, July 11, 2007.

²⁵ Attachment 20, Copy of e-mail of July 17 to SARAH Members about availability of Callaghan USARC property and request for response for interest in the property.

²⁶ Attachment 21, Copy of Telephone Contact with SARAH Membership about Callaghan USARC property and responses.

Notice of Interest Submissions for Callaghan USARC Property

SALRA received two NOI submissions for the Callaghan USARC Property. One submission of interest was from the Northside Independent School District (NISD) which proposed to use the facility for an alternative high school and bus depot and maintenance facility. The second NOI submission was from Southwest Research Institute (SWRI) which proposed to use the facility to expand their campus and research activities. SALRA did not receive a NOI from any homeless community organizations.

Callaghan USARC NOI Evaluation Committee

An evaluation committee was established to determine which organization, SWRI or NISD, the San Antonio Local Redevelopment Authority should support in the Redevelopment Plan for the Callaghan USARC. NISD and SWRI were scored by the evaluation committee based on their NOI submissions, Community Questions submissions²⁷, and the presentation of their project to the evaluation committee. Judging them on these criteria, SWRI was selected as the organization to support in the Callaghan USARC Redevelopment Plan. OMA notified SWRI that they would be the recommended organization in the SALRA Callaghan USARC Redevelopment Plan.²⁸

Public Participation and Comment

Public participation and comment on the Redevelopment Plan was comprehensive and included a public meeting, public comment period, public hearing and public vote by San Antonio City Council to approve the Redevelopment Plan and its recommendation.

Public Meeting & Comment Period

The public meeting for the Callaghan USARC Redevelopment Plan was held at the Callaghan USARC on November 14, 2007, from 4 to 6 pm.²⁹ The public comment period for that plan also took place from November 14 to 26, 2007. Notification for the public meeting was posted on the City of San Antonio's TV 21.³⁰ Notification for the public meeting was posted in the San Antonio Express News and La Presna on November

²⁷ Attachment 22, Copy of the Community Questions.

²⁸ Attachment 23, Copy of the Letter to SWRI notifying them they would be the recommended organization for the Callaghan USARC Redevelopment Plan.

²⁹ Attachment 24, Copy of Posted Notice of Public Meeting for Callaghan USARC Redevelopment Plan, November 14, 2007.

³⁰ Attachment 25, Copy of Notice of Public Meeting for Callaghan USARC Redevelopment Plan, November 14, 2007, on TV21.

11, 2007.³¹ A sign-in sheet was provided for citizens to be heard³² during the public meeting and minutes were taken.³³ Copies of the Redevelopment Plan were made available to the public as well as a public comment form.

Copies of the draft Callaghan USARC Redevelopment Plan were made available at the Office of Military Affairs website (www.sanantonio.gov/oma) and comments could be provided via an on-line form. In addition, the public could request a copy of the draft redevelopment plan by calling the Office of Military Affairs. During the Public Comment period, we received comments from only Southwest Research Institute and Northside Independent School District.

Public Hearing

A public hearing for the Callaghan USARC Redevelopment Plan was held on December 6, 2007.³⁴ A sign-in sheet³⁵ was provided for citizens to be heard during the public hearing and minutes were taken.³⁶

City of San Antonio Council Action

The City of San Antonio City Council acting as the San Antonio Local Redevelopment Authority held a vote on December 13, 2007, to approve the Callaghan USARC Redevelopment Plan and its recommendation and forward the Redevelopment Plan to the US Department of Housing and Urban Development (HUD) and the US Army for consideration.³⁷ A sign-in-sheet was provided for citizens to be heard for the Council vote.³⁸ The San Antonio Local Redevelopment Authority voted and unanimously approved the resolution supporting the Redevelopment Plan and submission to HUD and the US Army.³⁹

³¹ Attachment 26, Copy of Notice of Public Meeting for Callaghan USARC Redevelopment Plan in San Antonio Express News and La Presna.

³² Attachment 27, Callaghan USARC Redevelopment Plan Public Meeting, November 14, 2007, Sign-in Sheet.

³³ Attachment 28, Callaghan USARC Redevelopment Plan Public Meeting Minutes, November 14, 2007.

³⁴ Attachment 29, Request for Council Action, Public Hearing for the Boswell USARC and Callaghan USARC Redevelopment Plans and Recommendations.

³⁵ Attachment 30, Sign-in-Sheet, December 6, 2007, Public Hearing.

³⁶ Attachment 31, Public Hearing Minutes, December 6, 2007.

³⁷ Attachment 32, Request for Council Action, Resolution Approving Boswell USARC and Callaghan USARC Redevelopment Plans and Recommendations.

³⁸ Attachment 33, Sign-in-Sheet for December 13, 2007, City Council/San Antonio Local Redevelopment Authority resolution.

³⁹ Attachment 34, City Council Resolution #2007-12-13-0025R

Recommendation

The San Antonio Local Redevelopment Authority recommends to HUD and the US Army that the proposed use of the Callaghan USARC property by Southwest Research Institute (SWRI) is the best use of the property and in the best interest of the community. In order for SWRI to acquire the property, the San Antonio Local Redevelopment Authority recommends the US Army hold a public auction to allow SWRI to bid for the property. This recommendation balances the needs of homeless individuals and families in the vicinity of the installation with the community's needs for economic and community development.

The Callaghan USARC property is bordered on the north and south by land owned by SWRI. In addition, the City of San Antonio, in the bond package for 2007, will straighten and widen New Callaghan Road. This road improvement will move the current location of the main road from the west-side of the Callaghan USARC property to the east-side of the facility.⁴⁰ SWRI currently provides a right-of-way to the City of San Antonio on the existing Callaghan road. Once Callaghan Road has been re-routed and improved, SWRI will close the right-of-way for the old road and continue the expansion of their East Campus. The Callaghan USARC facility, once vacated by the US Army, could be used immediately by SWRI. They will provide necessary infrastructure investment in the facility and will utilize the facility for on-going and future research.

SWRI's use of the facility will provide a tremendous benefit to the community. Growing and attracting high-technology business is a priority for San Antonio. SWRI acquisition of the Callaghan USARC property will assist the community by providing additional research and high-technology jobs, increasing the annual economic impact to the community, ensuring the facility will be used quickly with additional investments, reuniting the property with SWRI's existing east campus and providing a stable, long-term positive presence for the community.

⁴⁰ Attachment 35, Proposed Re-Route for Callaghan Road.

Appendix B. Record of Non-Applicability

RECORD OF NON-APPLICABILITY (RONA) FOR GENERAL CONFORMITY

NAME OF PROJECT: Callaghan Str USARC San Antonio, TX
PROJECT ID NUMBER: TX064
POINT OF CONTACT: Laura Caballero (63d RSC)
PHONE/EMAIL: (650) 793-8273
START DATE: FY 2011

General Conformity under the Clean Air Act, Section 1.76 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The requirements of this rule are not applicable to this project/action because:

The project/action qualifies as an exempt action under 40 CFR 93.153. The applicable exemption citation is: (c)(2)(xiv) *Transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer*

OR

Total direct and indirect emissions from this project/action have been estimated at (*only include information for applicable pollutants*):

tons/yr of NOx

tons/yr of VOC

tons/yr of PM₁₀

tons/yr of _____ (*specify pollutant*)

tons/yr of _____ (*specify pollutant*)

These levels are below the conformity threshold values established at 40 CFR 93.153 (b), AND this project/action is not considered regionally significant under 40 CFR 93.153(i).

Supporting documentation and emission estimates are:

Attached

Appear in NEPA Documentation _____ (*cite reference*)

Other _____ (*cite reference*)


LAURA M. CABALLERO
BRAC ENVIRONMENTAL COORDINATOR

10 May 2010
DATE

Appendix C. EIFS Model Output

Economic Impact Forecast System
 US Army Corps of Engineers
 Mobile District

EIFS REPORT

PROJECT NAME

TX064 Callaghan Road

STUDY AREA

48029 Bexar, TX

FORECAST INPUT

Change In Local Expenditures	\$0
Change In Civilian Employment	0
Average Income of Affected Civilian	\$0
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	3.84
Income Multiplier	3.84
Sales Volume - Direct	\$0
Sales Volume - Induced	\$0
Sales Volume - Total	\$0 0%
Income - Direct	\$0
Income - Induced)	\$0
Income - Total(place of work)	\$0 0%
Employment - Direct	0
Employment - Induced	0
Employment - Total	0 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	5.78 %	6.05 %	3.06 %	1.17 %
Negative RTV	-7.73 %	-6.87 %	-3.5 %	-0.72 %

Appendix D. Agency Coordination



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

November 15, 2010

Reply to the Attention of the Environmental Office

Mark Chino, President
Mescalero Apache Tribe
101 Central Avenue
Mescalero, NM 88340

Dear President Chino:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63D Regional Support Command is writing to inform the Mescalero Apache Tribe of the proposed transfer of Department of the Army property to private ownership. The Callaghan Road USARC located at 600 Callaghan Road, San Antonio, Texas will be transferred through Public Sale. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63D Regional Support Command is requesting any information as to whether the transfer property is of religious or cultural significance to the Mescalero Apache Tribe.

The property is on 5.0 acres of land with three buildings: an 18,053-square-foot Administrative/Training Building, a 3,803-square-foot organizational maintenance shop (OMS), and an approximately 900-square-foot oil-water separator (OWS) building.

Approximately 80% of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas.

An archaeological assessment of Army Reserve properties conducted in February 1998 reported,

“The archeological potential of the Callaghan USARC is low because of the extent of construction related disturbance, and the distance to surface water. The facility is built on well drained Houston black gravelly clay (Taylor et al. 1966). The slope of the facility is 1.5%. The facility is located 600 feet from the source of an intermittent stream, and 6,400 feet from the closest permanent water. USGS maps show no development on the facility property in 1903 and 1953. Most of the facility has been developed. Only patches totaling less than 1 acre remain on this facility that have the potential to be intact. It is unlikely that there are archeological sites on this facility. No archeological survey is recommended for the Callaghan USARC. “

The Texas SHPO concurred with this recommendation in a letter dated Tuesday, July 15, 1997. As a result of the archaeological assessment, the 63D Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the property boundary is very low.

Through this letter, the 63D Regional Support Command is seeking information and to initiate consultation with the Mescalero Apache Tribe regarding the transfer of the property. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about this project, please contact Mr. James Wheeler II, BRAC Environmental Coordinator, 63D Regional Support Command at (501) 771-7992.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon D. Lee".

Jon D. Lee
Brigadier General, US Army Reserve
Commanding

Enclosure

4 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

The 90th RSC owns 35 properties in Texas, including land totaling 424 acres. Of these 35 facilities, 23 are considered to have too little potential for archeological sites to warrant a survey. No outcroppings of workable lithic material are known on any of the facilities. A brief reconnaissance of the facility at Seagoville was conducted to ascertain the level of integrity at the facility. One previously unrecorded prehistoric site was noted next to a spring fed lake on the facility. Three other facilities (Rathjen, Colbern, and Rio Grande City USARCs) include portions of previously recorded historical archeological sites associated with 19th century historic forts. Eight additional facilities, have no known sites, but are considered to have moderate to high potential. A total of 12 facilities have a total of 115 acres that merit further archeological study.

Table 1 provides a summary of the archeological potential for each facility. Archeological inventory survey of relatively intact portions of 12 facilities (Austin Memorial, Rathjen Memorial, Roque O. Segura, Van Zandt Memorial, Colbern Memorial, P.B. Clayton Memorial, Rio Grande City, Seagoville, Watts-Guillot, Yoakum Memorial, San Marcos, and Schmidt Memorial USARCs) would determine boundaries and assess integrity of known archeological sites, and locate any undiscovered sites. This would complete the archeological identification responsibilities for 90th RSC properties in Texas, and allow the development of a Cultural Resources Management Plan for the management of any identified historic properties, and execution of a Programmatic Agreement with the Advisory Council and the SHPO formalizing the procedures outlined in such a plan. The Texas SHPO concurred with these findings in a letter dated July 15, 1997 (Appendix A).

Table 1: 90 RSC Facilities in Texas

<i>Facility No.</i>	<i>Facility Title</i>	<i>City</i>	<i>Total Acres</i>	<i>Undevel. Acres</i>	<i>Acres Requiring Archeo. Survey</i>	<i>Archeo. Potential</i>
TX001	Grimes Memorial	Abilene	9.24	5	0	low
TX002	Alice	Alice	4	2	0	low
TX003	Blucher S. Tharp Memorial	Amarillo	4.1	1	0	low
TX006	Austin Memorial	Austin	13	4.2	4.2	high
TX0011	Carl H. Pipkin	Beaumont	NA	0.1	0	low
TX012	Rathjen Memorial	Brownsville	7.3	2.5	2.5	high
TX013	Moore Memorial	Bryan	5	0.8	0	low
TX018	Conroe	Conroe	50	7.3	0	low

Table 1: 90 RSC Facilities in Texas (cont.)

<i>Facility No.</i>	<i>Facility Title</i>	<i>City</i>	<i>Total Acres</i>	<i>Undevel. Acres</i>	<i>Acres Requiring Archeo. Survey</i>	<i>Archeo. Potential</i>
TX019	Corpus Christi Memorial	Corpus Christi	5	2.7	0	low
TX023	Jules E. Muchert	Dallas	5	0.1	0	low
TX025	William Herzog Memorial	Dallas	5	0.9	0	low
TX027	Roque O. Segura	El Paso	5	0.8	5	high
TX035	Van Zandt Memorial	Fort Worth	NA	2.4	2.4	high
TX040	Houston USARC #2	Houston	6	0.5	0	low
TX042	SGM. Garcia	Houston	8	0.5	0	low
TX045	Miller Memorial	Huntsville	7.5	4.6	0	low
TX046	Colbern Memorial	Laredo	6	1.8	1.8	high
TX053	Marshall	Marshall	4	NA	0	low
TX054	Garcia Memorial	McAllen	3	1	0	low
TX055	Hanby-Hayden	Mesquite	5	3.2	0	low
TX056	Air Terminal	Midland	6	3.2	0	low
TX058	Boyle Memorial	Paris	4.7	0.78	0	low
TX059	Pasadena	Pasadena	3.2	0.6	0	low
TX060	P.B. Clayton Memorial	Port Arthur	7	2.7	2.7	high
TX061	Rio Grande City	Rio Grande City	1.5	0.75	0.75	high
TX062	San Antonio	San Antonio	8	1.5	0	low
TX064	Callaghan	San Antonio	5	0.6	0	low
TX067	San Marcos	San Marcos	3.6	1.4	1.4	mod
TX068	Seagoville	Seagoville	206	80	80	high
TX071	Schmidt Memorial	Sinton	5	3	3	mod
TX072	Watts-Guillot	Texarkana	7	3.5	3.5	high
TX075	Victoria	Victoria	5.6	1.2	0	low
TX077	Wichita Falls	Wichita Falls	3	0.8	0	low
TX078	Yoakum Memorial	Yoakum	5	7.6	7.6	high
TX122	Waco	Waco	6	1.9	0	low



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor

John L. Nau, III • Chairman

Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

February 25, 1999

Colonel Bruno Kirsch, Jr.
U. S. Army Reserve
Department of the Army
Headquarters, United States Army 90th Regional Support Command
Maurice L. Britt United States Army Reserve Center
8000 Camp Robinson Road
North Little Rock, Arkansas 72118-2205

Re: Project review under Section 106 of the National Historic Preservation Act of 1966
Draft Report: *Archeological Phase I Survey of Twelve 90th Regional Support Command Facilities in Texas (Air Force)*

Dear Colonel Kirsch:

Thank you for the opportunity to review the above-referenced draft archeological survey report. This letter serves as comment on the report from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission. The review staff, led by Mr. Herb Uecker, has completed its review and finds the report acceptable. We concur with all of the recommendations in the report, as summarized on pages 98 and 99. Our specific concurrences and recommendations, based on the results of the survey, are presented in the accompanying outline.

With the exception of the prehistoric component of archeological site 41WB11, identified by the survey at the Colbern Memorial USARC Facility (TX046), which should either be avoided or tested for significance prior to disturbance, no further consultation with this office or archeological work is necessary at any of the facilities surveyed prior to occurrence of National Historic Preservation Act Section 106 undertakings.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. If you have any questions concerning our review or if we can be of further assistance, please contact Mr. Uecker at 512/463-5866.

Sincerely,

for
F. Lawrence Oaks, State Historic Preservation Officer

FLO/hgu

enclosure: SHPO Concurrences and Recommendations



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

July 15, 1997

Michael Petraglia, Ph. D.
Parsons Engineering Science, Inc.
10521 Rosehaven Street
Fairfax, Virginia 22030

Re: Draft Report: *Draft Archeological Assessment and Reconnaissance of 90th Regional Support
Command Facilities in Texas*
(Army, F2, F19)

Dear Dr. Petraglia:

Thank you for the opportunity to review the draft report referenced above. We have reviewed the report and find that it is acceptable. We concur with the findings (page 119; Table 1) that 12 facilities containing 115 acres merit further archeological study.

We look forward to receiving 20 copies of the final report along with a completed *Abstracts in Texas Contract Archeology* form.

If we may be of further assistance, please call Mr. Herb Uecker at 512/463-5866.

Sincerely,

A handwritten signature in cursive script, appearing to read "William A. Bruseth".

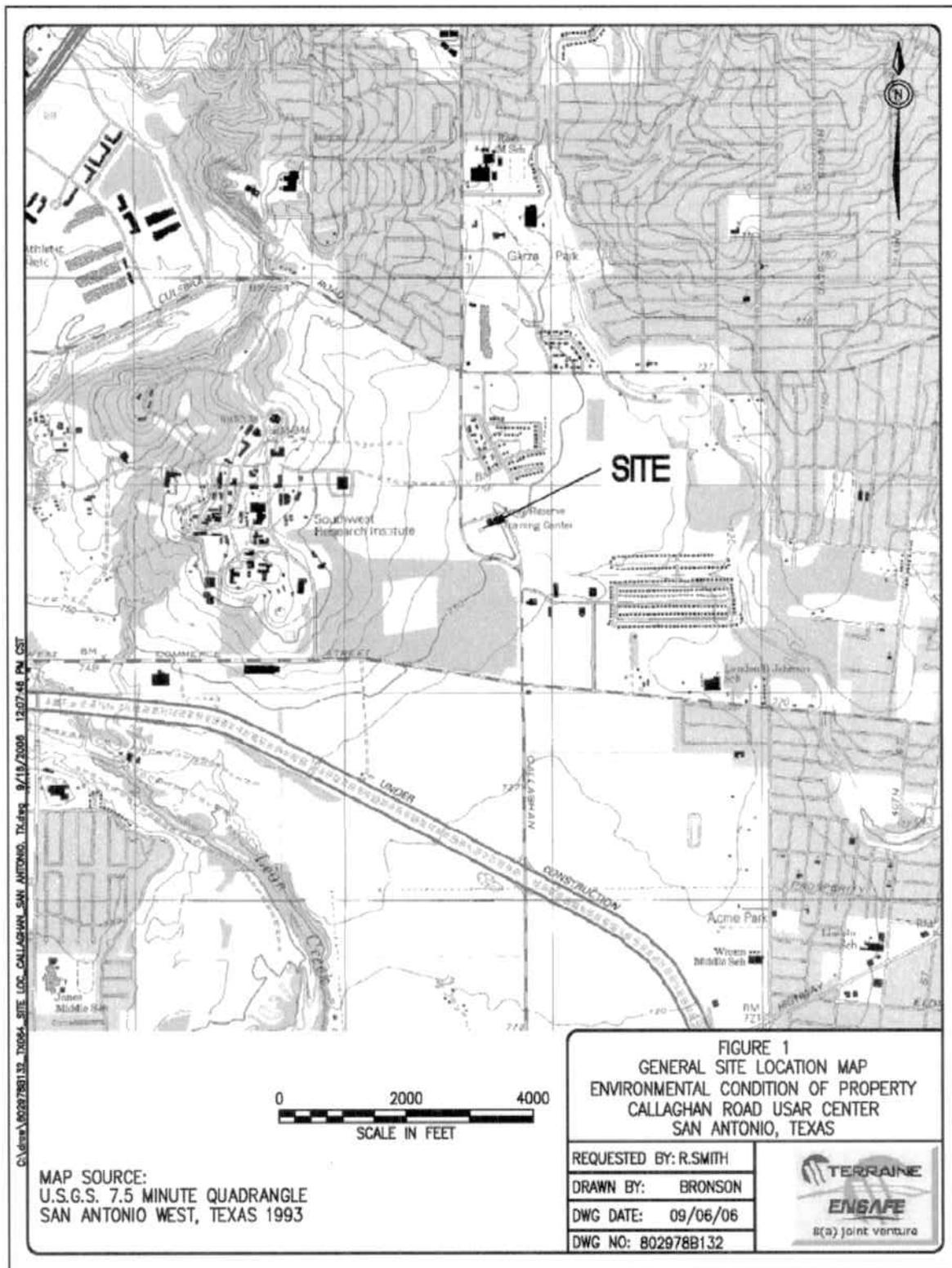
James E. Bruseth, Ph.D.
Deputy State Historic Preservation Officer

JEB/hgu

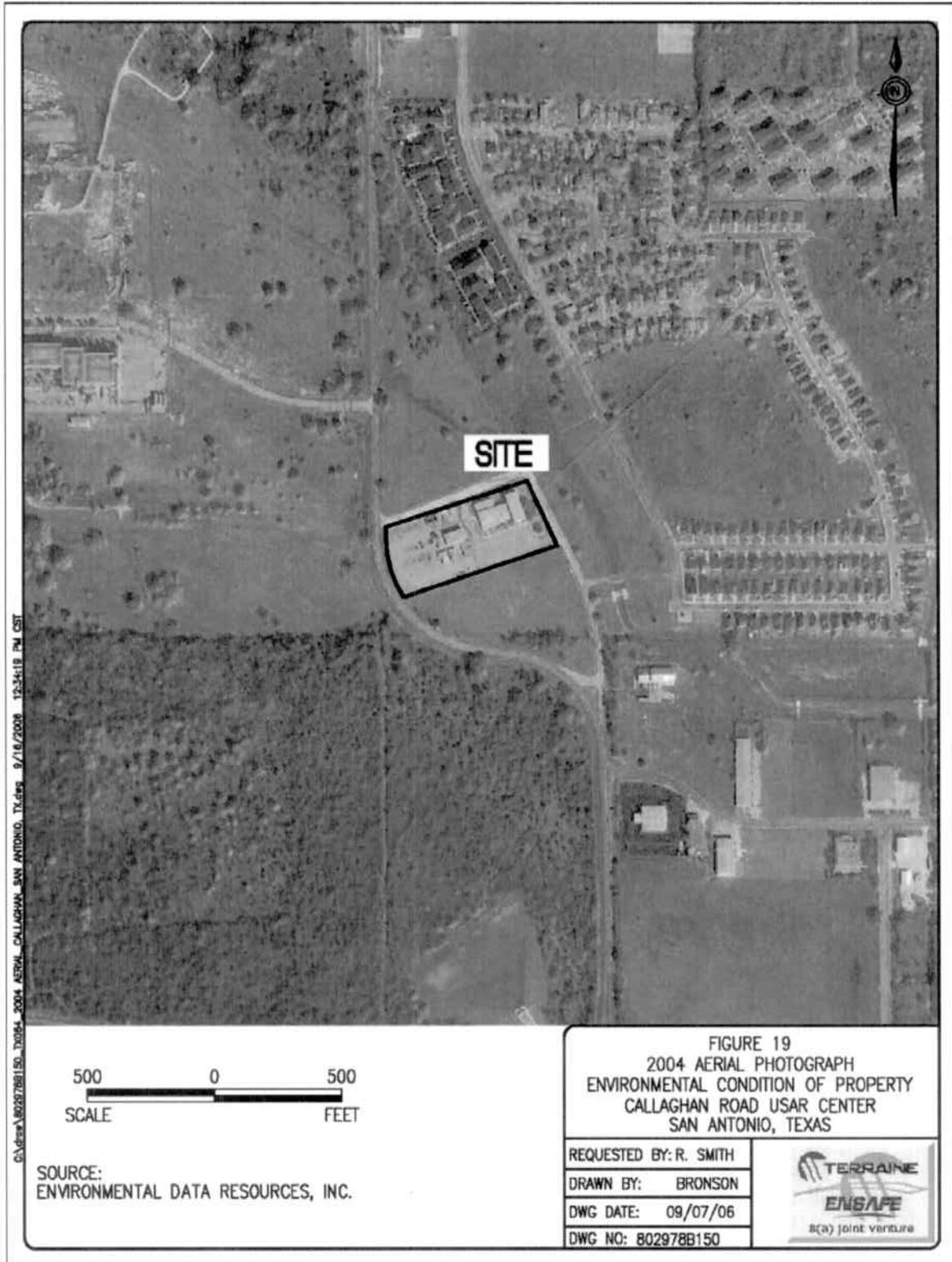
DIVISION OF ANTIQUITIES PROTECTION

P. O. Box 12276 • Austin, TX 78711-2276 • 512/463-6096 • Fax 512/463-8927 • TDD 1-800-735-2989

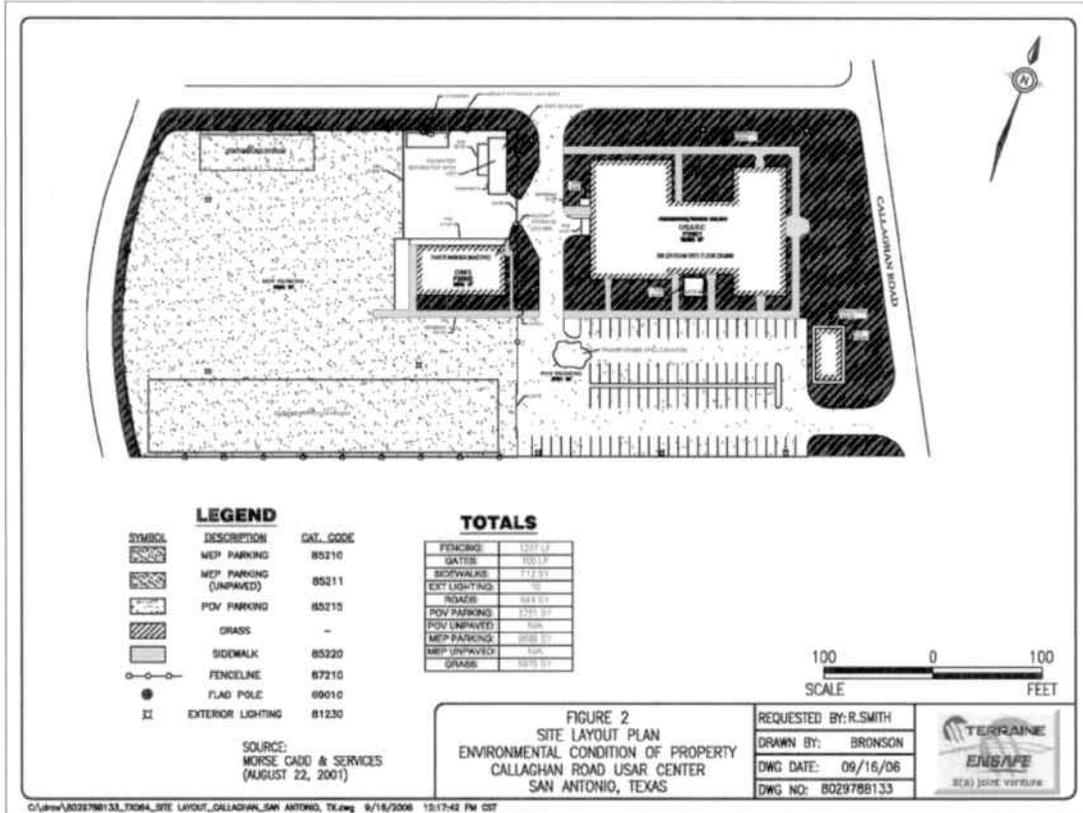
SITE LOCATION



AERIAL PHOTOGRAPH



SITE PLAN



SITE PHOTOGRAPHS



Photo 1: Outside of the Callaghan Road USARC building.

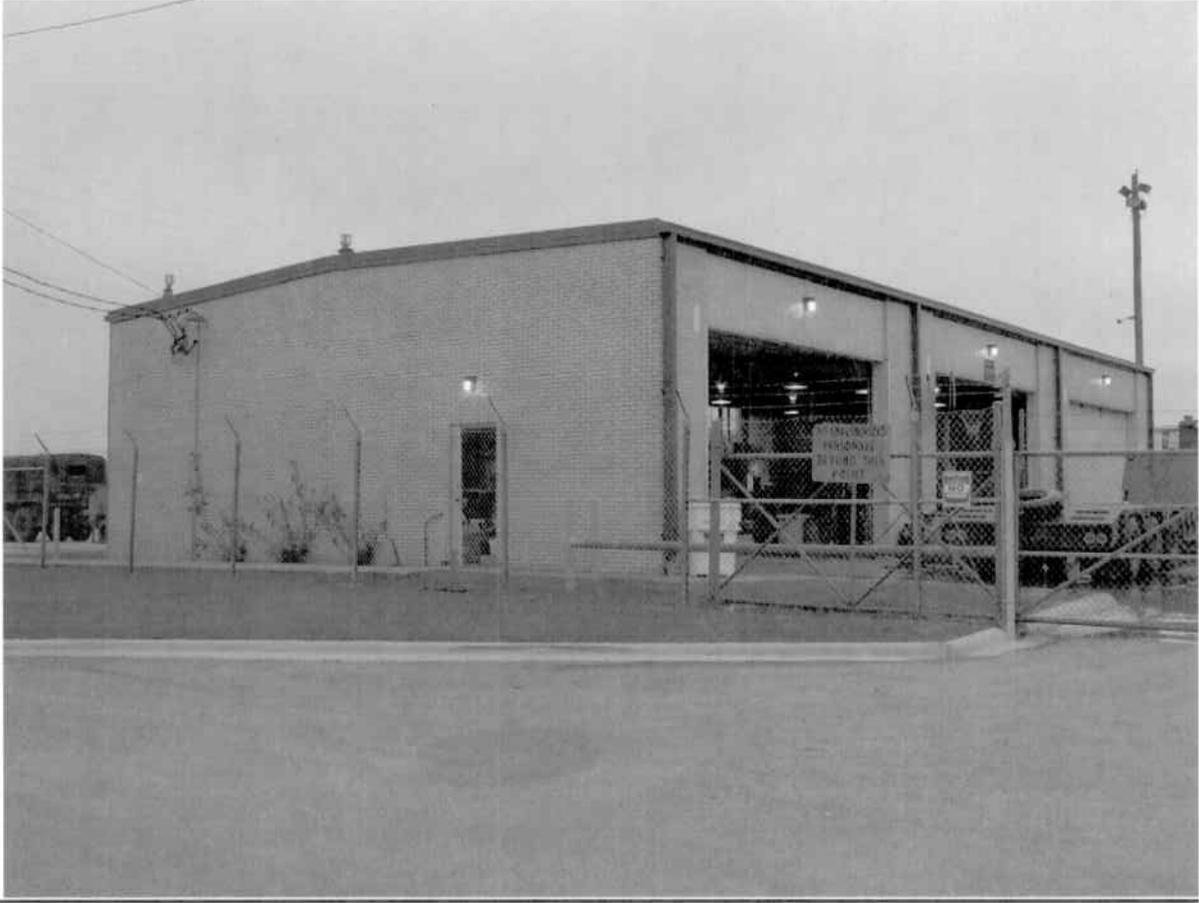
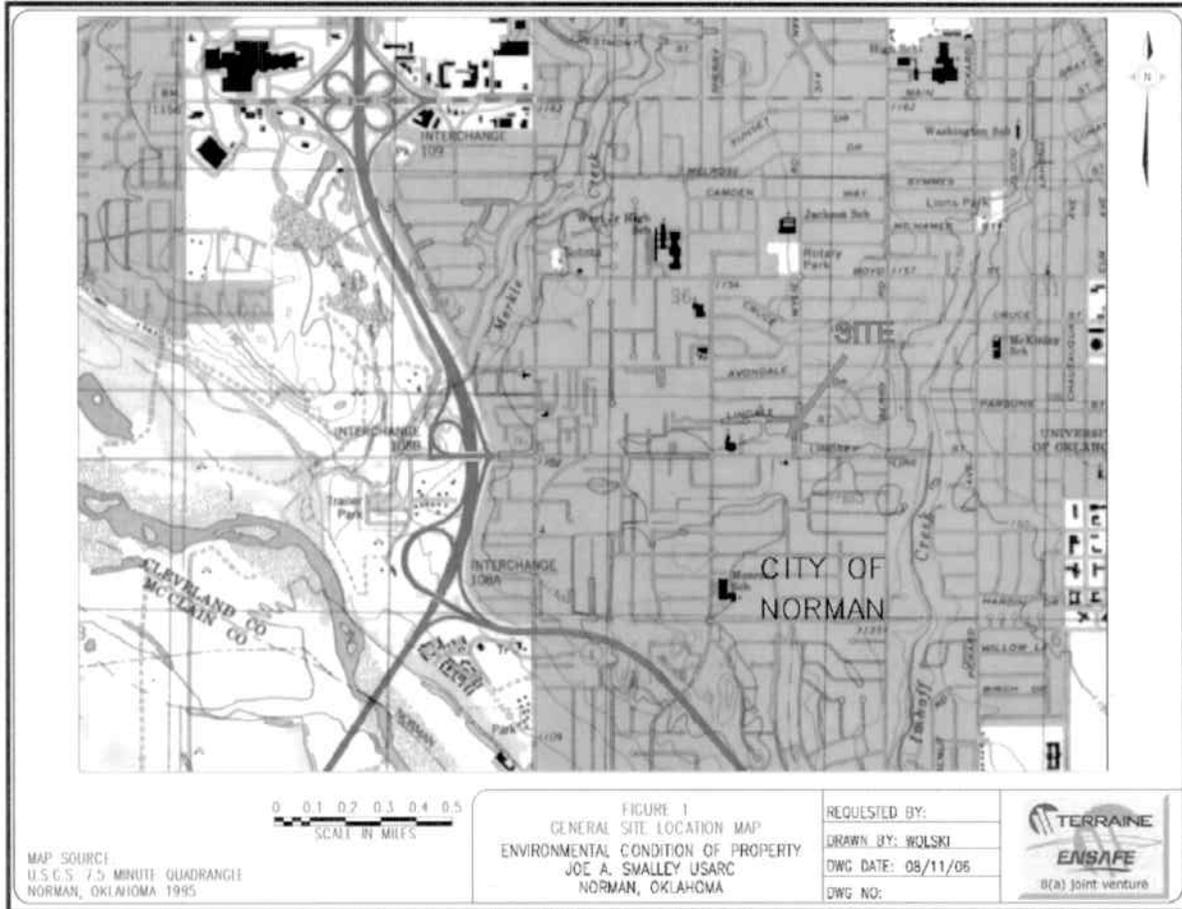


Photo 2: Organizational Maintenance Shop..

SITE LOCATION



MAP SOURCE:
U.S.G.S. 7.5 MINUTE QUADRANGLE
NORMAN, OKLAHOMA 1995

0 0.1 0.2 0.3 0.4 0.5
SCALE IN MILES

FIGURE 1
GENERAL SITE LOCATION MAP
ENVIRONMENTAL CONDITION OF PROPERTY
JOE A. SMALLEY USARC
NORMAN, OKLAHOMA

REQUESTED BY:
DRAWN BY: WOLSKI
DWG DATE: 08/11/06
DWG NO:



AERIAL PHOTOGRAPH





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

April 4, 2011

Reply to the Attention of the Environmental Office

Mr. Mark S. Wolfe, SHPO
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

Dear Mr. Wolfe:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command (RSC) is requesting written comments and concurrence from the Texas Historical Commission, which serves as the Texas State Historic Preservation Office (Texas SHPO), on the action described herein. Under the 2005 Base Realignment and Closure (BRAC) legislation, the 63rd RSC must transfer out of Federal ownership a Department of the Army properties. The 63d RSC completed architectural surveys of several buildings at multiple locations and made the determination of non-eligibility for listing on the National Register of Historic Places (NRHP).

The Grimes Memorial US Army Reserve (USAR) Center is located at 4300 S Treadway, Abilene, Texas. The City of Abilene plans to use the property for city offices and as an adult training center. The facility is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Grimes Memorial USAR Center is low, primarily because of the lack of nearby surface water. The facility is located on Sagerton Urban Land Complex soils; 65% Sagerton clay loam, 20% urban land, 15% Rotan, Rowena Tillman, Tobose and Weymouth series soils (Conner 1976). The slope is less than 1%. The facility is located approximately 600 feet north of Buttonwillow Creek (an intermittent stream), and 5000 feet north of Kirby Lake. No development of the property appears on the 1892 USGS map. Approximately 5 acres of the 9 acre facility appears to be relatively undisturbed. There is little likelihood of archeological resources on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Blucher S. Tharp Memorial USAR Center is located at 2801 Duniven Circle, Amarillo, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at

this time. No new property owner has been identified. The facility is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Blucher S. Tharp Memorial USAR Center is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Rathjen Memorial USAR Center is located at 340 Porter Street, Brownsville, Texas. The leased property will be returned to the City of Brownsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.6 acres and includes five permanent structures: the original 4,510-square-foot Training Building (now used for storage), the current 12,777-square-foot Training Building, a 2,994-square-foot OMS, a vehicle wash rack covered by a 290-square-foot awning, and a 1,674-square-foot covered break area. Approximately half of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The survey recommended a Phase I Survey of the Rathjen USAR Center. As a result of the Phase I survey, only 3 STPs were excavated in the equivalent of approximately .5 acres. No evidence of features associated with nearby Fort Brown were identified, and no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Jules E. Murchert USAR Center is located at 10031 E Northwest Hwy, Dallas, Texas. The City of Dallas plans to use the property for parkland and a city maintenance facility. The facility is on 5.15 acres of land with four permanent structures: a 30,861-square-foot Training Building, a 6,383-square-foot OMS, a vehicle wash rack (VWR) covered by a 600-square-foot awning, and a 312-square-foot recreation shelter. Approximately three-quarters of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Jules E. Murchert USAR Center is low due to the absence of nearby surface water, and the extent of construction disturbance at the facility. The facility is located in an urban area of Dallas, 2000 feet from White Rock Lake (artificial), and 2000 feet from Dixon Branch. The facility is located on urban land, with soils that have been extensively altered (Coffee et al. 1980). The slope is approximately 3%. The 1893 USGS map shows no development in the vicinity of the facility. Most of the facility appears to be disturbed, only a few open patches remain totaling less than 1 acre. It is unlikely that any archeological

resources remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Roque O. Segura Memorial USAR Center is located at 301 Ascarate Park Road, El Paso, Texas. The leased property will be returned to the County of El Paso, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is situated on 5 acres of relatively flat land with a gentle slope to the north. The site has four permanent structures. The 15,583-square-foot Training Building and the 3,935-square-foot OMS were constructed in 1959. Additional structures at the site include a 544-square-foot Vehicle Wash Rack built in the 1980s and a 144-square-foot hazmat storage shed constructed some time after 1990. Approximately three-quarters of the 5-acre tract is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn with several trees along the north and east sides of the site. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase I Survey of the Segura USAR Center. The Texas SHPO, concurred in a letter dated July 15, 1997. During the phase I sampling, no artifacts were recovered and no resources were identified. The survey concluded no further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Miller Memorial USAR Center is located at 2257 S Sam Houston Ave, Huntsville, Texas. The leased property will be returned to the City of Huntsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 2.96 acres of land with four permanent structures: the 7,395-square-foot Training Building, the 1,638-square-foot OMS, a 240-square-foot smoking shelter, and a 120-square-foot smoking shelter. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Miller Memorial USAR Center is low due to the absence of nearby surface water. The facility is located on moderately well drained soils-Depcor-Huntsburg association soils, and Depcor-Urban land complex (McClintock, Jr. 1979). The slope of the facility is between 7-8%. Approximately 4.6 acres of the 7.5-acre facility is not under buildings and pavement. There is a small lake 1600 feet to the south that is drained by an intermittent stream. Approximately 35 acres along this stream below the lake, and northeast of the stream towards the Miller Memorial USAR Center (to within 1400 feet of the facility) was surveyed in 1977. No archeological sites were found (Cole 1977). No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Marshall USAR Center is located at 1209 Pinecrest Drive East, Marshall, Texas. The City of Marshall plans to use the property for a museum and memorial. The facility is on 3.78 acres of land with two permanent buildings: a 4,472-square-foot Training Building and a 1,328-square-foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn except for the northern portion of the MEP area that is gravel covered. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological

potential of the Marshall USAR Center is low due to the distance to permanent water sources, and the results of nearby surveys. Approximately 3/4 of the 4 acre facility remains largely intact. The facility is located on well drained Bernaldo fine sandy loam (Golden et al. 1994). The slope of the facility is 7%. The closest permanent water is a pond 3,800 feet away. It is located 300 feet from an intermittent stream, but the portion of that stream closest to the facility was surveyed in 1982 without finding any archeological sites (Jurgens 1982). A survey was also conducted along the street in front of the facility without finding any sites (DeBerry 1975). It is unlikely that any archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Hanby-Hayden Memorial USAR Center is located at 612 E Davis Street, Mesquite, Texas. The leased property will be returned to the Mesquite Independent School District, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.376 acres of land with two buildings, a 23,686-square-foot Administrative Building, and a 3,814-square-foot Organizational Maintenance Shop (OMS). Approximately 90% of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Hanby-Hayden USAR Center is low due to the absence of nearby surface water and construction related disturbance. The facility is located on Houston Black-Urban land complex (40% moderately well drained Houston Black clay, 35% urban land, and other soils) (Coffee et al. 1980). The slope is less than 1%. Approximately 3.2 acres of the 5-acre facility is not under buildings or pavements. The facility is located 1400 feet from the source of an intermittent stream, and 2200 feet from a small lake. No development of the property appears on the 1893 USGS map. A portion of the intermittent stream was surveyed without locating any archeological sites (THC survey files: HRCS 1980). It is unlikely that there are any archeological sites on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Pasadena USAR Center is located at 3105 San Augustine Ave, Pasadena, Texas. The leased property will be returned to the City of Pasadena, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.14 acres of land with two permanent structures: a 22,177-square-foot Training Building and a 6,087-square-foot OMS. Most of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Pasadena USAR Center is low due to the extent of construction related disturbance. The facility is located on Bernard-Urban land complex soils (30-80% somewhat poorly drained Bernard clay loam, 10-70% urban land, and other soils) (Wheeler 1976). The slope of the facility is less than 1%. The facility is located within 100 feet of an intermittent drainage, but it is channelized, and has clearly been heavily modified. The closest permanent water is a small pond approximately 4000 feet away. The 1916 USGS map shows no development on the facility. Most of the facility has now been developed, and only patches remain that are not under buildings or pavements, totaling

less than 1 acre. It is unlikely that any archeological sites are located at the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Boswell Street USAR Center is located at 432 Boswell Street, San Antonio, Texas. The property will be transferred to the Veteran's Administration for reuse as non-patient administration space. The facility is on approximately 8 acres of land with two permanent structures: a 25,303-square-foot Training Building and a 14,623-square-foot organizational maintenance shop (OMS). Approximately 80% of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Boswell Street USAR Center is low due to the lack of nearby surface water. The facility is built on well drained Houston Black clay (Taylor et al. 1966). The slope of the facility is less than 1%. There is an intermittent drainage 700 feet to the south of the facility that has been channelized. The facility is 8,000 feet from the San Antonio River. The facility is located in a developed area of San Antonio. Approximately 1.5 acres of the 8-acre facility remains relatively intact. It is unlikely that archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Callaghan Road USAR Center is located at 600 Callaghan Road, San Antonio, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at this time. No new property owner has been identified. The facility is on 5.0 acres of land with three buildings: an 18,053-square-foot Administrative/Training Building, a 3,803-square-foot organizational maintenance shop (OMS), and an approximately 900-square-foot oil-water separator (OWS) building. Approximately 80% of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Callaghan USAR Center is low because of the extent of construction related disturbance, and the distance to surface water. The facility is built on well drained Houston black gravelly clay (Taylor et al. 1966). The slope of the facility is 1.5%. The facility is located 600 feet from the source of an intermittent stream, and 6400 feet from the closest permanent water. USGS maps show no development on the facility property in 1903 and 1953. Most of the facility has been developed. Only patches totaling less than 1 acre remain on this facility. It is unlikely that there are archeological sites on this facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The San Marcos USAR Center is located at 631 East Hopkins Street, San Marcos, Texas. The leased property will be returned to the City of San Marcos, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.88 acres of land with two permanent structures: a 17,719-square-foot USAR Center Building and a 1,331-square-foot OMS. Approximately two-thirds of the site is covered by impervious surface features (e.g., asphalt

parking areas, driveways, concrete walkways, building footprints, etc.). The remaining ground surface is covered by lawn area. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. The southwest end of the San Marcos USAR Center has been reclaimed by the city as the site for a new public library, and a buried gas line extends the length of the Army Reserve Center building on the southeast side. As a result of this action, only 0.7 acres or less were available for survey. Although 4 STPs were placed to test the far northeast and southwest portions of the facility, no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Watts-Guillot Memorial USAR Center is located at 2800 W. 15th Street, Texarkana, Texas. The Red River Redevelopment Authority plans to use the property for an adult vocational training center. The facility is on approximately 7 acres of land with two permanent buildings: an approximately 11,326-square foot Training Building and an 2638-square foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. The Site is bordered to the north by 15th Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. As a result of the Phase I survey, 6 STPs were excavated on the eastern side of the property, and an additional 10 STPs were excavated in the wooded area. No artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

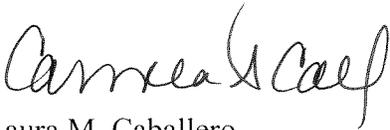
The Wichita Falls USAR Center is located at 3315 9th Street, Wichita Falls, Texas. The City of Wichita Falls plans to use the property for a city maintenance operations facility. The facility is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Wichita Falls USAR Center is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegorve loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has, been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USAR Center. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The 63d RSC recently commissioned a historic building evaluation, through Brockington and Associates and determined based on the architectural survey that several buildings are not eligible for listing on the NRHP. The following facilities were determined not eligible for listing on the NRHP: Grimes Memorial USAR Center, Rathjen Memorial USAR Center, Jules E.

Murchert USAR Center, Roque O. Segura Memorial USAR Center, Miller Memorial USAR Center, Marshall USAR Center, Hanby-Hayden Memorial USAR Center, Pasadena USAR Center, Boswell Street USAR Center, Callaghan Road USAR Center, San Marcos USAR Center, and the Wichita Falls USAR Center surveys are enclosed for your review. Also noted from this survey, the 63d RSC has determined that the following facilities are eligible for listing on the NRHP: Blucher S. Tharp Memorial USAR Center and Watts-Guillot Memorial USAR Center, these surveys are enclosed for your review.

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

Sincerely,


for: Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command

Enclosures

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 4, 2011

Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command
Department of the Army
P.O. Box 63
Moffett Field, California 94035-1000

Re: 63rd Regional Support Command eligibility concurrence on U.S. Army Reserve (USAR) Centers in Texas

Dear Ms. Caballero:

Thank you for your correspondence describing the above referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

Our staff, led by William McWhorter, has completed a review of the above referenced project. The THC concurs with your determination that the Grimes Memorial, the Rathjen Memorial, the Jules E. Murchet, the Roque O. Sequra Memorial, the Miller Memorial, the Marshall, the Hanby-Hayden Memorial, the Pasadena, the Boswell Street, the Callaghan Road, the San Marcos, and the Wichita Falls USAR Centers are **not-eligible** for listing in the National Register of Historical Places. The THC concurs with your determination of **eligible** for the Blucher S. Tharp Memorial USAR Center (in Amarillo) and the Watts- Guillot Memorial USAR Center (in Texarkana) for listing in the National Register of Historical Places.

We **do not concur** at this time with your determination that the proposed undertakings will have No Adverse Effect. The transfer of non-eligible resources out of Federal ownership or control will have No Effect to historic properties. The transfer of the two eligible reserve centers out of Federal ownership or control will have No Adverse Effect *only* if those properties are transferred with a protective covenant in place. Otherwise, under 36 CFR 800, the transfers will have Adverse Effects to the historic properties. Please provide us with additional information detailing the proposed transfer process for each reserve center and the Army's intentions regarding the placement of a protective covenant or treatment of potential Adverse Effects.

Thank you for your cooperation in the federal review process, and for your efforts to preserve the irreplaceable heritage of our nation. If you have any questions concerning this review or if we can be of further assistance, please contact William McWhorter at 512/463-5833. For questions related to development or review of the requested additional information, please contact Caroline Wright at 512/463-6214.

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer





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

July 18, 2011

Reply to the Attention of the Environmental Office

Tom Cloud
Austin Texas Ecological Services Field Office
Compass Bank Building
10711 Burnet Road, Suite 200
Austin, Texas 78758

Dear Mr. Cloud:

In accordance with The Base Realignment and Closure Act of 2005, The 63D Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Callaghan Road USAR Center located at 600 Callaghan Road, San Antonio, Texas 78228.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities).

The 63D RSC communicates no effect determinations with the US Fish and Wildlife Service in the event that data on threatened and endangered species near the site has recently been received. The 63D RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

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

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Callaghan Road USAR Center located at 600 Callaghan Road, San Antonio, Texas 78228.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is on 5.0 acres of land with three buildings: a 18,053 square-foot Administrative/Training Building, a 3,803 square-foot organizational maintenance shop, and an approximately 900 square-foot oil-water separator building.

Ecological Communities

Approximately 80 percent of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The site is urban and developed and is located in a commercial and residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

Based on the USFWS Region 2 Endangered Species List, Bexar County, Texas, the following threatened and endangered species occur within Bexar County, Texas:

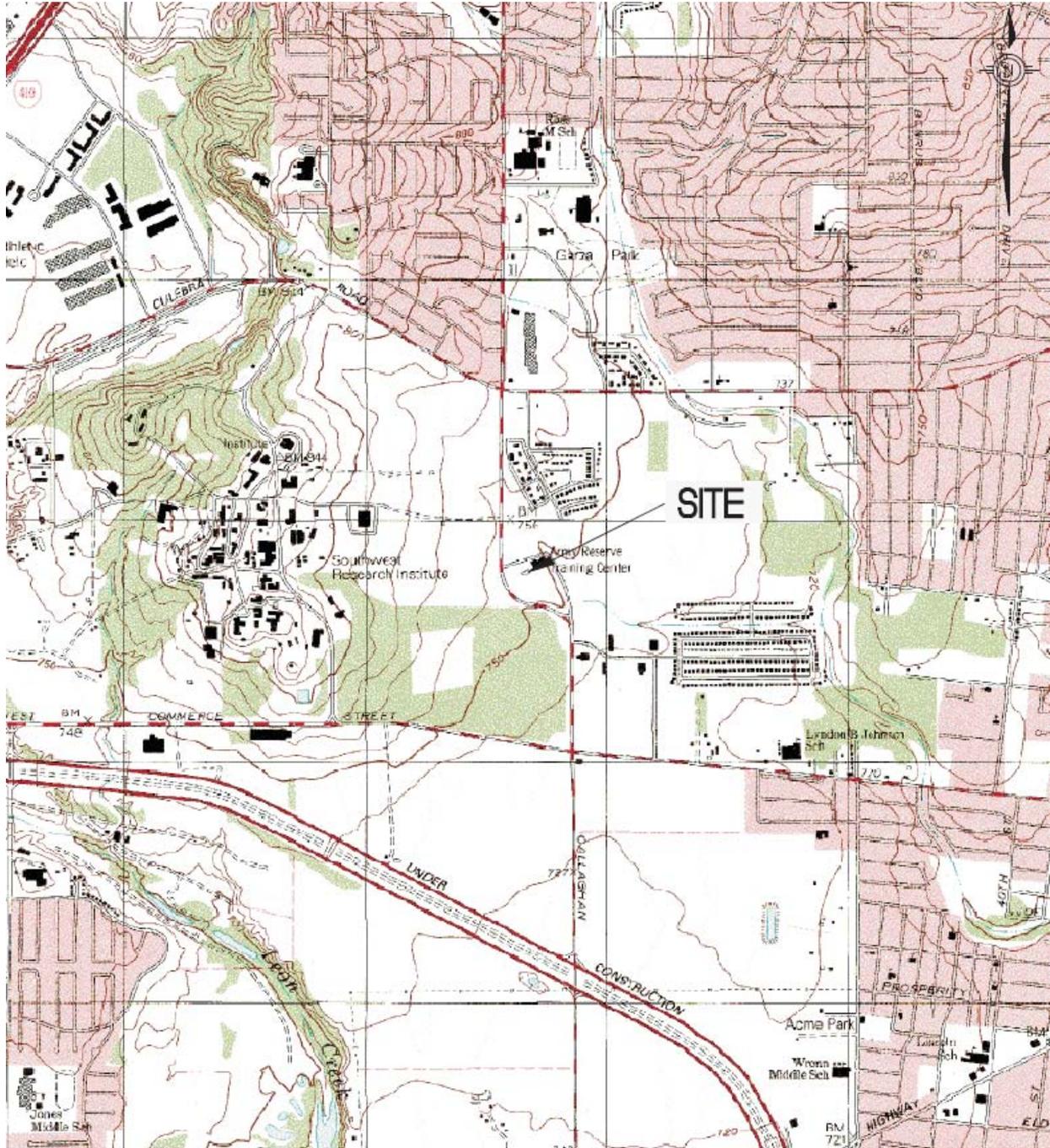
[unnamed] ground beetle (*Rhadine exilis*)
[unnamed] ground beetle (*Rhadine infernalis*)
black-capped Vireo (*Vireo atricapilla*)
Braken Bat Cave Meshweaver (*Cicurina venii*)
Cokendolpher Cave Harvestman (*Texella cokendolpheri*)
Comal Springs dryopid beetle (*Stygoparnus comalensis*)
Comal Springs riffle beetle (*Heterelmis comalensis*)
fountain darter (*Etheostoma fonticola*)
golden-cheeked warbler (=wood) (*Dendroica chrysoparia*)
Government Canyon Bat Cave Meshweaver (*Cicurina vespera*)
Government Canyon Bat Cave Spider (*Neoleptoneta microps*)
Helotes mold beetle (*Batrisodes venyivi*)
Madla's Cave Meshweaver (*Cicurina madla*)
Peck's cave amphipod (*Stygobromus =Stygonectes pecki*)
Robber Baron Cave Meshweaver (*Cicurina baronia*)
San Marcos gambusia (*Gambusia georgei*)
San Marcos salamander (*Eurycea nana*)
Texas blind salamander (*Typhlomolge rathbuni*)

Texas wild-rice (*Zizania texana*)
whooping crane (*Grus americana*)

CONCLUSIONS

After reviewing the listing for the Endangered Species in Bexar County, it is determined that no impacts to Federally listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings - "as is". Therefore, no construction or ground disturbing activities will take place during this action. Also no habitat to support any of the Federal endangered or threatened species listed for Bexar County occurs upon the property. The USAR, in lieu of any potential impact, determines that this action will have no effect on Federally-listed threatened and endangered species.

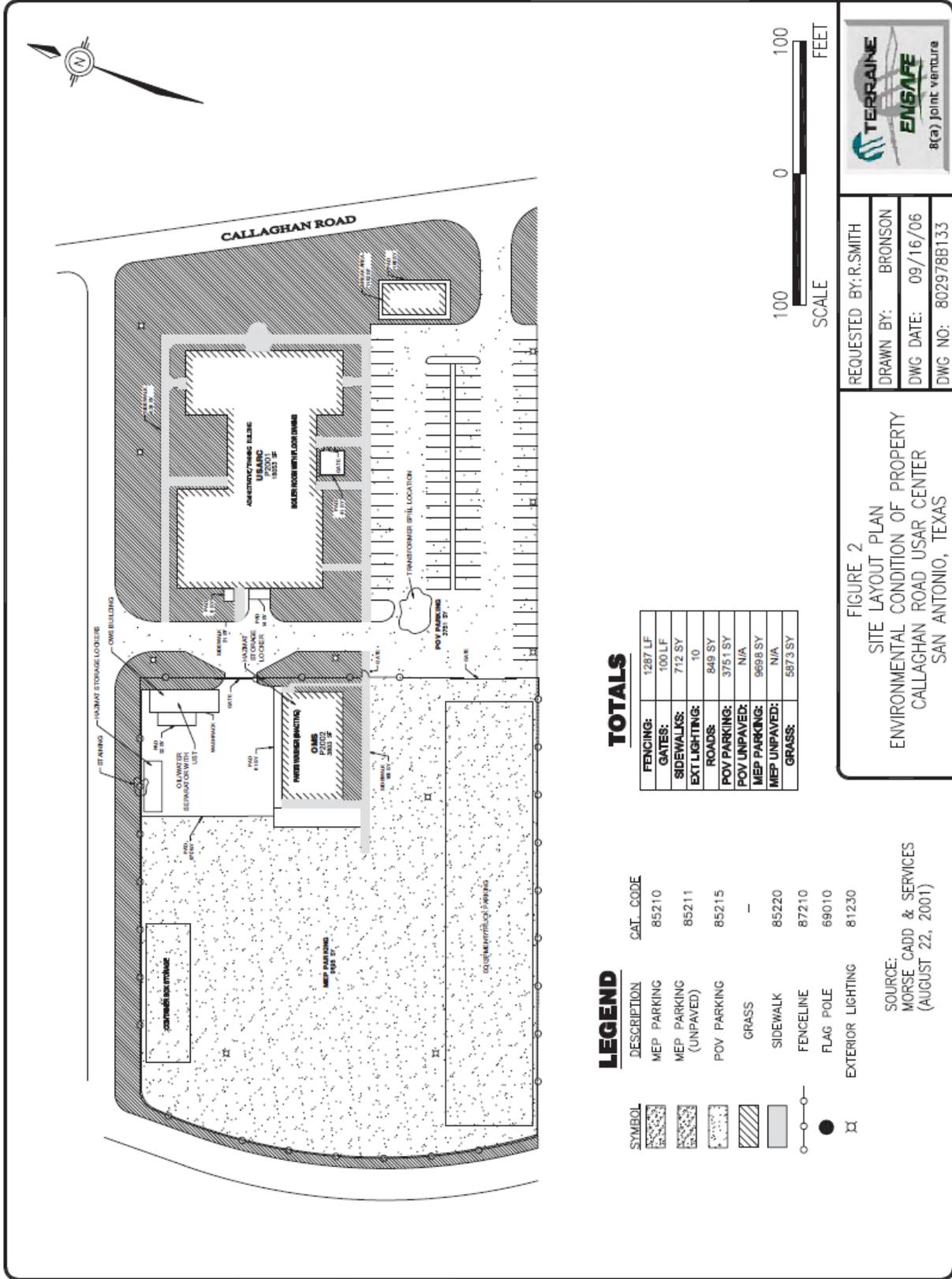
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



REQUESTED BY: R. SMITH
 DRAWN BY: BRONSON
 DWG DATE: 09/16/06
 DWG NO: 802978B133

FIGURE 2
SITE LAYOUT PLAN
 ENVIRONMENTAL CONDITION OF PROPERTY
 CALLAGHAN ROAD USAR CENTER
 SAN ANTONIO, TEXAS

TOTALS

FENCING:	1287 LF
GATES:	100 LF
SIDEWALKS:	712 SY
EXT LIGHTING:	10
ROADS:	849 SY
POV PARKING:	375.1 SY
MEP PARKING:	9698 SY
MEP UNPAVED:	N/A
GRASS:	5873 SY

LEGEND

DESCRIPTION	CAT_CODE
MEP PARKING	85210
MEP PARKING (UNPAVED)	85211
POV PARKING	85215
GRASS	-
SIDEWALK	85220
FENCELINE	87210
FLAG POLE	69010
EXTERIOR LIGHTING	81230

SOURCE:
 MORSE CADD & SERVICES
 (AUGUST 22, 2001)

SITE PHOTOGRAPHS



Photo 1: This view shows the southwest side of the Administrative/Training Building.



Photo 2: The Organizational Maintenance Shop and military equipment parking area.

Record of Communication

Date and Time:	10 November 2011 1700EST
Project/FAC ID:	Five BRAC EAs/TX062 and TX064
Installation/RSC:	63d RSC
Recorded By:	Ron Hobgood
Talked With:	Tonya Sommer – Habitat Conservation Plan (HCP) Supervisor
Of:	USFWS – Austin Texas Ecological Services Field Office
Nature of Interview:	USFWS Letters
Phone No.:	(512) 490-0057

Notes

ELD determined that a written concurrence is needed from the USFWS in response to Sections 7 letters submitted with a “no effect” determination. Ron Hobgood was tasked with contacting USFWS and requesting written responses.

On 10 November 2011 – Ron Hobgood left Ms. Tonya Sommer a message with a brief description of the issue and a request for a written response to the USAR letters that had been submitted in July 2011.

On 10 November 2011 – Tonya Sommer of the USFWS returned the phone call that Ron Hobgood had made earlier that day. Sommer said that since the proposed action had a “no effect” determination, there was no need for a response from the USFWS. She said there was no need of any sort of consultation regarding this issue. She declined to send written concurrence.



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

REPLY TO
ATTENTION OF:

11 November 2011

Environmental Office

Clayton Wolf
Texas Parks and Wildlife Department
4200 Smith School Road
Austin, Texas 78744

Dear Mr. Wolf:

In accordance with the Base Realignment and Closure Act of 2005, The 63d Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Callaghan Road USAR Center located at 600 Callaghan Road, San Antonio, Texas 78228.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. Additionally, the USAR determined the proposed action will have no effect on state-listed species. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities) and the site has no suitable habitat or natural resource features that would support listed species.

The 63d RSC communicates no effect determinations with the U.S. Fish and Wildlife Service and the Texas Parks and Wildlife Department in the event that data on threatened and endangered species near the site has recently been received. The 63d RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura M. Caballero", written over a light blue horizontal line.

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

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Callaghan Road USAR Center located at 600 Callaghan Road, San Antonio, Texas 78228.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is on 5.0 acres of land with three buildings: a 18,053 square-foot Administrative/Training Building, a 3,803 square-foot organizational maintenance shop, and an approximately 900 square-foot oil-water separator building.

Ecological Communities

Approximately 80 percent of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The site is urban and developed and is located in a commercial and residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

Based on the USFWS Region 2 Endangered Species List, Bexar County, Texas, the following threatened and endangered species occur within Bexar County, Texas:

[unnamed] ground beetle (*Rhadine exilis*)
[unnamed] ground beetle (*Rhadine infernalis*)
black-capped Vireo (*Vireo atricapilla*)
Braken Bat Cave Meshweaver (*Cicurina venii*)
Cokendolpher Cave Harvestman (*Texella cokendolpheri*)
Comal Springs dryopid beetle (*Stygoparnus comalensis*)
Comal Springs riffle beetle (*Heterelmis comalensis*)
fountain darter (*Etheostoma fonticola*)
golden-cheeked warbler (=wood) (*Dendroica chrysoparia*)
Government Canyon Bat Cave Meshweaver (*Cicurina vespera*)
Government Canyon Bat Cave Spider (*Neoleptoneta microps*)
Helotes mold beetle (*Batrisodes venyivi*)
Madla's Cave Meshweaver (*Cicurina madla*)
Peck's cave amphipod (*Stygobromus* =*Stygonectes pecki*)
Robber Baron Cave Meshweaver (*Cicurina baronia*)
San Marcos gambusia (*Gambusia georgei*)
San Marcos salamander (*Eurycea nana*)
Texas blind salamander (*Typhlomolge rathbuni*)

Texas wild-rice (*Zizania texana*)
whooping crane (*Grus americana*)

STATE LISTED SPECIES

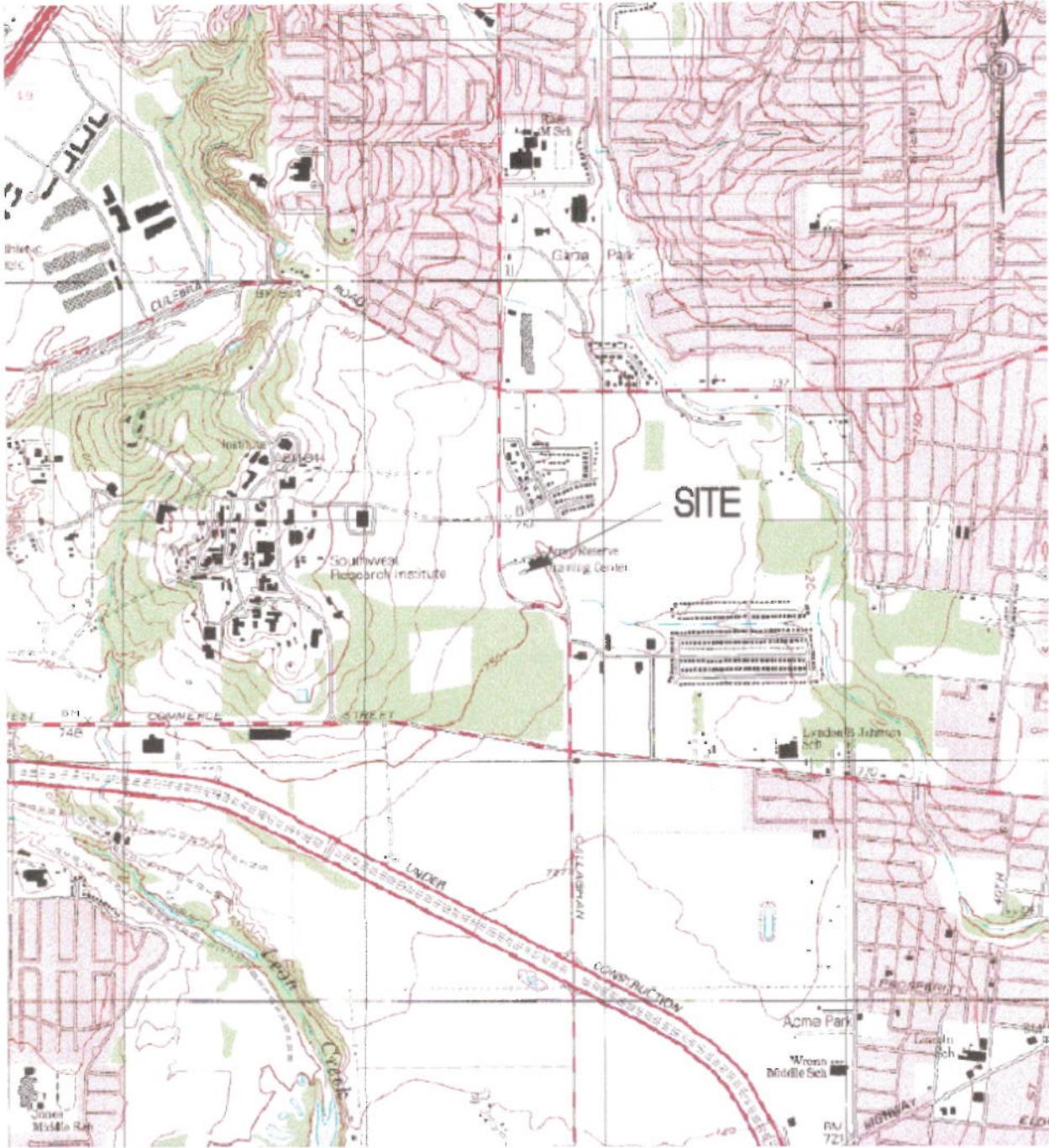
Based on the Texas Parks and Wildlife Department Annotated County Lists of Rare Species for Bexar County, the following state threatened and endangered species occur within Bexar County, Texas:

Cascade Caverns salamander (*Eurycea latitans complex*)
Comal blind salamander (*Eurycea tridentifera*)
American peregrine falcon (*Falco peregrinus anatum*)
black-capped vireo (*Vireo atricapilla*)
golden-cheeked warbler (*Setophaga chrysoparia*)
interior least tern (*Sterna antillarum athalassos*)
mountain plover (*Charadrius montanus*)
Peregrine falcon (*Falco peregrinus*)
white ibis (*Plegadis chihi*)
whooping crane (*Grus americana*)
wood stork (*Mycteria Americana*)
zone-tailed hawk (*Buteo albonotatus*)
toothless blindcat (*Trogloglanis pattersoni*)
widemount blindcat (*Satan eurystomus*)
black bear (*Ursus americanus*)
gray wolf (*Canis lupus*)
red wolf (*Canis rufus*)
false spike mussel (*Quadrula mitchelli*)
golden orb (*Quadrula aurea*)
Texas fatmucket (*Lampsilis bracteata*)
Texas pimpleback (*Quadrula petrina*)
Texas horned lizard (*Phrynosoma cornutum*)
Texas indigo snake (*Drymarchon melanurus erebennus*)
Texas tortoise (*Gopherus berlandieri*)
Timber/Canebreak rattlesnake (*Crotalus horridus*)

CONCLUSIONS

After reviewing the listing for the Threatened and Endangered Species in Bexar County, it is determined that no impacts to federally or state-listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings "as is." Additionally, no habitat to support any of the Federal or state threatened or endangered species listed for Bexar County occurs upon the property. The USAR determines that this action will have no effect on federally or state-listed threatened and endangered species.

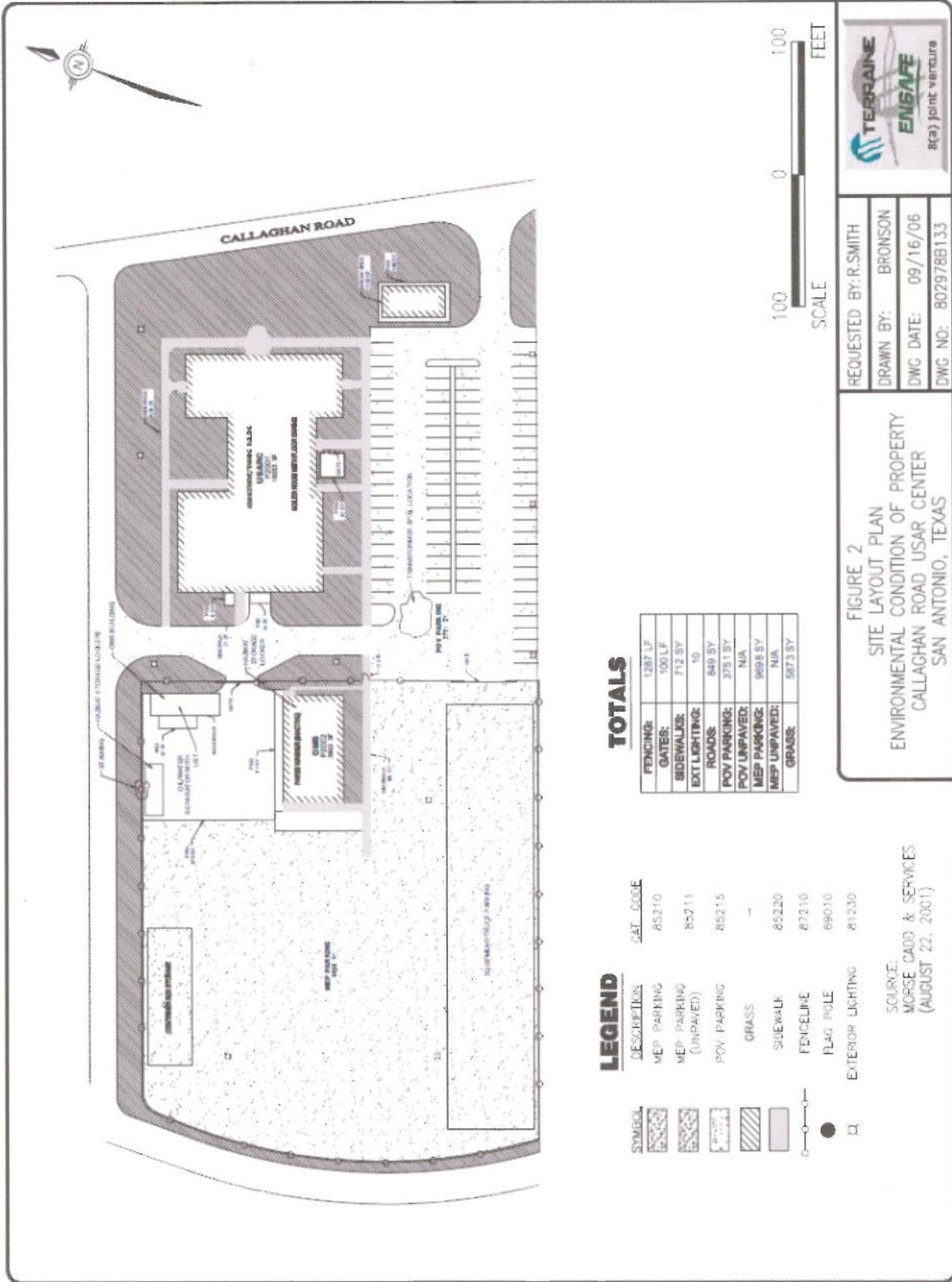
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



SITE PHOTOGRAPHS



Photo 1: This view shows the southwest side of the Administrative/Training Building.



Photo 2: The Organizational Maintenance Shop and military equipment parking area.