

THE FOLLOWING CLOSE-OUT ENVIRONMENTAL REPORT DOCUMENT WAS PREPARED BY DEPARTMENT OF MILITARY AND VETERANS AFFAIRS (DMVA) PERSONNEL TO DESCRIBE THE EXISTING ONSITE CONDITIONS AND REVIEW LIMITED INFORMATION ON THE HISTORIC USE OF THE REFERENCED FORMER PA NATIONAL GUARD FACILITY; INCLUDING RELEVANT ENVIRONMENTAL INFORMATION.

THIS DOCUMENT IS **NOT** INTENDED TO BE A SUBSTITUTION FOR, NOR DOES IT MEET THE REQUIREMENTS OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT COMPLETED UNDER ASTM E-1527-05 STANDARD PRACTICES OR SIMILAR GUIDENCE.

DRAFT Environmental Close-Out Inspection Report

Conducted At:

Pine Grove Readiness Center
143 South Tulpehocken Street
Pine Grove, Pennsylvania 17963-1028

Conducted By:

Bureau of Environmental Management
Building 0-11, Fort Indiantown Gap
Annville, PA17003



pennsylvania
DEPARTMENT OF MILITARY
AND VETERANS AFFAIRS

May 12, 2014

**Pine Grove Readiness Center –
ISNO: 42D95**

Address:	143 South Tulpehocken Street Pine Grove, Pennsylvania 17963-1028		
Unit(s):	N/A		
County:	Schuylkill	Municipality:	Borough of Pine Grove
Region:	East Central	FCMM:	Ty Wagner
Constructed:	1908	Cultural Status:	Historic Armory on NRHP; part of local Historic District

Environmental Notes of Potential Concern:

1. According to a January 1997 asbestos containing materials (ACMs) survey, ACMs are present within the Armory. Based on observations made during the closeout inspection, much of the ACM identified in the basement kitchen, latrine, and boiler room was previously abated. The remaining ACMs observed appeared to be in generally good condition.
2. Based on the age of the building (circa 1908), lead-based paint and polychlorinated biphenyl (PCB)-containing light fixture ballasts may be present.
3. Hazardous materials, including latex and spray paints, spray insecticides, flooring stripper, and multiple household cleaning chemicals are still present within the armory, particularly in the basement maintenance office and first floor maintenance closet. The exterior storage building also contains small quantities of gasoline, motor oil, and gas/oil mix. These items should be removed for use at other PAARNG facilities, or otherwise recycled or disposed of in accordance with the applicable federal, state, and local laws.
4. Electronic or appliance-type items, such as three air conditioning units noted in the basement boiler room should be reused, or otherwise determined to be wastes and disposed of properly, in accordance with the applicable federal, state, and local laws.
5. Residual soils impacted with No. 2 fuel oil may be present in the former location of a 2,000-gallon underground storage tank onsite. Based on Agency-held documentation, any remaining impacted subsurface soils in this area do not likely pose an immediate threat to human health or the environment.

Executive Summary

On 17 April 2014, Bureau of Environmental Management (BEM) staff conducted an Environmental Close-Out Inspection at the Pennsylvania Army National Guard (PAARNG) Readiness Center located at 143 South Tulpehocken Street, in the Borough of Pine Grove, Schuylkill County, Pennsylvania (“armory”, “Site” as shown on the figures in Appendix A). This inspection was performed as part of a standard operating procedure for facilities that are being consolidated or closed by PAARNG. The personnel formerly stationed at this location have been relocated to existing facilities in Hershey, Pennsylvania (Derry Township). The close-out inspection included a review of internal BEM files, interviews and inquiries with BEM media area managers and facility personnel, as applicable, and an on-site walk through inspection. Photographs were taken to document the site inspection; some of these photos are included in Appendix B of this report, while additional photos are maintained in the BEM electronic files for this facility.

The personnel present during the site visit included: Mr. Ty Wagner, Field Construction Maintenance Manager (FCMM) for the facility, and Mr. Daryl Valley, Environmental Specialist, from the Pennsylvania Department of Military and Veterans Affairs (PADMVA; “Agency”).

The following text provides a summary of potential concerns or issues that were noted either during the file review and inquiry process or were observed during the site visit.

1. The Pine Grove Readiness Center was listed on the National Register of Historical Places in 1987, as part of the Pine Grove Historic District. Therefore, if the property is sold or leased, all efforts to eliminate or mitigate any adverse impacts to its historic nature, including architecture and viewshed, must be undertaken.
2. A formal asbestos survey was completed for this facility in January 1997. Suspected asbestos containing materials (ACMs) were observed during the closeout inspection, mostly in the form of pipe insulation and associated fittings in the basement kitchen, latrine, and boiler room. A small area of floor leveler located in the first floor hallway also tested positive for asbestos. During the closeout inspection, the previously identified ACMs in the noted basement areas appeared to have been previously removed and replaced with modern fiberglass insulation materials, as shown on the applicable photographs in the attached Appendix B. Any remaining materials should be managed in accordance with best management practices for ACMs, including repair, removal/abatement, or encapsulation, as applicable.
3. Due to the age of the onsite facilities, the potential for the presence of lead-based paint (LBP) and lighting ballasts that contain poly-chlorinated biphenyls (PCBs) exists throughout the Armory building. To date, a lead-based paint survey has not been conducted for this facility.
4. A Cultural Resources Inventory was completed for this facility prior to the closeout inspection. The personnel formerly occupying the facility have been relocated, and

obvious cultural resource items were not noted within the armory building or otherwise on the armory property.

5. Hazardous materials, including latex and spray paints, spray insecticides, flooring stripper, and multiple household cleaning chemicals are still present within the armory, particularly in the basement maintenance office and first floor maintenance closet. The exterior storage building also contains small quantities of gasoline, motor oil, and gas/oil mix. It is anticipated that most of these materials will be removed from the property for use at other PAARNG installations. Three air conditioning units were noted in the armory's boiler room. These items should be reused, or otherwise determined to be wastes and disposed of properly, in accordance with applicable laws.
6. Residual soils impacted with No. 2 fuel oil may be present in the former location of a 2,000-gallon underground storage tank onsite. Based on Agency-held documentation, remedial actions taken to date have reduced the quantities of the applicable fuel oil parameters to non-detectable concentrations and/or concentrations below their applicable Statewide Health Standards (SHS). Thus, any remaining impacted subsurface soils in this area do not likely pose an immediate threat to human health or the environment, and are not considered to be subject to additional remedial action by the regulatory authority, the Pennsylvania Department of Environmental Protection.

There are no known outstanding notices of violations (NOVs), environmental liens, or open regulatory infractions against the Pine Grove Armory property.

There were no obvious environmental issues observed during this inspection which could cause an immediate threat to human health or the environment. However, human health risks may exist within the building due to the presence or potential presence of asbestos containing materials and lead-based paint. The presence of lead-based paint in the Armory has not been confirmed through a survey or testing; however, the age of the armory building (circa 1908) suggests that LBP may be present. Several containers of potentially hazardous materials (paints, spray insecticides, flooring stripper, multiple household cleaning chemicals, etc.) are still present in the armory building; these materials should be removed for reuse at another location or otherwise disposed of in accordance with applicable laws/regulations. Any remaining appliances and other electronic items should be subject to a waste determination and reused (including leaving them inside the building for future occupiers' use) or otherwise properly disposed of prior to sale of the armory property.

The BEM Staff conducting this inspection considers the Environmental Close-Out Inspection of the facility to be complete with conditions noted in the comments above. The BEM will assist and support facility personnel as necessary to resolve any issues that may need to be addressed prior to the final transfer/sale of this facility. If there are any questions regarding this report or the close-out inspection process, please contact the undersigned individual.

Daryl R. Valley, Environmental Specialist
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Pennsylvania Department of Military and Veterans Affairs
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1.0 AIR QUALITY

There were no known pre-existing air quality issues at this installation; the facility does not have an air quality permit. The Pine Grove Readiness Center is not a major source or synthetic major source of air pollutants, as defined in the current applicable state and federal air quality regulations.

2.0 WASTEWATER

2.1 Floor Drains

Two floor drains were observed in the basement of the Armory building, and additional drains were noted in the armory's latrine and shower facilities. Available site plans and drawings, located in the Office of Facilities and Engineering, Fort Indiantown Gap (FTIG) Building 0-13, indicate that the property is connected to public sanitary sewer facilities, and suggest that the noted drains are reportedly connected to this system.

3.0 WATER QUALITY

There were no known water quality issues noted for the facility during the closeout inspection. The armory receives potable water from a public water supply system managed by the Pine Grove Water Department.

4.0 ENVIRONMENTAL REPORTS AND DOCUMENTS

A review of BEM's files on the subject Site included the documents described below.

4.1 January 2000 Underground Storage Tank Closure Report

On 4 November 1998, a 95-gallon underground storage tank (UST) containing gasoline was removed from the subsurface at the Pine Grove Readiness Center and taken offsite for proper disposal. This UST was formerly located adjacent to the southeast corner of the armory building, between its exterior wall and the adjacent sidewalk along Mill Street. No obvious impact to onsite soil and groundwater was noted within the tank excavation, and in accordance with the Pennsylvania Department of Environmental Protection's (PADEP's) protocols, a total of three post-excavation soil samples were collected from the soils below the UST and the fuel dispenser for laboratory analysis. The collected soil samples were analyzed for PADEP's shortlist of unleaded and leaded gasoline constituents. The laboratory analytical reports for the collected soil samples indicated that all of the tested parameters were not detected above their respective laboratory detection limits or were detected at concentrations below their respective PADEP statewide health standards (SHS).

4.2 January 2012 Underground Storage Tank Closure Report

On 14 November 2011, a 2,000-gallon heating oil UST that held fuel for the armory's boiler was removed from the Site's subsurface and taken offsite for proper disposal. This UST was located near the armory's northeast corner, between the armory building and the adjacent storage building. During tank closure, localized impact from the former UST contents was noted in the adjacent soils and a small amount of water that was perched above the concrete pad on which

the UST was located. Approximately 50-tons of impacted soils (including all other soil removed from the excavation) were excavated, temporarily stockpiled onsite, and later transported offsite for proper disposal. Post-excavation soil samples (total of 13 samples) and groundwater samples (total of two samples) were collected from the excavation, including three soils samples that were collected from below the underlying concrete pad. Laboratory analysis of the collected soil and groundwater samples did not indicate the presence of any heating oil parameters above their respective residential SHS. The excavation was backfilled with new gravel and later paved. According to correspondence received from PADEP, this tank incident site is not currently subject to further remedial action by order of PADEP and has satisfied its remedial requirements to date.

5.0 STORAGE TANKS / POL

5.1 Current Storage Tanks

Currently, there are no underground storage tanks (USTs) located on the Site. Two aboveground storage tanks (ASTs) are present on the property. An approximately 500-gallon AST was temporarily utilized to fuel the armory's boiler system after the former 2,000-gallon UST was closed by removal. This AST was disconnected from the boiler system sometime in 2012, when a 1,000-gallon AST was installed to fuel the armory's new boiler heating system. The temporary 500-gallon AST is still present on the property, and is located adjacent to the north side of the armory building (exterior). The 1,000-gallon AST is located on the south side of the property, between the storage building and the adjacent fence. Both storage tanks did not show visual or olfactory obvious signs of leaks, spills, or releases during the Site reconnaissance. According to Mr. Ty Wagner, the 500-gallon AST is slated for removal and transport to Fort Indiantown Gap. Two approximately 100-pound natural gas cylinders remain on the exterior of the armory buildings' south side. These cylinders were previously disconnected from the kitchen facilities and are scheduled to be removed by the owner.

5.2 POL Storage Areas

During the Site reconnaissance, small gasoline cans and gas/oil mix containers were stored within a flammable materials cabinet in the exterior storage building. A mostly empty to empty 55-gallon drum, labeled "waste oil" was also noted in this building. Observation of the storage building and surrounding area did not suggest the presence of a release of petroleum, oils, and lubricants (POLs) to the environment. Additional POLs, chemicals, etc. remaining on the property are described in Section 8.2 of this report.

6.0 ENVIRONMENTAL IMPACTS AND REMEDIATION

BEM files did not contain information on the historic presence of locations of environmental impact or remediation onsite. However, as described in Section 4.2 of this report, a limited release to the environment occurred from a former heating oil storage tank. This release was remediated at the time of tank closure. Information on additional impacts to the environment and/or other remedial actions was not observed within the Pennsylvania Department of Military and Veterans Affairs' (PADMVA's) Pine Grove Readiness Center facility files.

7.0 SOLID WASTE

7.1 Municipal Waste

As the unit formerly occupying the property has vacated the premises, municipal or residual wastes are not actively being generated in bulk by PAARNG on the property.

7.2 Residual Waste

There was no obvious evidence of any residual waste remaining at the facility during the site inspection.

8.0 HAZARDOUS MATERIALS

8.1 Hazardous Waste

The Pine Grove Readiness Center was considered a Conditionally Exempt Small Quantity Generator (less than 100 kilograms per month of waste generated) under the United States Environmental Protection Agency's (EPA) Resource Conservation and Recovery Act (RCRA) program. The facility was issued RCRA ID No. PA0000946319. There was no hazardous waste observed at the facility during the inspection, with the exception of several used fluorescent tubes, which are categorized as a universal waste. These fluorescent tubes were removed from the armory on the day of inspection and were transported to a secure waste bulb holding shed at Fort Indiantown Gap for later disposal. Three window-mounted air conditioning units were observed in the armory building's boiler room. These items are not necessarily considered hazardous wastes, however, as they could be reused. The U.S. Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Protection generally do not consider electronics and household appliances wastes until a decision has been made that they cannot or will not be reused. Should these items be in useable condition, they will be moved to other PAARNG facilities for reuse. Otherwise, a waste determination should be made for these items and treated accordingly.

A review of agency files did not indicate the presence of historic spills or other releases of hazardous waste or other hazardous materials onsite.

8.2 Other Chemicals and Hazardous Materials

The property has been mostly cleared of chemicals or other hazardous substances, with the exception of common cleaning chemicals (glass cleaner, all-purpose surface cleaners, etc.), enamel and latex paints, spray insecticides, floor stripper, and spray lubricants noted in the chemical storage cabinets and shelving in the armory's basement maintenance office. A 5-gallon container labeled as "Cavicide" (a typically medical-grade surface cleaner/surfactant and disinfectant) was observed near the basement's rear entry door. The first floor maintenance closet also contained a small amount of household cleaning chemicals, including glass cleaner and an all-purpose surface cleaner. All chemicals remaining onsite appeared to be stored properly and storage areas did not appear to be impacted by spills or container leaks.

Due to the age of the building, poly-chlorinated biphenyls (PCBs) may be present in some building features, particularly lighting ballasts.

The items described in Sections 8.1 and 8.2 of this report should be reused where possible, or otherwise determined to be wastes and disposed of properly.

8.3 Asbestos

Eco-Genesis Corp. of Pittsfield, Massachusetts, conducted an asbestos survey of the Pine Grove armory in January 1997. The purpose of the survey was to identify, sample, and assess possible asbestos containing materials (ACMs) and prepare an ACM management plan for the facility. Multiple materials throughout the armory building were confirmed to be ACMs through laboratory analysis, including air cell pipewrap and related gaskets and mud fittings in the boiler room and kitchen areas of the building. A small area of floor leveler located in the first floor hallway also tested positive for asbestos. During the closeout inspection, the previously identified ACMs in the noted basement areas (kitchen, latrine, boiler room) appeared to have been previously removed and replaced with modern fiberglass insulation materials, as shown on the applicable photographs in the attached Appendix B. Any remaining materials should be managed in accordance with best management practices for ACMs, including repair, removal/abatement, or encapsulation, as applicable.

8.4 Lead-Based Paint

Due to the age of the onsite facilities, the potential for the presence of lead-based paint (LBP) exists throughout the armory building. Some areas of peeling paint (not confirmed to be LBP) were noted throughout the armory during the closeout inspection, particularly above the drop ceiling on the second floor.

9.0 CULTURAL / HISTORICAL RESOURCES

9.1 Cultural Resources

A Cultural Resources Inventory was completed for this facility and is on file at the BEM office. All cultural resources and historical property including trophies, plaques, certificates, pictures, uniforms, equipment, flags, weapons, and other historically significant items should be transferred to a new facility or turned over to the Pennsylvania National Guard Military Museum at Fort Indiantown Gap (FTIG). Firearms and weapons are considered federal property and should have a hand receipt; unwanted federal property must be turned in to the United States Property and Fiscal Office (USPFO). Guidelines on how to close armories in regards to cultural and historical items are available by contacting the PAARNG's Cultural Resources Manager.

No obvious cultural resources were observed inside the armory during the closeout inspection.

9.2 Historical Information

The Pine Grove Armory building was constructed in 1908 and was listed on the National Register of Historic Places (NRHP) in 1987, as part of the Borough of Pine Grove's Historic District. As such, if the property is sold or leased, all efforts to mitigate any adverse impacts to its historic and architectural features should be undertaken. To date, the onsite organizational storage building (built circa 1989) has not been evaluated for inclusion on the NRHP or general historic significance.

10.0 EPAS ASSESSMENTS

The last Environmental Performance Assessment System (EPAS) site visit at this installation was conducted on 17 July 2012. Based on observations made during the Site reconnaissance, the findings described during this inspection have been closed or are otherwise non-applicable at this time. A review of the Army National Guard's WebCASS (Web Compliance Assessment & Sustainment System) environmental compliance system on 23 April 2014, did not identify any remaining open or in-progress findings that would need to be corrected or otherwise addressed for the Pine Grove Readiness Center property.

11.0 ENERGY

The facility is currently heated by a No. 2 fuel oil-fired steam boiler system.

12.0 MISCELLANEOUS / OTHER

12.1 Property and Buildings

According to information in the Facility Inventory Support Plan (FISP), updated as of November 2013, the Pine Grove Readiness Center property consists of approximately 0.3-acres. The primary building located on the installation is the Armory (constructed in 1908). Other features include an exterior storage building, fencing, a flagpole, a paved driveway, parking areas, and sidewalks.

Most of the furniture, appliances and other miscellaneous state-owned and other property were removed from the Armory building prior to this closeout inspection; but some miscellaneous items (e.g., shelving, desks, and chairs) are still present, particularly in the second floor recruiter's office and the basement storage rooms. These items are reportedly going to be removed for use at other PAARNG facilities or otherwise left in the building. Two stoves in the kitchen are likely to remain in the building (unless USPFO wishes to remove them or another facility has a need for these items), while the remaining stainless steel sink is reportedly slated for use at another PAARNG facility.

Visual observations of the armory building suggest that it is in generally good condition; however several areas of peeling paint that suggest possible water damage were noted on the interior of the building (basement, second floor offices). The onsite storage building appears to be in generally good condition also. Both buildings have been mostly emptied of equipment and furniture.

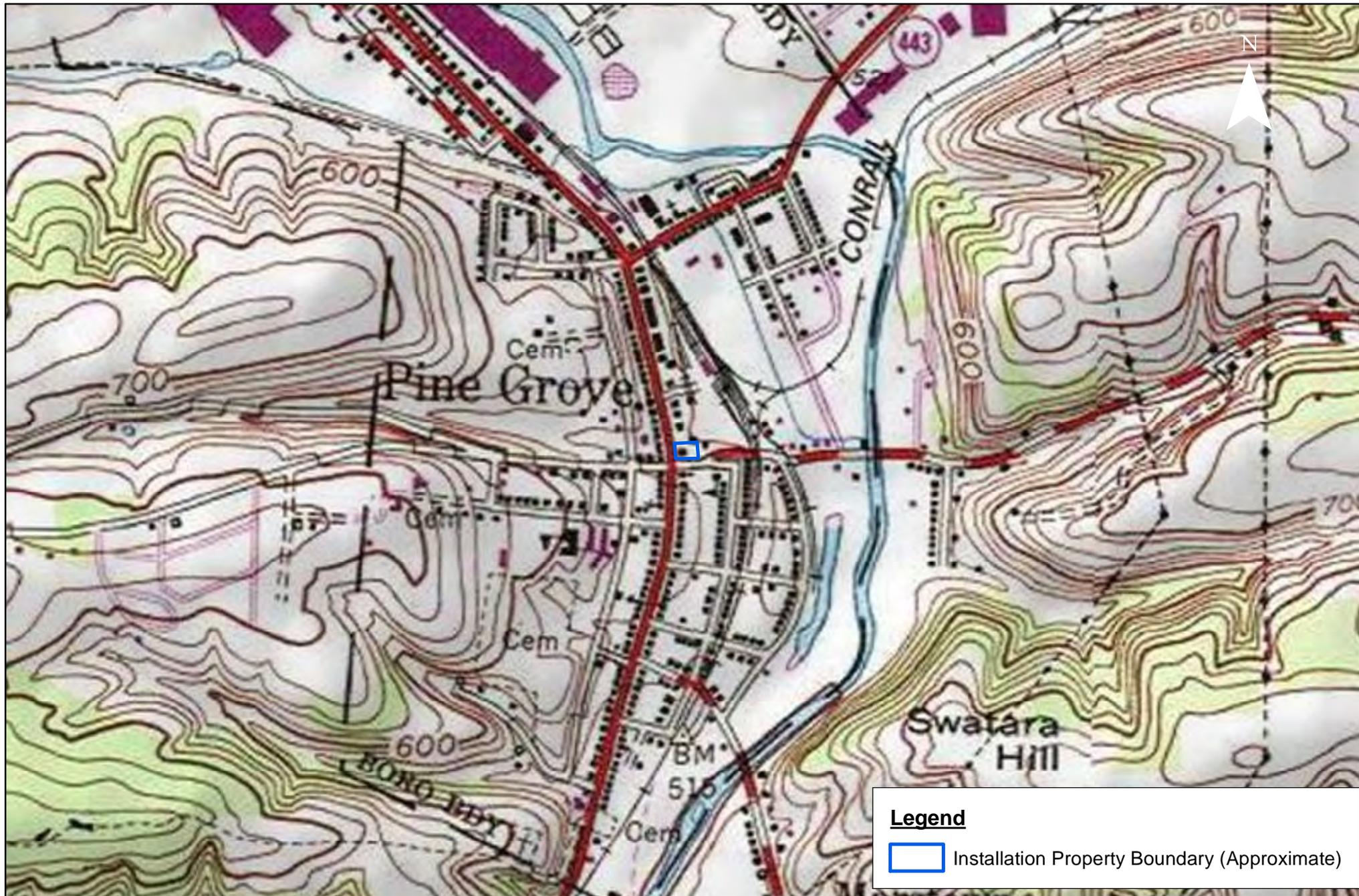
12.2 PRIDE / FISP

The PAARNG Facilities and Infrastructure Support Plan (FISP, as maintained by the PRIDE [Planning Resource Infrastructure Development and Evaluation] database) lists the following assets at the Pine Grove Readiness Center. The Installation Number is 42D95; the information is current as of November 2013.

ASSETS AT PINE GROVE ARMORY			
FACNO	Name	UOM	Quantity
00001	Readiness Center	SF	10,682.00
00002	Organizational Storage Building	SF	2,193.00
00221	Gate – Entrance	LF	10.00
FENCE	Fence	LF	100.00
FLAGP	Flagpole	EA	1.00
NPARK	Organizational Parking, Surfaced	SY	88.00
OPARK	Non-organizational Parking, Surfaced	SY	47.22
ROADS	Driveway	SY	205.33
LAND1	Land Purchases	AC	0.30

Appendix A

Figures



PENNSYLVANIA
 NAD 1983 UTM Zone 18N
 Prepared by PADMVA-OFE-BEM
 COMM: (717) 861-2634 DSN: 491-2634
 Created: 28 April 2014 drv

0 380 760 1,520 2,280 3,040
 Feet

Figure 1: Topographic Map
Pine Grove Readiness Center
 143 S. Tulpehocken Street
 Borough of Pine Grove,
 Schuylkill County, Pennsylvania

Legend
 [Blue square] Installation Property Boundary (Approximate)

The information on this map is for planning purposes only. This information is not intended for use for legal boundary definitions, regulatory interpretation, or parcel-level analysis. This map is a living document, in that it is intended to change as new data become available and are incorporated into the Enterprise GIS database.



Legend

 Installation Property Boundary (Approximate)

PENNSYLVANIA
NAD 1983 UTM Zone 18N
Prepared by PADMVA-OFE-BEM
COMM: (717) 861-2634 DSN: 491-2634
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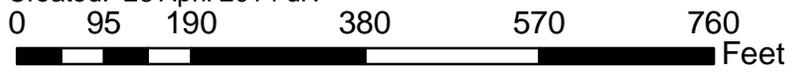


Figure 2: Site Location Map
Pine Grove Readiness Center
143 S. Tulpehocken Street
Borough of Pine Grove,
Schuylkill County, Pennsylvania

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Appendix B

Photographs



Photograph 1: View of the front (west side) of the Pine Grove armory building from near its southwest corner.



Photograph 2: View of the driveway on the north side of the property. The temporary aboveground storage tank formerly connected to the armory building's boiler system can be seen in the center of the photo, between the building and the gray van.



Photograph 3: View of the location of the former 95-gallon UST (south side of the armory building). The UST was located approximately near the southeast corner of the building, adjacent to the sidewalk and concrete ramp.



Photograph 4: View to the east of the exterior storage building. The former location of the 2,000-gallon heating oil UST can be seen in the photograph's lower right hand corner.



Photograph 5: View of the 1,000-gallon AST on the Site's south side.



Photograph 6: View of a typical basement storage room in the armory building.



Photograph 7: View to the east of the main basement hall.



Photograph 8: View of the basement kitchen and remaining items, including newer fiberglass insulation on the overhead pipes.



Photograph 9: View to the east of the empty drill hall on the armory's first floor.



Photograph 10: View of typical office space on the second floor of the armory building.



Photograph 11: View of remaining items in the second floor recruiter's office.



Photograph 12: View of remaining window air conditioning units and the boiler system in the armory's basement.



Photograph 13: View of remaining chemical storage in the basement maintenance office. Note the newer fiberglass insulation around the overhead boiler piping.



Photograph 14: View of the eastern portion of the exterior storage building.



Photograph 15: View of remaining items in the western portion of the storage building, including maintenance equipment and an empty waste oil drum.



Photograph 16: View of flammable storage cabinet in the exterior storage building containing gasoline and other petroleum products for use in maintenance equipment.



Photograph 17: View of disconnected approximately 500-gallon AST on the north side of the armory building.