Final Draft Environmental Assessment

City of McGregor Storm Shelter/Civic Center Project

McLennan County, Texas

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Appendix B Agency Coordination

ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
amsl	above mean sea level
BMP	Best Management Practice
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
CO	carbon monoxide
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
dB	decibel
DNL	Day-Night Average Sound Level
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	Farmland Protection Policy Act
HOTCOG	Heart of Texas Council of Governments
mph	miles per hour
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NO_2	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	ozone
OSHA	Occupational Safety and Health Administration
Pb	lead
PDM	Pre-disaster Mitigation
PDM-C	Pre-disaster Mitigation - Competitive
$PM_{2.5}$	particulate matter less than 2.5 microns
PM_{10}	particulate matter less than 10 microns
RCRA	Resource Conservation and Recovery Act
SHPO	State Historic Preservation Office
SO_2	sulfur dioxide
SWPPP	Stormwater Pollution Prevention Plan
TCEQ	Texas Commission on Environmental Quality
THC	Texas Historical Commission

THPO	Tribal Historic Preservation Office
TPWD	Texas Parks and Wildlife Department
TxDOT	Texas Department of Transportation
URS	URS Group, Inc.
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

1.0 INTRODUCTION

1.1 PROJECT AUTHORITY

The City of McGregor, Texas has applied to the Federal Emergency Management Agency (FEMA) for assistance with a Pre-Disaster Mitigation (PDM) Project under application number PDMC-PJ-06-TX-2007-007. FEMA's Pre-Disaster Mitigation - Competitive (PDM-C) program, under Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provides funds for pre-disaster mitigation activities which reduce overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations.

In accordance with 44 Code of Federal Regulations (CFR) for FEMA, Subpart B, Agency Implementing Procedures, Part 10.9, this Environmental Assessment (EA) has been prepared pursuant to Section 102 of the National Environmental Policy Act (NEPA) of 1969, as implemented by the regulations promulgated by the President's Council on Environmental Quality (CEQ; 40 CFR Parts 1500-1508). The purpose of the EA is to analyze the potential environmental impacts of the proposed project, and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

1.2 PROJECT LOCATION

The City of McGregor is a semi-rural/urban community located in western McLennan County in central Texas, approximately 16 miles southwest of Waco (see Figure 1 in Appendix A). The City of McGregor and McLennan County are located within FEMA Wind Zone IV, also known as Tornado Alley, which designates areas prone to having winds over 250 miles per hour (mph; FEMA 2006). The FEMA "Benefit/Cost Analysis Model for Tornado and Hurricane Shelters" Version 1.0 (FEMA 2000) shows that there have been 359 recorded tornados within 50 miles of McLennan County in the last 46 years, with a resulting yearly tornado strike probability within the County of 6.2 percent.

1.3 PROJECT DESCRIPTION

The proposed project would provide a temporary emergency shelter for 1,250 residents of the City of McGregor and McLennan County in the event of severe weather, including ice, snow, and windstorms.

2.0 PURPOSE AND NEED

Despite the high probability of tornado activity in the County, there are currently no designated emergency shelters within the City of McGregor, nor are there any shelters capable of withstanding 250-mph winds within McLennan County. The FEMA model predicts the financial benefit of tornado hazard mitigation to be $203,831 per annum based on lives saved and injuries avoided.

The Heart of Texas Regional Mitigation Action Plan (FEMA approved on 12/13/06) identified a long history of tornados in McLennan County (HOTCOG 2006). Between 1952 and 2001, 49 tornadoes were recorded in the County. Of these, two (in 1953 and 1973) were classified as F5 tornadoes with wind speeds of 261-318 mph. The 1953 tornado was responsible for 114 deaths and 597 injuries.

The purpose and need for the proposed project is to provide an emergency facility to protect the citizens of the City of McGregor and McLennan County during severe weather events such as tornados.

3.0 ALTERNATIVES

This section describes the alternatives that were considered in addressing the purpose and need stated in Section 2 above. Two alternatives were evaluated: the No Action Alternative, and the Proposed Action Alternative, which is the construction of a Storm Shelter/Civic Center on a vacant lot located on South Johnson Drive (31.4279 N, 97.4169 W) in the City of McGregor.

Alternative 1: No Action

Under the No Action Alternative, no designated emergency shelter would be constructed in McLennan County. Those residents who have accessible underground shelters would use them for protection during severe weather events; however, the general population would continue to be unprotected during these events.

Alternative 2: Construction of a Storm Shelter/Civic Center (Proposed Action)

Under the Proposed Action Alternative, the County proposes to construct a 9,626-square-foot Storm Shelter/Civic Center on a 12.0-acre site located on South Johnson Drive in the City of McGregor, west of the intersection of South Johnson Drive and West 8th Street (see Figure 1 in Appendix A). This site was chosen from several considered by the City due to the population density of the area, access to the site from major roads, and the site's vicinity to schools, low-income populations, and vulnerable structures, including mobile homes and aging buildings. This was also an economically feasible location because the property is already owned by the City.

The proposed Storm Shelter/Civic Center will be a 110.9-foot by 96.4-foot, single-story, above-ground structure constructed with reinforced masonry and designed to withstand 250-mile-per-hour winds according to the International Building Code of 2006. The proposed structure will accommodate 1,250 people during emergency events, and will consist of a 5,100-square-foot auditorium, a stage, a 528-square-foot meeting room, kitchen facilities, restrooms, foyer, and storage areas.

The proposed project would utilize the eastern portion (approximately 5 acres) of the 12-acre site for the construction of the shelter building and approximately 225 parking spaces (see Figure 2 in Appendix A). Access to the site would be from South Johnson Drive. The site currently consists of mowed grass and contains no standing structures, although some infrastructure is present. A degraded paved driveway extends through part of the site; three fire hydrants are located along this road. There are seven concrete vaults containing gas and water lines (each approximately 6x8 feet) in various parts of the site. A fiber optics line extends north to south across the site. Water and sewer service lines are located along South Johnson Drive. The required site work would consist of clearing and grading within the 5-acre project area, the demolition or modification of the existing infrastructure, and the installation of water and sewer service with connections to the water and sewer lines along South Johnson Drive.

The proposed site and the surrounding land to the west were formerly part of the Naval Reserve Ordnance Base. The land and facilities that comprised the Naval Reserve Ordnance Base are now owned by the City of McGregor, which operates the 9,500 acres as the McGregor Industrial Park. This industrial park is comprised of the facilities and land of the former Naval Weapons Reserve Plant and little new construction has occurred since the transfer of ownership to the City. Large portions of this area are presently developed with the former Navy facilities,

including office space, warehouse and other industrial buildings, rocket engine testing facilities, and bunkers. The remainder of the land appears, from aerial photographs, to be in agricultural use. The portion of land that comprises the proposed project site formerly contained military housing that was removed subsequent to the closure of the Naval Weapons Reserve Plant. The site is bound by residential areas and Bluebonnet Park to the east, privately owned scrub/shrub land to the north and west, and a commercial property (Convergys) to the south, which was a former Naval office building.

The project will be designed in accordance with the Americans with Disabilities Act (ADA), providing accessibility to residents of the City's only total care nursing home, which is located on Johnson Drive, approximately 0.3 mile from the proposed project site.

4.0 AFFECTED ENVIRONMENT AND IMPACTS

This section describes the potential impacts of the Proposed Action Alternative and the No-Action Alternative. Where potential impacts exist, conditions or mitigation measures to offset these impacts are detailed. A summary table is provided in Section 4.11.

4.1 GEOLOGY AND SOILS

The Geologic Atlas of Texas, Waco Sheet, indicates the proposed project site is underlain by the Ozan formation of the Cretaceous time period (University of Texas, 1970). These sediments were formed from calcareous content (which decreases upward), montmorillonitic, some glauconite, phosphate pellets and hematite and pyrite nodules, variable amounts of silt-size quartz and calcite fragments (which become more abundant upward), blocky with conchoidal fractures. Colors vary from light gray to brown in color and weather light gray to grayish orange and white. Sediments can develop poor fissility (i.e., a weak tendency to split into parallel layers) and grade upward to the Wolf City Formation.

A review of the United States Geological Survey (USGS 1993) 7.5-minute topographic map for the McGregor quadrangle indicates that the approximate elevation of the proposed project site ranges 708 to 769 feet above mean sea level (amsl). Local topography is relatively flat with a general slope to the west toward Harris Creek.

According to the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) online Web Soil Survey, the proposed project site contains soils classified as Crawford clay with slopes ranging from 0 to 2 percent and Purves clay with 1 to 3 percent slopes (USDA/NRCS 2007). The Crawford series consists of moderately deep, well-drained, very slowly permeable soils that formed in clayey sediments that are underlain by indurated limestone bedrock. Runoff is low on slopes less than 1 percent and medium on 1 to 3 percent slopes. The Purves series consists of shallow, well-drained, moderately slowly permeable soils that formed in interbedded limestone and marl. Runoff is slow to medium.

The Farmland Protection Policy Act (FPPA) states that Federal agencies must “minimize the extent to which Federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses…” Purves clay is not prime farmland (USDA/NRCS 2007). However, all areas of Crawford clay, 0 to 2 percent slopes, are considered to be prime farmland (USDA/NRCS 2007).

<u>No Action Alternative</u> – Under the No Action Alternative, no construction would occur and there would be no impacts to geology or soils.

<u>Proposed Action Alternative</u> – Under the Proposed Action Alternative, construction activities would not be deep enough to impact underlying geologic resources. Soils on the proposed project site would be disturbed to develop the property. The applicant would be required to submit Storm Water Pollution Prevention Program (SWPPP) and National Pollutant Discharge Elimination System (NPDES) permit applications and obtain these permits prior to construction. Implementation of appropriate Best Management Practices (BMPs) would be required at the construction location. BMPs could include the installation of silt fences to minimize the potential for soil erosion and the revegetation of disturbed soils to minimize the potential for erosion. Excavated soil and waste materials will be managed and disposed of in accordance with applicable local, State, and Federal regulations. If contaminated materials are discovered during

the construction activities, the work will cease until the appropriate procedures and permits can be implemented.

A consultation letter and Farmland Conversion Impact Rating Form (see Appendix B), dated July 11, 2008, was submitted to the NRCS requesting agency review and comments regarding the proposed project. No response has been received to date.

4.2 WATER RESOURCES

4.2.1 Surface Water

The Clean Water Act (CWA), as amended in 1977, established the basic framework for regulating discharges of pollutants into the waters of the United States.

The proposed project site slopes slightly downward from east to west, with elevations ranging from 708 to 769 feet amsl. The proposed project site is approximately 0.2 mile east of Harris Creek and 7.9 miles northeast of Belton Lake. Surface water at the proposed project site flows northwest toward Harris Creek.

A site visit conducted by URS on May 29, 2008, identified a drainage channel which extends through the center portion of the 12-acre site, providing drainage for the subject property and the Convergys site to the south. Two 24-inch corrugated metal drain pipes were also observed on the northwestern corner of the property. The drainage channel and pipes allow for the drainage of surface waters to the adjacent property to the northwest. A Phase I Environmental Site Assessment (ESA) has been performed on the subject property (URS 2008). Although surface water quality testing was not performed as a part of the ESA, no recognized environmental conditions were identified that would indicate the potential for contamination of surface waters on the proposed project site.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to surface water.

Proposed Action Alternative – Under the Proposed Action Alternative, temporary short-term impacts to downstream surface waters may occur during the construction period due to soil erosion. The applicant would be required to obtain SWPPP and NPDES permits prior to construction. To reduce impacts to surface water, the applicant would implement appropriate BMPs, such as installing silt fences and revegetating bare soils.

4.2.2 Groundwater

The subject property is located in an area where groundwater is dominated by the Trinity Aquifer, which consists of early Cretaceous age formations of the Trinity Group. Formations comprising the Trinity Group are, from youngest to oldest, the Paluxy, Glen Rose, and Twin Mountains-Travis Peak. The Paluxy Formation consists of up to 400 feet of fine-to-coarse-grained sand interbedded with clay and shale, which terminates down slope. The Glen Rose forms a gulfward thickening wedge of marine carbonates, primarily limestone. The Twin Mountains and Travis Peak formations are laterally separated by changes in rock formation type. The Twin Mountains, to the north, consists of sands, silty clays, and conglomerates. It is the most prolific of the Trinity aquifers. The Travis Peak, to the south, consists of calcareous sands and silts, conglomerates, and limestones. The Trinity aquifer has been extensively developed in

the Fort Worth-Dallas region where water levels have dropped as much as 550 feet. Many public supply wells have been abandoned in favor of a surface-water supply since the mid-1970s. Groundwater levels have responded with a slight rise.

A Phase I ESA has been performed on the subject property (URS 2008). Although groundwater quality testing was not performed as a part of the ESA, no recognized environmental conditions were identified that would indicate the potential for contamination of groundwater.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to groundwater.

Proposed Action Alternative – Under the Proposed Action Alternative, construction activities would not reach a sufficient depth to impact groundwater. If the proposed action will require additional excavation to groundwater depths, the applicant will consult with the Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) to identify appropriate mitigation.

4.2.3 Floodplains

Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. FEMA uses Flood Insurance Rate Maps (FIRMs) to identify the regulatory 100-year floodplain for the National Flood Insurance Program (NFIP). Consistent with EO 11988, FIRMs were examined during the preparation of this EA. The proposed project site is located in Flood Zone C, outside both the 100-year and 500-year flood zones (FEMA 1981; Community Panel Numbers 480456 0120 B and 480456 0115 B).

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to the floodplain.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to the floodplain are anticipated. The proposed project is located outside the 100-year and 500-year flood zones.

4.2.4 Waters of the U.S. including Wetlands

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or filled material into waters of the U.S., including wetlands, pursuant to Section 404 of the CWA. Additionally, EO 11990 (Protection of Wetlands) requires Federal agencies to avoid, to the extent possible, adverse impact to wetlands.

A site visit was conducted by URS biologists on May 16, 2008. The site consists of mowed grass and a few trees. Two areas of standing water were identified on the western portion of the 12-acre site. Neither area was considered to be a wetland because they each lacked one or more of the three diagnostic characteristics (hydrophytic vegetation, hydric soils, and wetland hydrology) required by the USACE. The first wet area was determined to be the result of an unrepaired leaking water pipe. The second was an unvegetated trench.

The Coastal Zone Management Act (CZMA) enables coastal states, including Texas, to designate State coastal zone boundaries and develop coastal management programs to improve protection of sensitive shoreline resources and guide sustainable use of coastal areas. According

to the National Oceanic and Atmospheric Administration (NOAA), the proposed project site is located outside of the Texas Coastal Zone (NOAA 2004).

No Action Alternative – Under the No Action Alternative, there would be no construction and no impacts to waters of the U.S., including wetlands, would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to waters of the U.S., including wetlands, would occur because none are present on the proposed project site. A consultation letter, dated July 11, 2008, was submitted to the USACE Fort Worth District requesting agency review and comments regarding the proposed project A response letter from the USACE, dated September 23, 2008, stated that the proposed project will not require Department of the Army authorization because it will not involve discharge of dredged and fill material to waters of the United States, including wetlands, or activities in, or affecting, navigable waters (see Appendix B).

4.3 TRANSPORTATION

The proposed project site is located west of the intersection of South Johnson Drive and West 8th Street. Access to the site is provided by South Johnson Drive on the eastern property boundary. South Johnson Drive forms the western boundary of the City of McGregor and is accessible from U.S. Highway 84 to the north and Bluebonnet Parkway to the south. South Johnson Drive is also the termination of most of the east-west roads in McGregor.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to transportation.

Proposed Action Alternative – Under the Proposed Action Alternative, there would be a minor temporary increase in the volume of construction traffic on roads in the immediate vicinity of the proposed project site that could potentially result in a slower traffic flow during the construction phase. To mitigate potential delays, construction vehicles and equipment would be stored on site during project construction and appropriate signage would be posted on affected roadways.

Over the long term, vehicle traffic would increase at the proposed project site during emergency events and during civic center hosted events. The shelter would be easily accessible by car from Johnson Drive. Because the majority of east-west roads in the City intersect Johnson Drive, no single street should bear the majority of the traffic increase. Cars would park primarily in the storm shelter/civic center parking lot; once the lot is full, some vehicles may need to park on neighboring streets.

A consultation letter, dated July 11, 2008, was submitted to the Texas Department of Transportation (TxDOT) requesting agency review and comments regarding the proposed project In a response letter dated July 31, 2008, TxDOT stated that, because the project site does not abut any TxDOT facilities or property, they do not have jurisdiction and offered no further comment (see Appendix B).

4.4 ENVIRONMENTAL JUSTICE

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations) mandates that Federal agencies identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations.

The City of McGregor has a population of 4,727 individuals. According to the 2000 Census, in 1999 the median household income reported in the City of McGregor was $33,200, with 14.9 percent of individuals living below the poverty level. The median household income reported in all of McLennan County was $33,560, with 17.6 percent of individuals living below the poverty level. The median household income in the State of Texas was $39,927, with 15.4 percent of individuals living below the poverty level (USCB 2000).

Minorities represented 28.9 percent, 27.8 percent, and 29.0 percent, respectively, of the City of McGregor, McLennan County, and the State of Texas populations. The following table shows the specific racial composition of the City of McGregor, McLennan County, and the State of Texas populations.

Ethnicity	City of McGregor	McLennan County	State of Texas
White	71.1 %	72.2 %	71 %
Black or African American	11.5 %	15.2 %	11.5 %
American Indian or Native Alaskan	1.0 %	0.5 %	0.6 %
Asian	0.4 %	1.1 %	2.7 %
Native Hawaiian or Other Pacific Islander	0.0 %	< 0.1 %	0.1 %
Other	14.4 %	9.2 %	11.7 %
Source: USCB 2000			

In the City of McGregor, 23.7 percent of citizens over the age of 5 are living with a disability. Comparatively, 20.9 percent of people in McLennan County and 19.2 percent of people in the State of Texas are living with a disability.

No Action Alternative – Under the No Action Alternative, all citizens of the City of McGregor would continue to be at risk of injury and death during severe weather events such as tornados. There would be no disproportionately high or adverse impact on minority or low-income portions of the population – all populations would continue to be at risk.

Proposed Action Alternative – The Proposed Action Alternative would provide a Storm Shelter/Civic Center that would be accessible and beneficial to all members of the community. There would be no disproportionately high or adverse impact on minority or low-income portions of the population – all populations would benefit from the protection provided by the facility.

4.5 AIR QUALITY

The Clean Air Act (CAA) requires that States adopt ambient air quality standards. The standards have been established in order to protect the public from potentially harmful amounts of pollutants. Under the CAA, the EPA establishes primary and secondary air quality standards. Primary air quality standards protect the public health, including the health of "sensitive populations, such as people with asthma, children, and older adults." Secondary air quality standards protect public welfare by promoting ecosystems health, and preventing decreased visibility and damage to crops and buildings. EPA has set national ambient air quality standards (NAAQS) for the following six criteria pollutants: ozone (O_3), particulate matter ($PM_{2.5}$, PM_{10}), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), and lead (Pb). According to the TCEQ, McLennan County and adjacent counties are in attainment, meaning criteria air pollutants do not exceed the NAAQS.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to air quality.

Proposed Action Alternative – The proposed Storm Shelter/Civic Center would not emit any criteria air pollutants. Under the Proposed Action Alternative, no long-term impacts to air quality would occur. Short-term impacts to air quality may occur during construction of the facility. To reduce temporary impacts to air quality, the construction contractors would be required to water down construction areas when necessary. Emissions from fuel-burning internal combustion engines (e.g., heavy equipment and earthmoving machinery) could temporarily increase the levels of some of the criteria pollutants, including CO, NO_2, O_3, PM_{10}, and non-criteria pollutants such as volatile organic compounds. To reduce the emission of criteria pollutants, fuel-burning equipment running times would be kept to a minimum and engines would be properly maintained.

4.6 NOISE

Noise is generally defined as unwanted sound. Sound is most commonly measured in decibels (dB) on the A-weighted scale, which is the scale most similar to the range of sounds that the human ear can hear. The Day-Night Average Sound Level (DNL) is an average measure of sound. The DNL descriptor is accepted by Federal agencies as a standard for estimating sound impacts and establishing guidelines for compatible land uses. EPA guidelines, and those of many other Federal agencies, state that outdoor sound levels in excess of 55 dB DNL are "normally unacceptable" for noise-sensitive land uses such as residences, schools, or hospitals. The proposed project site is located in a mainly residential area.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to noise levels.

Proposed Action Alternative – Under the Proposed Action Alternative, temporary short-term increases in noise levels are anticipated during the construction period. To reduce noise levels during that period, construction activities would take place during normal business hours. Equipment and machinery installed at the proposed project site would meet all local, State, and Federal noise regulations.

4.7 BIOLOGICAL RESOURCES

The proposed project site is a grassed area with some improved infrastructure, including degraded paved driveways. The site is located at the edge of an urban area and provides limited wildlife habitat; the site would not provide habitat for animals requiring forested or wetland habitats.

There are four federally protected species listed for McLennan County, all of which are endangered: the golden-cheeked warbler (*Dendroica chrysoparia*), interior least tern (*Sterna antillarum athalassos*), whooping crane (*Grus americana*), and red wolf (extirpated, *Canis rufus*) (USFWS 2007, TPWD 2007).

The site visit conducted on May 16, 2008, confirmed that the proposed project site does not contain habitat for any federally protected species.

No Action Alternative – Under the No Action Alternative, there would be no impacts to biological resources, including federally protected species.

Proposed Action Alternative – Under the Proposed Action Alternative, approximately 5 acres of a grassed area would be cleared and graded for construction of the building and parking area. There is no suitable habitat for federally protected species at the proposed site. Therefore, under the Proposed Action Alternative, no impacts to federally protected species are anticipated.

Consultation letters dated July 11, 2008, were submitted to the USFWS and Texas Parks and Wildlife Department (TPWD) requesting agency review and comments regarding the proposed project. In a response dated July 28, 2008, USFWS indicated that no action was required. In a response dated September 8, 2008, TPWD stated that adverse impacts to fish and wildlife resources should be minimal because the project is located in a previously disturbed and maintained area with little remaining wildlife habitat (see Appendix B).

4.8 CULTURAL RESOURCES

Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800, requires Federal agencies to consider the effects of their actions on historic properties and provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on Federal projects prior to implementation. Historic properties are defined as archeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP).

A URS archeologist and an architectural historian, both qualified in their respective disciplines under the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61), conducted a review of known cultural resources in proximity to the proposed project site. The online records of the Texas Archeological Sites Atlas (http://nueces.thc.state.tx.us/) and of the NRHP (http://www.nps.gov/nr/) were used for this records review. The Texas Archeological Sites Atlas map indicates that a single linear cultural resources investigation was completed in 1983 within a 1-mile radius of the proposed project site. This survey follows along the eastern boundary of the subject property; however, the Texas Archeological Sites Atlas database indicates that no significant recorded cultural resources were identified within, or in close proximity to, the proposed project site as a result of this survey effort.

A total of five cultural resources have been identified within a 1-mile radius of the proposed project site: three archaeological sites (41ML113, 41ML256, and 41ML257); one Texas Historic Landmark (Glenn Crain and Mary Gulledge House); and a single NRHP-listed property (the Brown-Mann House). Site 41ML113 was located 0.6 mile south-southeast, Site 41ML256 is located 0.75 mile southwest, and Site 41ML257 is located approximately 0.14 mile north of the proposed project site. These three archeological sites were characterized as historic surface scatters of building materials and foundation remnants, possibly representative of ranching or farming structures. The three identified archeological sites are not considered eligible for listing in the NRHP.

The Glenn Crain and Mary Gulledge House was constructed in 1892 and is representative of the Shingle architectural style. It is located approximately 0.63 mile to the east-northeast of the project site. This property was listed as a Texas Historic Landmark in 2002. The Brown-Mann House, listed on the NRHP in 1987, is situated about 0.63 mile to the northeast of the proposed project site. This structure was built in the late 1890s and is considered an example of the Colonial Revival and Queen Anne styles. The proposed project is located more than 0.5 mile from both structures and is not anticipated to affect the viewsheds of these structures.

No Action Alternative – Under the No Action Alternative, no construction would occur and no historic properties would be affected.

Proposed Action Alternative – Given the level of previous land-altering disturbance represented with the proposed site, and as no known historic properties are located within 0.5 mile of the proposed project site, no impacts to archeological or cultural resources are anticipated. URS communicated these findings and requested a determination of No Historic Properties Affected in letters dated July 11, 2008, to the Texas Historical Commission (THC) and the Caddo Nation of Oklahoma. In a response dated August 25, 2008, THC stated that no survey was required and the project may proceed (see Appendix B). No response has been received to date from the Caddo Nation of Oklahoma.

In the event that archeological deposits, including any Native American pottery, stone tools, or human remains are uncovered, the project shall be halted. The applicant shall stop all work immediately in the vicinity of the discovery and take reasonable measures to avoid or minimize harm to the finds. All archeological findings will be secured and access to the sensitive area restricted. The applicant shall inform FEMA immediately and FEMA will consult with the State Historic Preservation Office (SHPO) or Tribal Historic Preservation Office (THPO) and Tribes. Work in sensitive areas cannot resume until consultation is completed and appropriate measures have been taken to ensure that the project is in compliance with the NHPA.

4.9 HAZARDOUS MATERIALS

Hazardous substances are defined as any solid, liquid, contained gaseous or semisolid waste, or any combination of wastes that pose a substantial present or potential hazard to human health and the environment. Hazardous substances are primarily generated by industry, hospitals, research facilities, and the government. Improper management and disposal of hazardous substances can lead to pollution of groundwater or other drinking water supplies, and the contamination of surface water and soil. The primary Federal regulations for the management and disposal of hazardous substances are the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act

(RCRA). A Phase I ESA has been completed for the proposed project site (URS 2008). No hazardous materials were identified on the project site and no further work was recommended. Although the proposed project site is located within the McGregor Industrial Park, there are no storage or industrial facilities in near the project site. The Convergys building, immediately adjacent to the proposed project site, is an office building. The majority of the facilities that are used for industrial purposes within the McGregor Industrial Park are located at least 1 mile southwest and downgradient of the proposed project site.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to hazardous materials or waste.

Proposed Action Alternative – Under the Proposed Action Alternative, no hazardous materials or waste impacts are anticipated. Any hazardous materials discovered, generated, or used during construction would be handled and disposed of in accordance with applicable local, State, and Federal regulations.

4.10 SAFETY

Safety and security issues considered in this EA include the health and safety of the area residents and the public-at-large, and the protection of personnel involved in activities related to the proposed construction of the Storm Shelter/Civic Center.

EO 13045, Protection of Children, requires Federal agencies to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children.

The Phase I ESA identified an Atmos Energy natural gas valve station in the vicinity of the proposed project site. This valve station is located on the southeast corner of the intersection of South Johnson Drive and West 10th Street, approximately 0.1 mile south of the southeast corner of the study area.

No Action Alternative – Under the No Action Alternative, there would be no construction and no direct impacts to safety of the population would occur. If an emergency event were to occur, citizens of McLennan County and the City of McGregor, including children, would continue to be at risk of injury and death during severe weather events such as tornados.

Proposed Action Alternative – Under the Proposed Action Alternative, the Storm Shelter/Civic Center would provide protection for residents of McLennan County and the City of McGregor, including children, during severe weather events. The proposed shelter is designed to accommodate 1,250 people.

The natural gas valve station presents a potential safety hazard in the vicinity of the proposed project site if it is hit by a vehicle, or is similarly damaged to such an extent as to cause a release. City officials and responders would need to be made aware of the valve station and the type of gas. Additionally, an updated city emergency response plan on how to handle a release would need to be prepared.

Construction activities could also present safety risks to those performing the activities. To minimize risks to safety and human health, all construction activities would be performed using qualified personnel trained in the proper use of the appropriate equipment, including all appropriate safety precautions. Additionally, all activities would be conducted in a safe manner in accordance with the standards specified in the Occupational Safety and Health Administration (OSHA) regulations. The appropriate signage and barriers should be in place prior to

construction activities to alert pedestrians and motorists of project activities. There would be no disproportionate health and safety risks to children.

4.11 SOCIOECONOMIC RESOURCES

The proposed project site is located on the western side of the City of McGregor and is bound by residential areas and Bluebonnet Park to the east, privately owned scrub/shrub land to the north and west, and a commercial property (Convergys) to the south. The proposed project site is located within census tract 39 of McLennan County. The total population, as measured by the 2000 census, was 6,809, with 61.5% of citizens over the age of 16 participating in the work force. Leading employment sectors are management, professional, and related occupations (28.9%), sales and office occupations (26.3%), production, transportation, and material moving occupations (23.4%), and service occupations (13.7%). Leading industries include manufacturing (23.4%), educational, health, and social services (15.1%), and retail trade (14.1%).

No Action Alternative – Under the No Action Alternative, no impacts to socioeconomic resources would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, impacts to socioeconomic resources would be minimal. No permanent employment positions would be created or lost; temporary jobs would be created during the construction of the new facility.

4.12 SUMMARY

The following table summarizes the potential impacts of the Proposed Action Alternative and conditions or mitigation measures to offset those impacts.

Affected Environment	Impacts	Mitigation
Geology and Soils	No impacts to underlying geology are anticipated. Soils on the project site will be disturbed during construction.	A SWPPP permit must be obtained prior to construction. Implementation of appropriate BMPs would be required at the construction location including the installation of silt fences and the revegetation of soils. Excavated soil and waste materials will be managed and disposed of in accordance with applicable local, State, and Federal regulations. If contaminated materials are discovered during the construction activities, the work will cease until the appropriate procedures and permits can be implemented.

Affected Environment	Impacts	Mitigation
Surface Water	Temporary short-term impacts to downstream surface water are possible during construction activities.	A SWPPP and a NPDES permit must be obtained prior to construction; appropriate BMPs, such as installing silt fences and revegetating bare soils, would minimize runoff.
Groundwater	No impacts to groundwater are anticipated.	If the proposed action will require additional excavation to groundwater depths, the applicant will consult with EPA and TCEQ to identify appropriate mitigation.
Floodplains	No impacts to the floodplain are anticipated.	None
Waters of the U.S. including Wetlands	No impacts to wetlands or waters of the U.S. are anticipated.	None
Transportation	Short-term, minor temporary increase in the volume of construction traffic on roads. Long-term minor increases in traffic during emergencies in the immediate vicinity of the proposed project site.	Construction vehicles and equipment would be stored on-site during project construction and appropriate signage would be posted on affected roadways.
Environmental Justice	All populations would benefit from the Proposed Action.	None
Air Quality	Short-term impacts to air quality would occur during the construction period.	Construction contractors would be required to water down construction areas when necessary; fuel-burning equipment running times would be kept to a minimum; engines would be properly maintained.
Noise	Short-term impacts to noise levels would occur at the proposed project site during the construction period.	Construction would take place during normal business hours and equipment would meet all local, State, and Federal noise regulations.
Biological Resources/ Threatened and Endangered Species	Long-term, minor impact to grasses on about 5 acres of the proposed project site, which would be cleared. No impacts to any federally protected species are anticipated.	None

Affected Environment	Impacts	Mitigation
Cultural Resources	No impacts to archeological or cultural resources are anticipated.	In the event that archeological deposits, including any Native American pottery, stone tools, or human remains are uncovered, the project shall be halted. The applicant shall stop all work immediately in the vicinity of the discovery and take reasonable measures to avoid or minimize harm to the finds. All archeological findings will be secured and access to the sensitive area restricted. The applicant shall inform FEMA immediately and FEMA will consult with the SHPO or THPO and Tribes. Work in sensitive areas cannot resume until consultation is completed and appropriate measures have been taken to ensure that the project is in compliance with the NHPA.
Hazardous Materials	No hazardous materials or waste impacts are anticipated.	Any hazardous materials discovered, generated, or used during construction would be disposed of and handled in accordance with applicable local, State, and Federal regulations.
Safety	Positive impacts to public safety are anticipated, since residents would have an emergency shelter during severe weather events.	All construction activities would be performed using qualified personnel and in accordance with the standards specified in OSHA regulations; appropriate signage and barriers should be in place prior to construction activities to alert pedestrians and motorists of project activities. City officials would be made aware of the natural gas valve station in the vicinity of the project area and an updated city emergency response plan would be prepared.
Socioeconomic Resources	No adverse socioeconomic impacts are anticipated.	None

5.0 CUMULATIVE IMPACTS

According to CEQ regulations, cumulative impacts represent the "impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7)." In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the proposed project site.

The proposed project site is within the 9,500-acre City of McGregor Industrial Park. This area includes the former Naval Weapons Reserve Plant lands and facilities. Large portions of this area have been developed with the former Navy facilities, including office space, warehouse and other industrial buildings, rocket engine testing facilities, and bunkers. The remainder of the land appears, from aerial photographs, to be in agricultural use. Although there are no large-scale construction projects currently on-going within this industrial park area, the land is available and intended for development. If additional construction projects are begun within the McGregor Industrial Park, these projects and the proposed project may have cumulative temporary impacts on air quality, by increasing criteria pollutants during construction activities, and traffic. No other cumulative impacts are anticipated. Because the land contained within the industrial park is currently developed or in agricultural use, no cumulative impacts to biological resources or wetlands are anticipated.

6.0 PUBLIC INVOLVEMENT

FEMA is the lead Federal agency for conducting the NEPA compliance process for the Storm Shelter/Civic Center in the City of McGregor, McLennan County, Texas. It is the goal of the lead agency to expedite the preparation and review of NEPA documents and to be responsive to the needs of the community and the purpose and need of the proposed action while meeting the intent of NEPA and complying with all NEPA provisions.

The City of McGregor will notify the public of the availability of the draft EA through publication of a public notice in a local newspaper. FEMA will conduct a 30-day public comment period commencing on the initial date of publication of the public notice.

7.0 AGENCY COORDINATION AND PERMITS

The following agencies and organizations were contacted by letter requesting project review during the preparation of this EA. Responses received to date are included in Appendix B.

- U.S. Department of Agriculture, Natural Resources Conservation Service, Texas State Office
- U.S. Environmental Protection Agency, Region 6 Office
- U.S. Fish and Wildlife Service, Arlington, Texas Ecological Services Field Office
- U.S. Army Corps of Engineers, Fort Worth District
- Texas Commission on Environmental Quality, Region 5 Office
- Texas Parks and Wildlife Department
- Texas Department of Transportation, Paris District
- Texas Historical Commission
- Caddo Nation of Oklahoma

In accordance with applicable local, State, and Federal regulations, the applicant would be responsible for acquiring any necessary permits prior to commencing construction at the proposed project site.

8.0 CONCLUSIONS

No impacts to geology, groundwater, floodplains, wetlands, environmental justice, threatened and endangered species, cultural resources, hazardous materials, or socioeconomic resources are anticipated with the Proposed Action Alternative. Positive impacts to public health and safety are expected. Long-term, minor impacts include temporary increases in local traffic levels around the facility during emergency events and the clearing of about 5 acres of grass from a portion of the proposed project site. During the construction period, short-term impacts to soils, downstream surface water, transportation, air quality, and noise are anticipated. All short-term impacts require conditions to minimize and mitigate impacts to the proposed project site and surrounding areas.

9.0 REFERENCES

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Appendix A
Figures

Appendix B
Agency Coordination