

NEPA ENVIRONMENTAL REVIEW PACKET

Received @ EB	Required Completion Date From EB	Required Documents	✓
		NEPA Specs	✓
1 / 22 / 2018	1 / 30 / 2018	NEPA Checklist	✓
		Comment Sheet	✓

PROJECT NAME ARMY FAMILY HOUSING REPLACEMENT

COR BRIAN DECKER

An Environmental Branch Program Manager must review each project for each applicable program area. EB has agreed to review small projects within one week and large projects within two weeks.

Date the Review was completed	1/31/2018
Date Change Memo was delivered to the COR	NA
Date the Changes were completed	NA
Date the REC was delivered to the COR	1/31/2018

SIGNED
REC

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Proponent Office is ELTY-RKE

Project Title: Army Family Housing Replacement	JON or PR:
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Description of Proposed Action:
 Replace 26 antiquated Army Family Housing units at Tobyhanna Army Depot with quality residences at approximately the same Square Footage as existing facilities (one-for-one replacement). Housing units should be constructed to the Residential Communities Initiative Standard that achieves LEED Silver/ level with the end result being a cohesive Family Community. In considering the alternatives for this project (Status Quo, Renovation, and New Construction), it has been determined that the current Family Housing facilities have reached the end of their useful life. The annual maintenance costs rise yearly and are not economically feasible; therefore, these family housing units should be replaced.

Replacement single family homes will be built in previously disturbed area (site of existing Army Family Housing) with less than 5 acres of new area developed. The new homes will be constructed with a phased approach to accommodate existing family housing residents.

All construction and renovation work for this project will comply with TYAD Installation Design Guides and Master Plan.

The above described action has been determined to meet the screening criteria as set forth in 32 CFR 651.29. No extraordinary circumstances exist that preclude the use of a categorical exclusion.

Anticipated Date and/or Duration of Proposed Action (Month/Year): Anticipated State date of Fiscal Year 2019

It has been determined that the action (choose one)

a. Is adequately covered in the existing X EA EIA EIS

Title: Date:
 Final Programmatic EA for the U.S. AMC Building Demolition Program March 2014

b. This action is categorically excluded under the provisions of 32 CFR 651, Appendix B, Section II, paragraph C-I and no extraordinary circumstances exist as defined in paragraph 651.29(b). The facility involved will not be significantly altered by the operation of the completed project and the operation of the completed project will not, in itself, have a significant environmental impact.

c. Is exempt from NEPA requirements under the provisions of following superseding law:

Contingent Upon:

Date: 22 Jan 18	Project Proponent, Name & Title: (Type and sign) Diane Leonard, Chief, DPW LEONARD.DIANE. J.1228987138 <small>Digitally signed by LEONARD.DIANE J.1228987138 Date: 2018.01.22 10:38:50 -05'00'</small>
Date: 31 JAN 18	Chief, Environmental Management Division (Installation Environmental Coordinator: (Type and sign) Paula Mesaris, Chief, Environmental Branch <i>P Mesaris</i>

SEE INSTRUCTIONS ON PAGE 2

**INSTRUCTIONS FOR SUBMITTING A RECORD OF ENVIRONMENTAL
CONSIDERATION (REC) TO ENVIRONMENTAL MANAGEMENT DIVISION (EMD)**

1. General Instructions: The National Environmental Policy Act is a federal law that was passed by Congress in 1969. This federal law requires all federal facilities to review actions that may have adverse impacts the environment. Below is a sample of actions that may cause adverse impacts to the environment:

- | | |
|--------------------------|---------------------------|
| a. Construction projects | h. Fences/retaining walls |
| b. Equipment purchases | i. Asbestos removal |
| c. Workload transfers | j. Installation carpets |
| d. Repairs | k. Painting |
| e. Renovations | l. Electrical |
| f. Clearing of trees | m. Plumbing |
| g. Snow removal | |

Please note that there may be other actions that may cause adverse impacts to the environment. They also will be required to be reviewed by EMD. Any project that could cause harm to the environment must be forwarded to EMD for review. A REC must be signed by both the proponents, Division Chief and the Chief of Environmental Management Division. If you have any questions, call EMD at X57098.

II. How Long Does the Review Take: For small projects (generally less than \$100,000), allow five days for EMD to review it. For larger projects (generally more than \$100,000), or more complex projects, allow ten days for EMD to review it. This review will take place before the package is forwarded to D/Contracting, Contracting Division.

III. What to Submit: Plans, specifications, scope of work, fill in all applicable portions of the REC. (See Part IV for instructions)

IV. How to complete Record of Environmental Consideration (AMSEL-TY Form 6127)

1. **Project Title:** Include the building where the work is located.

2. **JON or PR#:** Fill in the JON or PR#.

3. **Description of Proposed Action:** Briefly describe the proposed action.

4. **Anticipated Date and/or Duration of Proposed Action (Month/Year):** Fill in anticipated date.

5a. Mark either a, b, or c.

5b. Fill in blank in item b. Generally, construction projects fall under category C-2. Generally, equipment purchases fall under category

E-4. If the project does not fit, or if you have any questions, call EMD at X57098.

6. **Contingent Upon:** Leave blank.

7. **Project Proponent, Name and Title (Type and sign):** This must be signed by a Division Chief or acting Division Chief.

8. **For Chief, Environmental Management Division signature:** Leave blank.

National Environmental Policy Act (NEPA) Documents **FY** _____
 Use in accordance with 32 CFR 651; Proponent office is **ELTY-ISR-E**

<u>Functional Area</u>	<u>Program Manager</u>	<u>Initial /Date</u>	<u>Concur</u>	<u>NEPA Spec # to Incorporate in Project</u>
Asbestos	Argust/Mazza			
Demolition Notification	Argust/Mazza			Req. Notification.
GIS mapping Coordination	Argust/Wildoner			
IRP/AOCs	Argust/Parrent			
Lead-based Paint	Argust/Parrent			
MMRP	Argust/Parrent			
PCBs	Clutter/Mazza	1/22		
UST/AST	Clutter/Gogno	1/22		
ISO14001	Clutter/Ruskey	1/22		
Energy Conservation	Ruskey/Vacant	1/30		install automated gas and electric meters tied back to UMCS or other automated system. have proper doc. for LEED points - 40
LEED	Ruskey/Vacant			
Pollution Prevention	O'Brien/Parrent			
Hazardous Waste	Gogno/Parrent	1/25		
Cultural Resources	Kresge/Argust	1/30		
Natural Resources	Kresge/Argust	1/30		
Pest Management	Kresge/Argust	1/30		
Buy Recycled	Mazza/Clutter	1/31		
Solid Waste Disposal	Mazza/Clutter	1/31		See comment
Recycling	Mazza/Clutter	1/31		
HAZCOM	Parrent/Gross	1/30		
Mercury	Parrent/Gross	1/30		

Note: Concurrence indicates that the Program Manager has reviewed the project for their respective programs and is allowing it to proceed without further revision or modification to the proposed project.

National Environmental Policy Act (NEPA) Documents FY _____
Use in accordance with 32 CFR 651; Proponent office is ELTY-ISR-E

<u>Functional Area</u>	<u>Program Manager</u>	<u>Initial /Date</u>	<u>Concur</u>	<u>NEPA Spec # to Incorporate in Project</u>
Air Quality	Ruskey/O'Brien	RL 1/30		<i>do not severely overage heating units and project mech. seal with change in direction CLASS I or II ODS</i>
Conformity Rule	Ruskey/Vacant	RL 1/30	✓	
Noise	Ruskey/Vacant	↓	↓	
ODS	Ruskey/Vacant			
Backflow/Cross Connection	Wildoner/ Ruskey	WV 1/30	✓	
Drinking Water	Wildoner/Ruskey	↓	↓	
Erosion Control	Wildoner/Argust			
NPDES	Wildoner/Ruskey	↓	↓	
Water Quality	Wildoner/Ruskey	↓	↓	
Wetlands	Wildoner/Kresge			

Note: Concurrence indicates that the Program Manager has reviewed the project for their respective programs and is allowing it to proceed without further revision or modification to the proposed project.

ENVIRONMENTAL BRANCH REVIEW COMMENTS

Project

Location

Date:

SOW
Section

Comments

N/A

all C+D must be taken off post to approved facilities and disposal
ships will be provided to Environmental Branch.

ENVIRONMENTAL CHECKLIST FOR AMC BUILDING DEMOLITION UNDER THE FACILITIES REDUCTION PROGRAM (FRP) AND LAYAWAY INDUSTRIAL FACILITIES (LIF) PROGRAM

This checklist is to be completed for proposed activities under the Army Materiel Command (AMC) Building Demolition Program. Its purpose is to determine whether individual facility removal actions are covered by the Programmatic Environmental Assessment (PEA) for the AMC Building Demolition Program. The true or false answers to questions in Part B of this checklist indicate either compliance with the PEA or the need for additional documentation. If the applicable sections of the checklist have been completed and the Proposed Action qualifies for coverage under the PEA, a Record of Environmental Consideration may be prepared for the action, and the action may proceed. If the checklist indicates the need for additional analysis, or if the proposed building demolition action is not otherwise covered by the PEA, then the need for further National Environmental Policy Act (NEPA) analysis would need to be assessed.

The resource areas reviewed and discussed in the PEA must be assessed individually for each proposed building demolition action. The checklist below includes all resource areas included in the PEA: land use, aesthetics and visual resources, airspace, air quality, noise, soils, water resources, wetlands, biological resources, cultural resources, socioeconomics (including environmental justice and the protection of children), traffic and transportation systems, utilities, and hazardous materials and hazardous waste. Those resource areas eliminated from further consideration in the PEA—land use, aesthetics and visual resources, airspace, and socioeconomics—are included in the checklist to capture the effects of any building demolition actions for which the resource areas are relevant.

PART A BACKGROUND INFORMATION

- 1. Project name: Tobyhanna Army Depot Family Housing Replacement
- 2. Project description: Replace 26 antiquated Army Family Housing units at Tobyhanna Army Depot
- 3. Project location: Tobyhanna Army Depot, Tobyhanna, PA 18466
- 4. Project Manager: Brian Decker
- 5. Phone: 570-615-7552
- 6. E-mail: brian.k.decker.civ@mail.mil
- 7. Project contact (if different from Project Manager): _____
- 8. Proposed project start date and duration: Fiscal Year 2019 through Fiscal year 2021
- 9. Date this checklist was completed: 18 Jan 2018

10. **Compliance with the PEA.** The following must be true to use the PEA as the NEPA analysis for the proposed building demolition action: Is the Proposed Action part of the AMC Building Demolition Program? YES NO

Comments:

11. **Stand-alone or Umbrella Project.** The Proposed Action may be either the demolition of a single building (a stand-alone project) or it may include the demolition of more than one facility (but be considered a single project and be permitted collectively (an umbrella project).

STAND-ALONE PROJECT: Is this a stand-alone project (a project that involves the removal of a single facility)? YES NO

If yes, respond to each of the statements in Part B (below) as they pertain to the individual facility to be removed.

UMBRELLA PROJECT: Is this an umbrella project (a single project that involves the removal of two or more distinct facilities)? YES NO

If yes, respond to each of the statements in Part B (below) as they pertain to the project that includes all the facilities to be removed under the Proposed Action.

Comments:

PART B ENVIRONMENTAL RESOURCE ANALYSIS		
<p>Upon completion of the proposed building demolition action and any associated follow-on activities such as site revegetation, which of the following statements would be true? (Check those that are true.)</p> <p>If any of the following statements cannot be answered as true for the proposed project, then additional analysis under NEPA could be required.</p>		
B.1. Review of Resource Areas Eliminated from Further Consideration		
B.1.1. Land Use		
a. The action will not create a land use incompatibility. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
b. The action will comply with the installation land use plan (if applicable). If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
B.1.2. Aesthetics and Visual Resources		
a. The action will not adversely affect a valued scenic view or sensitive aesthetic or visual resource. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
b. The action will comply with the installation design guide (if applicable). If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
B.1.3. Airspace		
a. The action will not violate any airspace regulation. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
B.1.4. Socioeconomics, Environmental Justice, and Protection of Children		
a. The action will not cause a long-term loss or displacement of recreational opportunities and resources. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
b. The action will not exceed the Rational Threshold Value (RTV, obtained using the Army's EIFS model) or historical precedent for past economic fluctuation for employment and regional income (as estimated by an acceptable economic model). If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
c. The action will not have a disproportionate adverse economic, social, or health impact on a minority or low-income population. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
d. The action will not create a disproportionate environmental health or safety risk to children. If FALSE, please explain.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE

B.2. Review of Other Resource Areas	
B.2.1. Air Quality	
a. The action will not violate the installation's air operating permit.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
If the use of best management practices (BMPs) cannot bring the emissions within regulatory limits, contact the state air quality agency for further assistance.	
b. The demolition project will not remove more than 1,000,000 gsf/yr in a nonattainment area.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Estimate the total emissions of criteria pollutants for the project to determine whether they will still be less than <i>de minimis</i> . If not, consider dividing the project into separate phases that can be accomplished over multiple years.	
B.2.2. Noise	
a. The project will not have demolition activities within 800 feet of the installation boundary for more than 1 year.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Determine the distance from the project site to the nearest noise-sensitive receptor (e.g., church, school). If the distance is more than 800 feet, the project may proceed. If it is less than 800 feet, consider dividing the project into phases with quiet periods between the phases or using BMPs to minimize off-post noise.	
b. The project will not have blasting activities for which a blast management plan that addresses noise and vibration is needed.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Ensure that the population potentially affected by the noise is informed of when blasting activities will occur, what level of noise and vibration they might experience, and how to contact the installation to report damage.	
B.2.3. Soils and Water Resources	
a. The action will be permitted under a construction general stormwater permit and an approved erosion and sediment control plan (for actions that will result in total ground disturbance of 1 acre or more).	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Ground-disturbing activities that disturb less than 1 acre total do not need coverage under a construction general stormwater permit. Actions that disturb 1 acre or more must be permitted; contact the state agency to obtain a permit.	
b. The action will not violate a National Pollutant Discharge Elimination System (NPDES) stormwater permit.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Contact the state water quality agency to determine how surface waters and stormwater runoff can be controlled sufficiently to ensure that no NPDES permits are violated.	
c. The action will not occur within a floodplain.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Executive Order 11988 requires federal agencies to avoid to the extent possible adverse impacts on floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative. Because the proposed project involves removing a structure from a floodplain, compliance with the EO is not an issue. To ensure safety during the project, schedule it outside a time when flooding might occur and ensure that the ground is stabilized before flooding occurs.	
d. The action will not cause an exceedance of a Total Maximum Daily Load (TMDL).	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Contact the state water quality agency to determine how the affected surface water can be protected sufficiently to ensure that the TMDL is not exceeded.	

e. The action will not cause a change in the impairment status of a surface water.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Contact the state water quality agency to determine how the affected surface water can be protected sufficiently during project activities to minimize any impairment.		
f. The action will not require a Clean Water Act Section 401 Water Quality Certification.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Obtain a Clean Water Act Section 401 Water Quality Certification if required by the state agency.		
g. The action will not occur in a coastal zone and require a Coastal Zone Management Act Federal Consistency Determination.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ If the action occurs in a coastal zone and requires a Coastal Zone Management Act Federal Consistency Determination, one must be prepared and submitted to the state coastal zone management agency.		
B.2.4. Biological Resources and Wetlands		
a. The action will not adversely affect a federal or state protected plant or animal species.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Contact the appropriate agency (USFWS, NMFS, or state wildlife agency) for species-specific guidance. Consider scheduling the project outside the animal's breeding and nesting season or relocating a plant to an appropriate location.		
b. The action will comply with installation-specific tree replacement and other natural resources protection policies.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Contact the installation Natural Resources Manager for guidance on complying with natural resources protection policies.		
c. The action will not cause the unpermitted loss or destruction of more than 1 acre of jurisdictional wetlands.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Complete a wetland delineation of the project site. Obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers. If permitted, you might have to mitigate any wetland loss to ensure compliance with the permit.		
B.2.5. Cultural Resources		
a. The action will not result in the demolition of a building or structure that is included in the Program Comments for Cold War Era Unaccompanied Personnel Housing, World War II and Cold War Era (1939–1974) Ammunition Storage Facilities, or World War II and Cold War Era (1939–1974) Army Ammunition Production Facilities and Plants.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Consult the installation ICRMP's building inventory to determine the NRHP status of the building(s) to be demolished.		
b. The action will not result in the demolition of buildings or structures that are eligible for or listed on the National Register of Historic Places (NRHP) not covered by a program comment or by the World War II Temporary Buildings Programmatic Agreement.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> FALSE
If FALSE, please explain. _____ Consult the installation ICRMP's building inventory to determine the NRHP status of the building(s) to be demolished.		
c. The action will not adversely affect a historic district that is eligible for or listed on the NRHP.	<input checked="" type="checkbox"/> TRUE	<input type="checkbox"/> TRUE
If FALSE, please explain. _____ Section 106 compliance must be initiated with the SHPO. Please refer to the installation's ICRMP and/or consult with the SHPO for further guidance on how to proceed.		

B.2.6. Traffic and Transportation Systems	
a. The demolition project will not create any long-term road closures or traffic delays.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Reroute construction traffic to minimize impacts on the surrounding road network. Contact the state transportation agency for guidance on how to minimize impacts on the road network.	
B.2.7. Utilities	
a. The action will not cause an exceedance of the existing capacity of an element of infrastructure.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Impose temporary restrictions on use of the utility (e.g., water, electricity) wherever possible on the installation to avoid an exceedance. Determine what conservation measures can be used to minimize project use of the utility.	
b. The action will not violate a regulatory limit of any infrastructure system.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Contact the appropriate state agency to determine whether an exception to the limit can be made.	
B.2.8. Hazardous Substances and Hazardous Waste	
a. The action will not disturb known or create new contaminated sites that would be subject to regulatory control. Note that this includes soil contamination, underground storage tanks, spills, and burial pits within the area that would be disturbed during the proposed demolition.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Coordinate with the installation Environmental Division to ensure that site assessments (record searches, soil gas surveys, monitoring well documentation, or other sample results) that could indicate the presence of contamination within the footprint of the proposed demolition have been thoroughly reviewed.	
b. The building and ancillary structures to be demolished are absent of hazardous substances and wastes (ACM, LBP, PCBs, explosive residues, and other regulated materials) or the project has been permitted by the state to proceed with one or more known hazardous substances in place.	<input type="checkbox"/> TRUE <input checked="" type="checkbox"/> FALSE
If FALSE, please explain. LBP will be abated prior to building demolition.	
Coordinate with the Environmental Affairs Division to determine whether abatement or remediation is necessary.	
c. The action will not cause a violation of a law or regulation governing hazardous substances or wastes or an installation hazardous waste permit.	<input checked="" type="checkbox"/> TRUE <input type="checkbox"/> FALSE
If FALSE, please explain. _____	
Coordinate with the installation Environmental Affairs Division and regulatory agencies as necessary.	