

## CE Evaluation Part B, Section A-2 Environmental Evaluation Subject Areas (Land)

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### **2. LAND**

<b>AGRICULTURAL RESOURCES<sup>1</sup></b>	<b>PRESENCE</b>	<b>IMPACTS<sup>2</sup></b>
	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	
Productive Agricultural Land	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Agricultural Security Areas	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Prime Agricultural Land	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Agricultural Conservation Easements	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Farmland Enrolled in Preferential Tax Assessments	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Agricultural Zoning	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Soil Capability Classes I, II, III, IV	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Prime or Unique Soil	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	<input type="radio"/> No <input checked="" type="radio"/> Yes
Statewide or Locally Important Soils	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	<input type="radio"/> No <input checked="" type="radio"/> Yes

#### **Documentation<sup>3</sup>**

- Farmland Assessment Report
- ALCAB Approval
- Agricultural Land Preservation Policy Conformance Statement
- Form AD-1006 - Farmland Conversion Impact Rating or Form NRCS-CPA-106 for Corridor Type Projects
- Coordination with County Tax Assessor

#### **Describe Any Permanent and Temporary Impacts**

The SR 0228-29D Mars Railroad Bridge West Expansion Project will permanently impact two (2) Prime Farmland Soils and thirteen (13) Farmland of Statewide Importance Soils. However, since the project meets an FPPA Exclusionary Condition outlined in Section IV. A of the Pennsylvania Department of Transportation's Agricultural Resources Evaluation Handbook, Publication No. 324 (2016), no further evaluations will be required.

**Is mitigation incorporated?**  No  Yes

**Remarks**

Field investigations conducted in August 2023 confirmed that the project is located in a densely developed commercial/residential corridor and no productive agricultural land or prime agricultural land is present within the project work limits. There is one corn field located at the eastern end of the project limits on the south side of the SR 0228 roadway. However, the portion of the property being utilized for corn production will not be impacted by the proposed project (since it is adjacent/outside of the project work limits). Overall, the project will not result in any impacts to active farmland. Therefore, there is no Prime Agricultural Land within the project area according to the Agricultural Land Preservation Policy. This project is in compliance with 4 PA Code Chapter 7, Section 7.30 et seq., ALLP. In addition, both Act 43/100 will also not apply to this project.

Examination of USDA NRCS Butler County web soil survey mapping for the project area identified fourteen (14) Farmland of Statewide Importance soil types and two (2) Prime Farmland soil types within the project study area. These soil types are Atkins silt loam, 0 to 3 percent slopes, frequently flooded (At), Cavode silt loam, 3 to 8 percent slopes (ClB), Cavode silt loam, 8 to 15 percent slopes, (ClC), Clymer loam, 3 to 8 percent slopes (CmB), Cookport loam, 8 to 15 percent slopes (CoC), Ernest silt loam, 3 to 8 percent slopes (ErB), Ernest silt loam, 8 to 15 percent slopes (ErC), Gilpin-Weikert channery silt loams, 3 to 8 percent slopes (GoB), Gilpin-Weikert channery silt loams, 8 to 15 percent slopes (GoC), Gilpin-Wharton silt loams, 8 to 15 percent slopes (GpC), Hazelton channery loam, 8 to 15 percent slopes (HaC), Tilsit silt loam, 3 to 8 percent slopes (TaB), Vandergrift-Cavode silt loams, 3 to 8 percent slopes (VcB), Vandergrift-Cavode silt loams, 8 to 15 percent slopes (VcC), Wharton silt loam, 3 to 8 percent slopes (WaB) and Wharton silt loam, 8 to 15 percent slopes (WaC). However, the project meets an FPPA Exclusionary Condition outlined in Section IV. A of the Pennsylvania Department of Transportation's Agricultural Resources Evaluation Handbook, Publication No. 324 (2016). The development density within the project area is greater than 0.75 structures per acre, and the project is located within an Urban Area as designated by the U.S. Census Bureau's Urban Area dataset. Therefore, the project is compliance with the FPPA, and no further coordination is required.

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<b>VEGETATION<sup>1</sup></b>	<b>PRESENCE</b>	<b>IMPACTS<sup>2</sup></b>
	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	
Landscaped	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	<input type="radio"/> No <input checked="" type="radio"/> Yes
Agricultural	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Forest Land	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	<input type="radio"/> No <input checked="" type="radio"/> Yes
Rangeland	<input checked="" type="radio"/> Not Present <input type="radio"/> Present	<input checked="" type="radio"/> No <input type="radio"/> Yes
Other (describe in remarks)	<input type="radio"/> Not Present <input checked="" type="radio"/> Present	<input type="radio"/> No <input checked="" type="radio"/> Yes

**Describe Any Permanent and Temporary Impacts**

The widening and construction of additional travel lanes to the existing SR 0228 roadway, along with access roads and intersection improvements will result in both permanent and temporary impacts to the planted trees, sidewalk ornamentals, mowed grass, riparian/wetland vegetation, and forested tracts of deciduous trees within the project area.

Invasive Non-Native Plants are Present

**Mitigation:**

Are measures being taken to minimize movement of invasive plant parts (roots, tubers, seeds)?  Yes  No

Will native plants be used in project landscaping or mitigation?  Yes  No **If Yes, explain in Describe Mitigation.**

Other?  Yes  No **If Yes, explain in Describe Mitigation.**

**Describe Mitigation**

All temporarily disturbed areas will be restored and reseeded with native plant species as part of construction, if appropriate. All disturbed areas will be permanently stabilized with a native seed mix and mulched when project areas have been constructed to finish grade. A native seed mix should also be used for temporary stabilization in area soils that have been disturbed and cessation of construction is anticipated to last four days or greater, in accordance with PennDOT Publication 464 and Pennsylvania Code Title 25, Chapter 102 regulations. Care should be taken to prevent the spread of the roots or seed of invasive or non-native species during earth moving activities and clean mulch/straw free of invasive seed should be used.

**Remarks**

The project corridor is primarily comprised of a densely developed commercial/residential corridor with a few rural residential properties being present along the eastern extent of the project area. The land use within the project area includes parking lots, residential buildings/homes, residential lawns, numerous commercial buildings/properties, churches, schools, and several small tracts of forested land.

Common vegetation present within the project study area includes planted trees, sidewalk ornamentals, mowed grass, riparian/wetland vegetation, and forested tracts of deciduous trees.

Invasive, non-native Japanese knotweed (*Reynoutria japonica*), Japanese stiltgrass (*Microstegium vimineum*), and Multiflora rose (*Rosa multiflora*) were observed along the SR 228 roadway corridor within the project area during field investigations that occurred in August 2020 and August 2023.

**GEOLOGIC RESOURCES<sup>1</sup>**                      **PRESENCE**                      **IMPACTS<sup>2</sup>**  
 Not Present  Present

**Remarks**

According to the DCNR Heritage Geology Sites website, there are no Heritage Geology Sites in the project area. Additionally, the project area is not located near an Outstanding Scenic Geological Feature according to review of the Outstanding Scenic Geological Features of Pennsylvania Part 1 or 2.

**PARKS & RECREATION FACILITIES<sup>1</sup>**                      **PRESENCE**                      **IMPACTS<sup>2</sup>**  
 Not Present  Present

**Remarks**

No parks and recreation facilities were observed based on aerial review and field reconnaissance at the project site.

No properties afforded protection under one or more federal or state recreational grants through review of the DCNR Grant Acquisition and Development, DEP Watershed Grant, Keystone Recreation Park and Conservation fund, and the Pennsylvania Environmental Council websites.

**FOREST & GAMELANDS<sup>1</sup>****PRESENCE** Not Present  Present**IMPACTS<sup>2</sup>****Remarks**

Review of PGC and DCNR websites confirmed that there are no national forests, state forests or state gamelands within the project area.

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**WILDERNESS, NATURAL & WILD AREAS<sup>1</sup>****PRESENCE** Not Present  Present**IMPACTS<sup>2</sup>****Remarks**

No Federal and/or State Wilderness, Natural, or Wild Areas are present within the project area through review of the DCNR State Forests and the wilderness areas of the US websites.

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**NATIONAL NATURAL LANDMARKS<sup>1</sup>****PRESENCE** Not Present  Present**IMPACTS<sup>2</sup>** No  Yes**Remarks**

Based on a review of the National Natural Landmarks Program website, there are no National Natural Landmarks within the project area.

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**HAZARDOUS OR RESIDUAL WASTE SITES<sup>1</sup>****PRESENCE** Not Present  Present**IMPACTS<sup>2</sup>** No  Yes**Documentation<sup>3</sup>**

- Phase I
- Phase II
- Phase III
- Other
- No Documentation Required

**Describe Any Permanent and Temporary Impacts**

Former and current business practices may have resulted in contamination of soil and/or groundwater that may be intercepted by the proposed roadway reconstruction activities. Sampling of soil and groundwater at several locations throughout the project area will determine if impacts exist.

**Is remediation/mitigation incorporated?** No  Yes  Unknown at this time

## **Describe Remediation/Mitigation**

Soil and groundwater sampling will be conducted at locations that currently or have formerly utilized petroleum products and hazardous substances to determine if contamination exists from the current and/or former land uses.

Initiate Phase II / Phase III activities for the SR-0228 and Franklin Road Project Area:

The former Grabenstein Texaco and 7 Eleven 36147 will remain areas of concern although both locations removed USTs formerly utilized at these businesses.

7 Eleven 36147: As the LUST incident has not been fully remediated, it is possible that excavation depths needed to widen SR-0228 and install drainage improvements could encounter groundwater. A Phase II investigation should be conducted to measure groundwater depths at this location.

Grabenstein Texaco: Due to this site's former use as a gas station and auto repair business, petroleum products and chemicals could have been transported in surface water runoff into this pond. As fill is proposed in a portion of this pond, a Phase II investigation to sample the pond's surface soil should be conducted.

Initiate Phase II / Phase III activities for the SR-0228 and Beaver Street Extension Project Area:

Multiple environmental concerns were noted on the Nacey property.

Phase III investigation of soil and groundwater (if encountered) to determine if business practices have impacted soil and groundwater in this area. No additional environmental concerns relating to hazardous waste were identified along Beaver Street Extension.

Special provisions should be included in the contract for handling of excavated materials and a worker health and safety plan should be implemented.

## **Remarks**

Phase I Environmental Site Assessments (ESA) were conducted in October/November 2017, August 2020, and August 2023, in accordance with PennDOT Publication 281, "Waste Site Evaluation Procedures for the Highway Development Process" to determine if hazardous, residual, or municipal waste sites are present in the project area. Results of the ESA investigations identified the following:

Initiate Phase II / Phase III activities for the SR-0228 and Franklin Road Project Area

As stated in both the 2018 Phase I ESA and 2020 Phase I ESA Addendum, the former Grabenstein Texaco and 7 Eleven 36147 will remain areas of concern although both locations removed USTs formerly utilized at these businesses. Remedial actions were reported at the 7 Eleven business by EDR however, it is unknown at this time if cleanup has been completed at this site. In regards to the Grabenstein Texaco, an UST closure report was not available to Markosky so potential impacts to the subsurface soil and groundwater are unknown.

Minor widening and drainage improvements which require a minimum 5-ft excavation depth have the potential to encounter contaminated media associated with the 7 Eleven 36147 LUST event detailed in the 2018 Phase I ESA and the 2020 addendum. As this LUST incident has not been fully remediated, it is possible that excavation depths needed to widen SR-0228 and install drainage improvements could encounter groundwater. A Phase II investigation should be conducted to measure groundwater depths at this location. Alternatively, a formal DEP file review of the UST Closure report and Remedial actions undertaken at this site could provide additional information necessary to determine if proposed construction will encounter contaminated media; this formal file review could be completed at a later date pending the completion of remedial actions undertaken at this site.

Near the southeastern corner of the property, fill is proposed in a stormwater retention pond to accommodate widening of SR-0228. A stormwater drainage grate displayed in the roadway plans near the entrance to Grabenstein Texaco from SR-0228 would drain into this pond via a 15-in corrugated metal pipe. As this property features a gentle slope from the northwest to the southeast corner, most surface water will drain from this site through this grate and pipe and discharge into the stormwater retention pond. Due to this site's former use as a gas station and auto repair business, petroleum products and chemicals could have been transported in surface water runoff into this pond. As fill is proposed in a portion of this pond, a Phase II investigation to sample the pond's surface soil should be conducted.

No Further Action Required at this Time for the SR-0228 and Castle Creek Project Area (near Sunoco)

As stated in both the 2018 Phase I ESA and 2020 addendum, LUST events have occurred in association with the Sunoco Station (in 2006 and 2009) and, as a result, contaminated media could be encountered during construction activities. Both LUST incidences have been reported to have been cleaned up; however, minor, easily handled, or questionable amounts of contamination could remain. It should be noted that the UST basin was located farther north of its current location in 2006 and 2009 which results in a higher probability of encountering contamination from the former LUSTs events with the proposed widening of S.R. 0228. Therefore, a special provision should be included in the contract for handling of excavated materials and a worker health and safety plan should be implemented for this area. If the limits of construction should increase and further impact the site, additional investigations in the form of a Phase II, Phase III, or construction monitoring may be required.

No Further Action Required for the SR-0228 and Castle Creek Drive Project Area (near Howard Hanna)

The project area surrounding SR-0228 and Castle Creek Drive/High Pointe Drive remained largely unchanged from the 2020 site visit, with the addition of ModWash and several other small businesses between High Pointe Drive and SR-0228. No environmental concerns relating to hazardous wastes were noted within or surrounding this project area, therefore, no further action is required.

No Further Action Required at this Time for the SR-0228 and Seven Fields Boulevard Project Area

The intersection of SR-0228 and Seven Fields Boulevard remained unchanged from the initial site visit and 2020 addendum featuring commercial structures in all quadrants of the intersection. The GetGo gas station and car wash was not found to have reported any releases from the USTs since the 2020 addendum. If the limits of construction increase in proximity to the GetGo gas station and car wash, then further investigations or construction monitoring may be required. No additional environmental concerns relating to hazardous wastes were noted within or surrounding this project area, therefore, no further action is required.

No Further Action Required for the SR-0228 and Adams Ridge Boulevard Project Area

The intersection of SR-0228 and Adams Ridge Boulevard appeared to be unchanged from the initial site visit and 2020 site visit. No environmental concerns relating to hazardous wastes were identified within or surrounding this project area, therefore, no further action is required.

No Further Action Required at this Time for the SR-0228 and Myoma Road Project Area

While the 2020 addendum field reconnaissance identified a couple piles of solid waste in the wooded and undeveloped portion of land north of the Lifepointe Alliance Church, no environmental concerns relating to hazardous waste were noted within or surrounding this project area.

No Further Action Required at this time for the SR-0228 and Heritage Creek Drive Project Area

American Natural fueling station was constructed in 2018, as detailed in the 2020 addendum, and was located by EDR in the UST database with no violations or LUSTs reported or recorded. No additional environmental concerns related to hazardous waste were identified in this project area. As contamination is not expected to be encountered during construction activities, no further action is required at this time for this project area.

As reported in the 2018 Phase I ESA, an unused private water well was located within the PennDOT right-of-way in the southern portion of the Johnston House property (located approximately 1,000 feet east of the intersection of S.R. 0228 and Heritage Creek Drive). The business currently utilizes public water. The well should be properly abandoned following Act 610 of the Water Well Drillers License Act regarding the closure and abandonment of wells prior to the widening of S.R. 0228.

Initiate Phase II / Phase III activities for the SR-0228 and Beaver Street Extension Project Area

Multiple environmental concerns were noted on the Nacey property during the 2017 site visit and are described in the 2018 Phase I ESA. As preliminary plans propose demolition of the structures and the filling and regrading of the property to construct the jug handle and on and off ramps, Markosky recommends a Phase III investigation of soil and groundwater (if encountered) to determine if business practices have impacted soil and groundwater in this area. No additional environmental concerns relating to hazardous waste were identified along Beaver Street Extension.

A copy of the Phase I ESA and the Phase I ESA Addendum reports are located in the project technical support file.

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- 1 If the resource is not present, do not complete the remainder of this subject area.**
  - 2 If the resource is present but no impacts are anticipated, describe in Remarks why there will be no impact. If there will be no impact because avoidance/mitigation measures will be included, describe those in the mitigation text box provided.**
  - 3 Unless required as an attachment, documentation for subject areas should be maintained in the project's Technical Support Data and does not need to be submitted with the CEE.**
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## **Additional Information**

**Remarks, Footnotes, Supplemental Data**

**Attachments**