

Lycoming County:

Potential Land Exchange with Pennsylvania College of Technology for Subdivision of County-owned Property

Brady and Clinton Townships, Lycoming County, PA

PREPARED FOR:

LYCOMING PLANNING & COMMUNITY DEVELOPMENT
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LDG Project 9172-002

May 2023



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Chapter 1: Purpose and Need

1.1 Introduction

The Lycoming County Planning & Community Development office (County) is proposing a subdivision of portions of a county-owned property located in Clinton Township, Lycoming County, PA. The County is looking to subdivide five (5) lots off of the property of varying acreages. These parcels were developed, in part, with funds from the National Park Service Land and Water Conservation Fund (LWCF), and therefore will need to be replaced in-kind due to not continuing to function as these funds intend. A property owned by Pennsylvania College of Technology located off Fritz Station Road in Brady Township, Lycoming County, PA is proposed as replacement for the subdivided parcels.

Due to this federal assistance in acquisition/development of property by Lycoming County, an Environmental Assessment is needed to analyze the potential impacts that the two alternatives later described would have on the natural, historic, and human environment. This environmental assessment has been prepared in accordance with the National Environmental Policy Act of 1969, as amended (42 United States Code [USC] 4332[2][C]); the implementing regulations of the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] 1500-1508); the Department of the Interior NEPA regulations (43 CFR Part 46); and NPS Director's Order #12: *Conservation Planning, Environmental Impact Analysis and Decision-Making* (NPS 2011) and the accompanying NEPA Handbook (NPS 2015).

1.2 Project Area Descriptions

Lycoming County - Subdivision Lots

The county-owned property is located off West Blind Road to the north, Allenwood Camp Lane to the south, and SR15 to the east. The acquisition of the property by the County occurred in the early 1960s. The property was converted to a golf course in 1965, which still operates to this day. There are two 18-hole courses, and a disc golf/foot golf course located on the property. The property includes wooded areas, mowed and maintained yards, and Black Hole Creek, a small stream with natural reproducing trout populations. This property is proposed to subdivide five (5) lots of varying sizes from the original property. A description of each lot is located below:

- **Lot 1:** This lot, approximately 15.3 acres, is located in the northwestern corner of the property and is mainly forested with mature trees and a dense understory. A paved access road traverses through the lot from north to south and is gated at the entrance off of West Blind Road. A picnic shelter is located in the middle of the property but likely does not see active use due to the gated access. Black Hole Creek runs through the northern portion of the parcel from west to east.
- **Lot 2:** This lot is located just east of Lot 1 and is densely forested with logging activity having occurred in the last 5 years. The parcel is approximately 5.3 acres. The lot is intersected with a cart path from the golf course and a tee box is located in the northern

portion of the parcel. Black Hole creek flows through the southern portion of the parcel with only a very small reach of stream located in the lot.

- **Lot 3:** This lot is located east of Lots 1 and 2 and is smaller in size at 2.18 acres. It is mowed and maintained by golf course staff with a small row of trees along the road-front edge of the lot. The southern portion of the property contains a few large mounds that are associated with the adjacent golf course hole.
- **Lot 4:** This lot is approximately 25.24 acres and is located east of Lot 3. It is entirely forested with dense shrubby understory. There is an overgrown, relic roadbed that runs from east to west through the middle of the parcel. There are some areas where organic waste and soils from the golf course are frequently dumped. The southern and western edges of the lot are bordered by several golf course holes.
- **Lot 5:** This lot is located in the eastern portion of the property and is approximately 23.5 acres. This parcel has an active disc golf/foot golf course which is an unmaintained Par-3 golf course located on the entirety of the lot. An unnamed tributary to Black Hole Creek flows south to north along the eastern border of the parcel. This parcel includes a 50 foot easement for access from the current golf course access road and parking lot. The County is proposing to develop this parcel into market-rate housing units.

Pennsylvania College of Technology - Replacement Property

The property that is proposed for exchange (exchange property) is owned by the Pennsylvania College of Technology and is partially used for heavy equipment training purposes. This 66-acre property, located south of Fritz Station Road, also was part of the Pennsylvania Ordnance Works that built munitions for World War 2. A relic building and dam from these operations is located on the property. The property is mostly wooded with dense shrubby vegetation in the understory. The southern portion of the property has Black Run, a Warm Water Fishery. The eastern portion of the property is bordered with the historic Philadelphia-Reading Railroad grade and the West Branch Susquehanna River. The western section contains a high-voltage overhead power line that runs north to south through the property. The County looks to utilize this facility through passive recreational activities. This includes updates to the access road and parking area.

Please refer to Appendix B for Project Location Map and Appendix D for a Concept Map of the Replacement Property.

1.3 Purpose and Need for Action

The purpose of this proposed land transfer is to allow for the subdivision of five (5) parcels of land from the property owned by Lycoming County.

This action is needed in order to provide the opportunity for future development plans. The current state of the property does not allow for any development progress due to being constrained under the LWCF funding stipulations. By subdividing, this will help the County to utilize the parcels to their fullest extent deemed necessary by county officials.

1.4 Issues and Impact Topics

Impact topics are the resources or issues of concern that could be impacted by the range of activities associated with this project. Federal laws, regulations, and management policies were used in identifying the impact topics retained for further analysis. Identification of impact topics facilitates the analysis of environmental consequences and allows for a standard comparison between alternatives based on the most relevant information.

Along with the subdivision of the parcels from the Lycoming County property, the County has identified a lack of housing in the region and looks to market Lot 5 as a development of new housing at a higher density due to the proximity of the parcel to public water and sewer availability. The Pennsylvania College of Technology property that will replace the subdivided parcels is proposed to be developed into a passive recreation area.

Four (4) impact topics are carried forward for further analysis in this EA found in **Chapter 3: Affected Environment and Environmental Consequences**:

- Cultural and historic resources,
- Natural resources,
- Socioeconomics,
- Visitor use and experience

Other impact topics that are associated with this EA but are either not present or would have no potential impact have been dismissed from detailed analysis. See Table 1 for further explanation of each topic.

Table 1: Impact Topics Retained & Dismissed

Impact Topic	Related Details	Retained or Dismissed
Cultural and historic resources	There are several cultural and historical resources located on the subdivided lots and replacement property that have the potential to be impacted by this subdivision and land replacement.	Retained
Natural resources	Wetlands, streams, geological resources, wildlife, and other natural resources located on the properties have the potential for impacts.	Retained
Socioeconomics	Socioeconomics covers a broad spectrum of potential impacts associated with the action and will be described in further detail.	Retained
Visitor use and experience	This impact topic includes several of the potential impacts associated with recreational resources.	Retained
Circulation and transportation	Active transportation or circulation does not occur on either property assessed and only was observed adjacent to the properties.	Dismissed
Climate/Air Quality	These impact topics would not be affected by the proposed action.	Dismissed
Sound/Lightscaapes	These topics are not likely to be significantly impacted by the proposed action due to the lack of major activity changes for either property.	Dismissed
Contamination/Hazardous materials	No contaminants or hazardous materials were observed on either property that would be impacted in any capacity due to the proposed action of subdivision.	Dismissed

Chapter 2: Alternatives

2.0 Introduction

This chapter describes the alternatives developed for the proposed land exchange from Pennsylvania College of Technology to Lycoming County. There are two (2) alternatives that were carried forward for further analysis: Alternative 1: No-Action Alternative, and Alternative 2: Allow the County to subdivide five (5) parcels from their property and replace in-kind with the property owned by Pennsylvania College of Technology. A no-action alternative is required by the NEPA as a baseline to compare other action alternatives. The action approach presents a reasonable and feasible approach that meets the purpose of and need for action.

2.1 Alternative 1: No Action

Under this alternative, the property owned by Pennsylvania College of Technology would remain in their possession, and the parcels on the Lycoming County property would not be subdivided. The functions of each property would remain the same. This would prevent any further development in the future from occurring on the county-owned property and the college-owned property will continue serving as grounds for heavy equipment training. Refer to Appendix B for maps of the current resources found on each property or parcel.

2.2 Alternative 2: Subdivide County Property and Replace with Pennsylvania College Property

Under this alternative, the land owned by Pennsylvania College of Technology will be acquired by Lycoming County. This property will be utilized for passive recreation and open to the public (Refer to Appendix C for Concept Map) The property currently owned by the County will be subdivided into five (5) parcels/lots. There are no finalized plans for the development of these parcels at the current time. This is the preferred alternative due to the potential for further community progress depending on proposed plans that may arise in the future.

Chapter 3: Affected Environment and Environmental Consequences

3.1 Introduction

This chapter describes the affected environment and documents existing conditions and the impacts associated with those conditions. These descriptions serve as a baseline for understanding potential impact to resources that the alternative actions may have. The environmental consequences, or “impacts”, of the two alternatives were analyzed for each resource retained. The resource topics presented in this section correspond to the environmental issues and concerns identified from field investigations and internal scoping.

In accordance with the Council on Environmental Quality (CEQ) regulations, the environmental consequences analysis includes the direct, indirect, and cumulative impacts (40 CFR 1502.16) of each alternative. The intensity of the impacts is assessed in the context of the land exchange’s purpose and significance, and any resource-specific context that may be applicable (40 CFR 1508.27). The methods used to assess impacts vary depending on the resource considered, but generally are based on a review of pertinent literature and studies, the information provided by the county and other agencies, professional judgement, and Larson Design Group staff knowledge and insight.

3.2 Affected Environment

The affected environment describes existing for those elements of the natural and cultural environment (including human health and safety and the visitor experience) which could be affected by the actions proposed in the alternatives. These descriptions serve as a baseline for understanding the resources that could be impacted by implementation of the proposed action.

3.3 Impacts

According to the 2022 Council on Environmental Quality (CEQ) revised regulations, “effects or impacts” are changes to the human environment that include reasonably foreseeable (1) direct effects, (2) indirect effects and (3) cumulative effects [40 CFR §1508.1(g)].

Agencies consider the potentially affected environment and degree of effects to determine the significance of an action’s impacts. The degree of effect is assessed in the context of the proposed land exchange’s purpose and significance, as well as any resource-specific context that may be applicable.

When assessing the degree of effects, agencies consider:

- Both short- (immediately following land exchange) and long-term (future considerations with the properties) effects

- Both beneficial and adverse effects
- Effects on public health and safety
- Effects that would violate Federal, State, Tribal, or local law protecting the environment.

Neither of the alternatives analyzed in this EA would have any adverse effects on public health and safety, nor would they violate any federal, state, tribal, or local laws that protect the environment.

3.4 Cultural and Historic Resources

3.4.1 Affected Environment

The replacement property owned by the Pennsylvania College of Technology has a relic building located in the center of the parcel. This building was the pumphouse for a munitions factory historically located near the town of Allenwood on other federal property. This building and attached dam into the West Branch Susquehanna River were used to gather and pump water to the factory for cooling purposes. Additionally, the historic Philadelphia-Reading railroad bed is located along the eastern border of the property.

The Lycoming County-owned property did not have any above-ground cultural resources located on any of the five proposed subdivided parcels.

3.4.2 Environmental Consequences

Alternative 1: No Action

This alternative would not affect the resources as they stand currently. No future developments would take place and cultural resources would not be impacted in any standard.

Alternative 2: Land Exchange/Subdivide

This alternative could impact cultural resources on the properties. With the proposed utilization of the replacement property as passive recreational opportunities, there could be a possibility of several impacts on the resources found on this property. The historic railroad bed is proposed to be restored and utilized as a walking trail for visitors which would be a positive impact to the railroad. Due to the structurally unsound nature of the pumphouse, it will need to be tore down and removed from the property in order to open the property up to passive recreation.

There would be no change or impacts on the county-owned property due to the lack of resources found there.

3.5 Natural Resources

3.5.1 Affected Environment

The property currently owned by Lycoming County is relatively flat in landscape. The proposed lots that would be subdivided from the property consist of dense forested areas with a stream (Black Hole Creek) that runs through two of the five lots. This stream is classified as having natural reproducing trout populations. In addition to trout, other aquatic populations were present in this stream including mayflies, caddisflies, frogs, and other fish species. There were no significant wetlands that were noted on any of the parcels investigated. Although no species of concern or threatened/endangered species were identified as being located in this area, several common wildlife species were present such as deer, birds, small mammals, and terrestrial insects. The exchange property owned by Pennsylvania College of Technology is also densely forested and contains a small stream (Black Run) that runs through the southern portion of the property. There is also a small unnamed tributary to Black Run that flows north to south through the property. Black Run was observed as having small fish and macroinvertebrate species within it, and it is assumed that the small tributary would contain similar aquatic fauna. The property has abundant quality habitat for wildlife such as deer, turkey, and small mammals. There were identified several significant wetlands on this property which further shows signs of quality habitat for small mammals, turtles, frogs, and insects.

3.5.2 Environmental Consequences

Alternative 1: No Action

With this alternative, the parcels on the county-owned property would not be subdivided and the college-owned property would not be used as a form of passive recreation activity. This, in turn, results in the natural resources remaining in the same state. Access to the Lycoming County property would be on a limited-use basis regarding the golf course, where access to the Pennsylvania College of Technology property is not permitted without further authorization and closed to the public.

Alternative 2: Land Exchange/Subdivide

The natural resources of the properties involved in the land exchange would not be directly or immediately impacted by this action. The proposed recreational activity that would result on the college-owned property would benefit natural resources though the opportunity for educational resources to be utilized by recreators. Visitors to this property could have the opportunity to enjoy the natural resources found on it and would be able to gain an understanding of some of their functionalities. Due to a lack of significant resources found on the county-owned property, subdivision of these properties would not adversely affect the natural resources located here.

3.6 Socioeconomics

3.6.1 Affected Environment

The demographics of the two properties being analyzed are relatively similar due to their proximity to each other. Demographic information was acquired using the Environmental Protection Agency's (EPA's) EJSCREEN Census 2010 Report system. The area investigated through the screening system included portions of the two townships in which the properties are located, Clinton and Brady Townships, Lycoming County and additionally a portion of Gregg Township in Union County. Based on the summary of data collected for Clinton and Brady Townships, the population of the area of investigation is 889 individuals. This population includes only about 2% of minority peoples. The investigated area has a 22% low-income population, and surrounding areas were observed as having populations that fall into the 80 to 90 state percentile range of low income. Of the total number of residents, approximately 77% are between the ages of 18 and 64 years old and 86% own their own home. In Gregg Township, approximately 56% of the population is low income and 53% are a minority race. 96% of the population is categorized between the ages of 18 and 64. For a more in-depth analysis of the demographic information, please refer to Appendix D for the Demographic Report.

Socioeconomics, in the instance of this EA, refers to the social and economic impacts associated with the two properties investigated. Environmental justice is included in this description due to the influence of different income and minority groups on the area in question. The properties that were assessed for these impacts and the surrounding areas, as described prior, have a very low population of minorities and a relatively low population of low-income individuals. Some surrounding areas are deemed in the 80-90 state percentile of low-income individuals including an area directly south of the replacement college-owned property. The Lycoming County property has a pay-to-play golf course where approximately 51,000 rounds of golf per year are played. The disc golf/foot golf course located on Lot 5 of this property is a free course open to the public. If this lot is subdivided off, it is proposed to construct market rate housing on this lot. The Pennsylvania College of Technology property is currently off-limits to the public but is proposed to be a free-access passive recreation facility. Due to these properties being owned by state or county agencies, there are no property tax bases to discuss further in this analysis. The industry of the area is also not within relative proximity to either property and was dismissed from further analysis within this topic.

3.6.2 Environmental Consequences

Alternative 1: No Action

This alternative would result in no changes to the current socioeconomics of the two properties. The Lycoming County property would still function with the golf courses and disc golf/foot golf course. The college-owned property would continue to remain posted from public access. The low-income communities located near this property would also not be able to utilize the property for recreation.

Alternative 2: Subdivide/Property Replacement

This alternative would have a positive impact on the socioeconomics associated with the two properties analyzed. The subdivision of the Lycoming County property would allow construction of the market rate housing facility on Lot 5. There would also be opportunities for further development of the other lots that could possibly bring economic progress to the area. The golf courses would not be immediately affected by this subdivision but could have very minimal impacts from any level of development of the lots if proposed. Any lot development would be coordinated with the golf course to minimize disruptions. The loss of recreating opportunities by the public on these lots, mainly relating to Lot 5 and the disc golf/foot golf course, would be replaced with the acquisition of the Pennsylvania College of Technology property. This property would be developed for better access and parking along with proposed walking trails being constructed. This recreation area would be closer to the higher percentile population of low-income individuals in Gregg Township and surrounding areas, and it would not require additional equipment needed to recreate, unlike the disc golf/foot golf course. The positive impacts associated with this subdivision and property replacement are evident in the socioeconomics of the area.

3.7 Visitor Use and Experience

3.7.1 Affected Environment

The property owned by Lycoming County currently has two 18-hole golf courses located on it, and a disc golf/foot golf course that is located on Lot 5 of the proposed subdivision. The golf courses are pay-to-play and cost around \$35 per round to play. The golf courses have an average of approximately 51,000 rounds played on them each year. The access to the disc/foot golf course is free to the public and sees approximately 20-30 people per week playing on it. The other four lots located on this property are near, or have infrastructure from, the golf course. Lot 1 has a picnic shelter that currently does not see use but has historically been utilized. Lot 2 contains a cart path and tee box from the golf course. Lot 3 is mowed and maintained along the corridor of one of the holes on the course. Lot 4 is wooded but is located along one of the course holes.

The property owned by Pennsylvania College of Technology is currently off-limits to visitors. There is a gate at the access road entrance to the property and signage stating that the property is posted.

3.7.2 Environmental Consequences

Alternative 1: No Action

This alternative would keep access to both properties as it currently stands. There would remain open access only for disc/foot golf on Lot 5 of the Lycoming County property. The access to the college-owned property would remain off-limits.

Alternative 2: Land Exchange/Subdivide

Lot 5 of the White Deer Golf Course county-owned property contains a disc golf/foot golf course that sees minimal use. Through this alternative, access to the disc golf course would not be immediately impacted. However, future developments of this lot would eliminate the course. If the land owned by Pennsylvania College of Technology is transferred to Lycoming County, the recreation amenity will be replaced with passive recreational opportunities developed on this replacement property. The concept map located in Appendix C shows some of the possible opportunities for individuals to recreate on the property including hiking trails and improved access areas to the river and creek for fishing and kayaking activities. This will open opportunity up for less specialized recreating activities and would allow a greater diversity of the population to enjoy recreating. Additionally, the County looks to update its Park, Recreation, and Greenway Plan in the future and will be soliciting public input into what other forms of recreation are needed in the community. Any future landowners or projects on the county-owned parcels will work with the County to ensure that White Deer Golf Course will not be impacted by any development.

Chapter 4: Mitigation, Stipulations, and Best Management Practices

4.0 Description

The proposed subdivision of five lots from the Lycoming County property would change the function of the lots as recreating lands. This action will be mitigated by development of the Pennsylvania College of Technology replacement property into a passive recreation facility. This mitigation effort is a requirement under the stipulations of the LWCF funding assistance manual which refers that an in-kind replacement of any property that will be significantly impacted from its intended purpose through LWCF funding is required. The County also plans to update their Park, Recreation, and Greenway Plan in the future, and will be soliciting public input into what other forms of recreation are needed in the community.

Any development or construction activities on the properties, including market rate housing on Lot 5 of the county-owned property and the upgrades to the access road, parking area, and walking trails on the replacement property will require the proper permitting for construction. These permitting processes will be conducted through cooperation with Federal, State, and local governing agencies and proper best management practices will be implemented as necessary during and following construction activities.

Chapter 5: Consultation and Coordination

5.1 Preliminary Project Consideration and Coordination

Lycoming County presented the proposed land transfer to Pennsylvania Department of the Conservation of Natural Resources (PADCNR) and the National Park Service (NPS) in 2021. The NPS requested an appraisal and deed review of the properties. In January 2023, NPS confirmed that the project is eligible to move forward. PADCNR is required to complete a formal application for conversion of LWCF property. This Environmental Assessment is a required part of the application.

5.2 Data Collection/Investigation Partners

Lycoming County Planning & Community Development Office

Larson Design Group discussed and coordinated with the Director and Natural Resource Planner at this office for understanding the purpose and need for this action. This agency also coordinated with Pennsylvania College of Technology on access to their property for field investigation. The County performed the demographics screening for the area and developed the concept plan for the exchange property.

Larson Design Group

Environmental consultants contracted by Lycoming County that performed field investigations and developed Environmental Assessment for land exchange action.

Pennsylvania Historical and Museum Commission (PHMC)

PHMC's online PA-SHARE system was used to submit an environmental review of the above-ground and archeological resources that could be located at each of the properties.

Pennsylvania Natural Heritage Program (PNHP)

The PNHP online mapping system was used to locate and identify areas on or near the properties considered for exchange that would be home to any threatened or endangered species, or species of concern at the federal and state level of protection.

Pennsylvania Department of Environmental Protection (PADEP)

The PADEP eMapPA system was used to classify the streams located at both properties under the Pennsylvania Chapter 93 stream classification protocol.

5.3 EA Review and Implementation Partners

Pennsylvania Department of the Conservation of Natural Resources (PADCNR)

Coordination with Lycoming County and National Park Service on proper protocol for land exchange under the LWCF funding.

National Park Service (NPS)

Reviewer of Environmental Assessment submitted for the land exchange action.

Larson Design Group

Performed the survey for the proposed subdivision of the five lots on the Lycoming County property.

5.4 Public Engagement

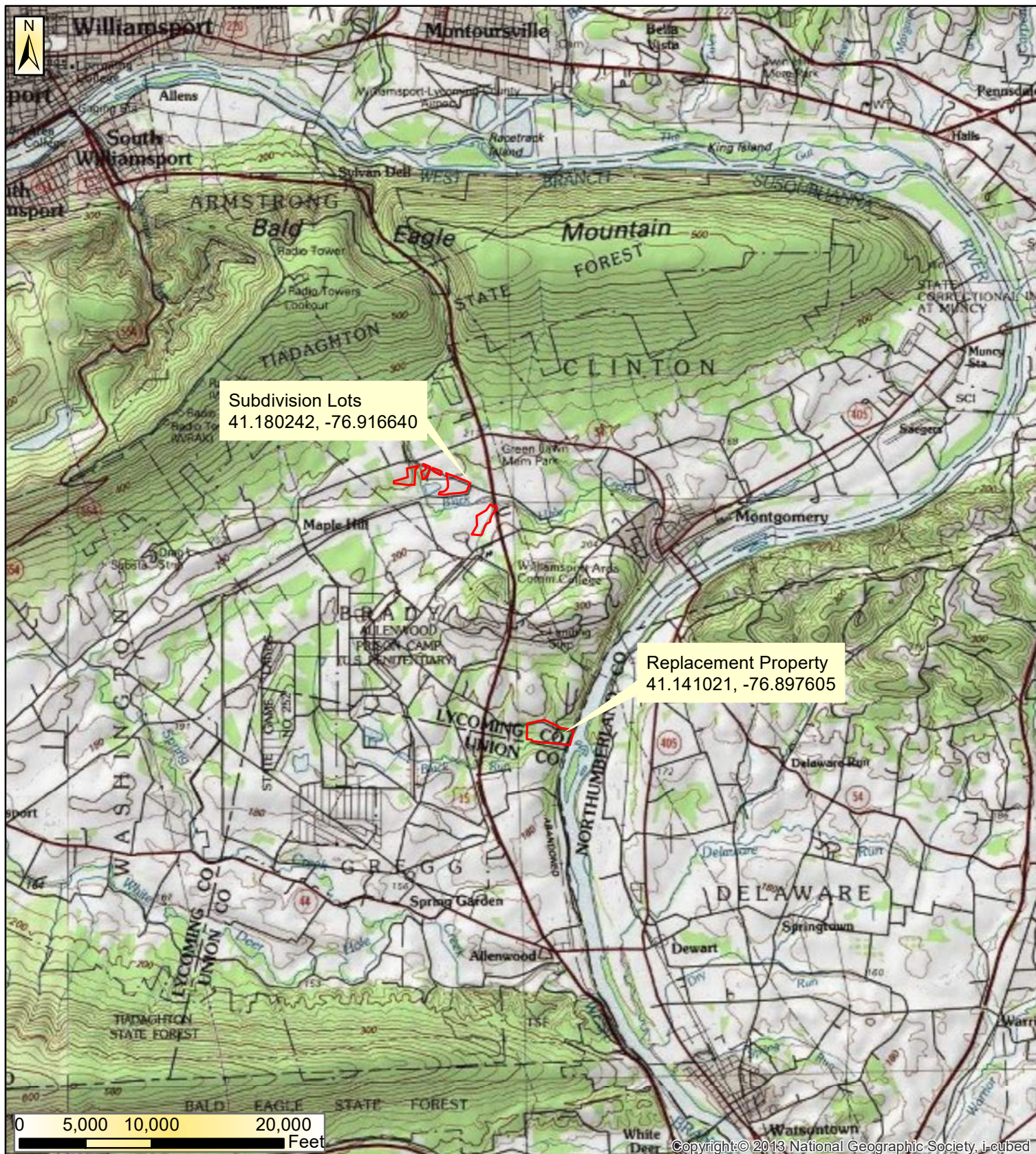
Under Chapter 4 of the *LWCF Financial Assistance Manual*, states that a public comment period of no less than 30 days is required for EA submission. The notice that an EA is available for review shall be published in local newspapers, community notices, posted on the sponsoring agency's website, and made broadly known to the public to allow for ample notice for public comments. Lycoming County Planning & Community Development office is responsible for reviewing these comments. Should substantial comments result in the revision to the EA proposal, Lycoming County should consult with DCNR or NPS to determine if the public requires another opportunity for review of the revised EA. All comments made by the public must be documented and submitted with the proposal application submission to the NPS.

References

References

- Council on Environmental Quality: Executive Office of the President. 2022. *National Environmental Policy Act implementing Regulations*. 40 CFR Parts 1500-1508. [Ceq.doe.gov/docs/laws-regulations/NEPA-Implementing-Regulations-Desk-Reference-2022.pdf](https://ceq.doe.gov/docs/laws-regulations/NEPA-Implementing-Regulations-Desk-Reference-2022.pdf). May 20, 2022.
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- Pennsylvania Natural Heritage Program. 2023. *Pennsylvania Conservation Explorer*. Version 1.13.1. Pennsylvania Department of Natural Resources. conservationexplorer.dcnr.pa.gov. Accessed May 15, 2023.
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Project Location Map



Lycoming County Subdivision and Property Replacement Project Location Map

*Brady and Clinton Townships,
Lycoming County, PA*

Date	5/22/2023
Designer	EJS
Project No.	9172-002
Scale	1 inch = 10,000 feet

Resource Maps



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Lycoming County Parcels - Lot 1 Resource Map

Clinton Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 150 feet



Lycoming County Parcels - Lot 2
Resource Map
Clinton Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 125 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Lycoming County Parcels - Lot 3
Resource Map
Clinton Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 100 feet



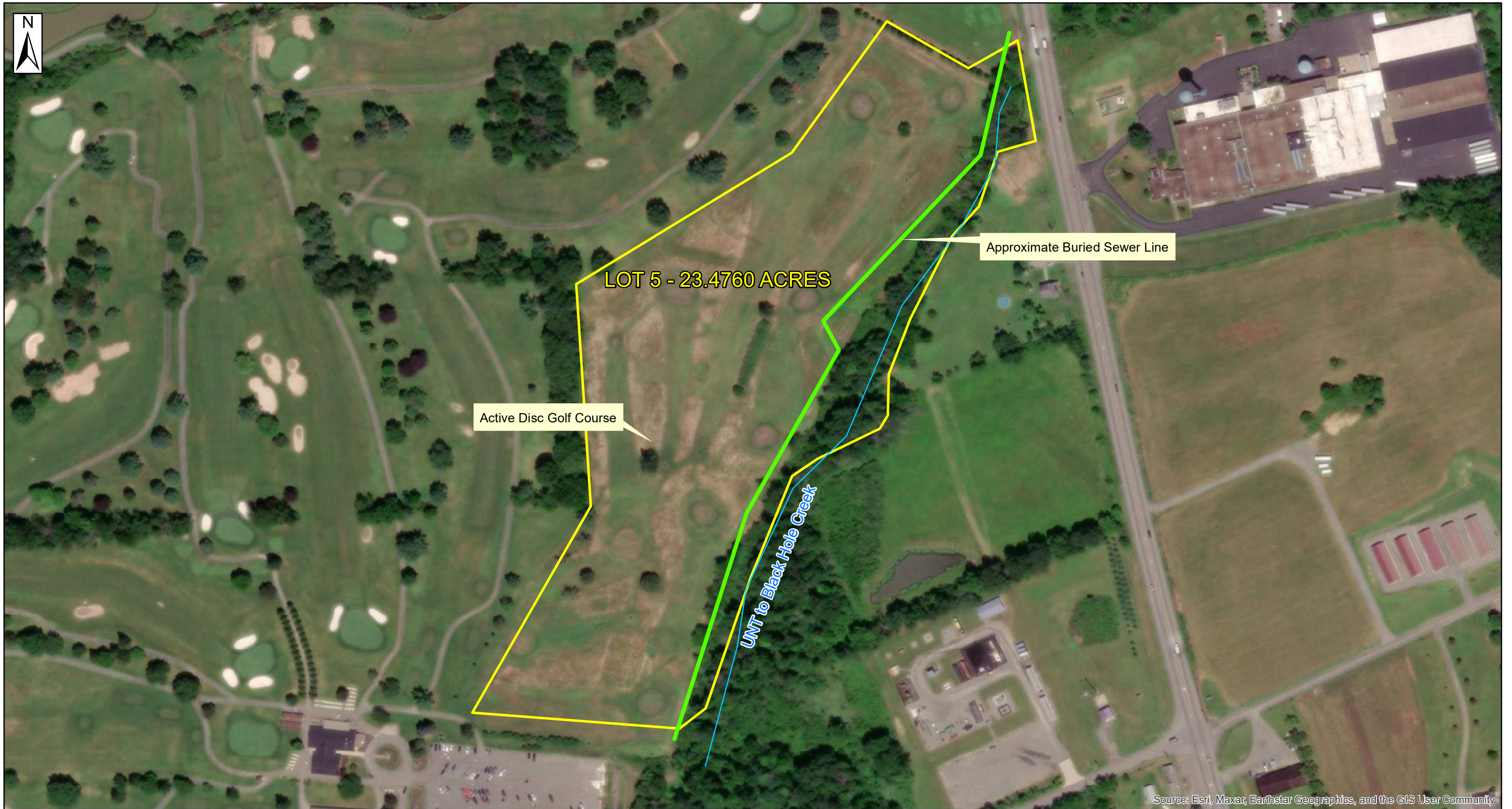
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Lycoming County Parcels - Lot 4 Resource Map

Clinton Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 200 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Lycoming County Parcels - Lot 5 Resource Map

Clinton Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 233 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Pennsylvania College of Technology - Replacement Property Resource Map

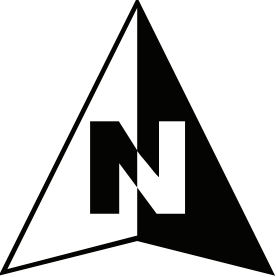
Brady Township, Lycoming County, PA

Date	5/22/2023
Designer	EJS
Project No.	9172-103
Scale	1 inch = 200 feet

Replacement Property Concept Map

PARCEL 04-431-101.A
BRADY TOWNSHIP
LYCOMING COUNTY PA

1 inch = 123 feet



FRITZ STATION RD (BRADY TWP.)

ACTUAL
GATE
LOCATION

PROPOSED
GATE
LOCATION

PARCEL 04-431-101.A
66.1 ACRES (DEEDED)

ACCESS ROAD

BLOCKED/ GATED
NO ACCESS

PARKING

WALKING PATH

TRAIL

LYCOMING COUNTY
UNION COUNTY

WEST BRANCH SUSQUEHANNA RIVER

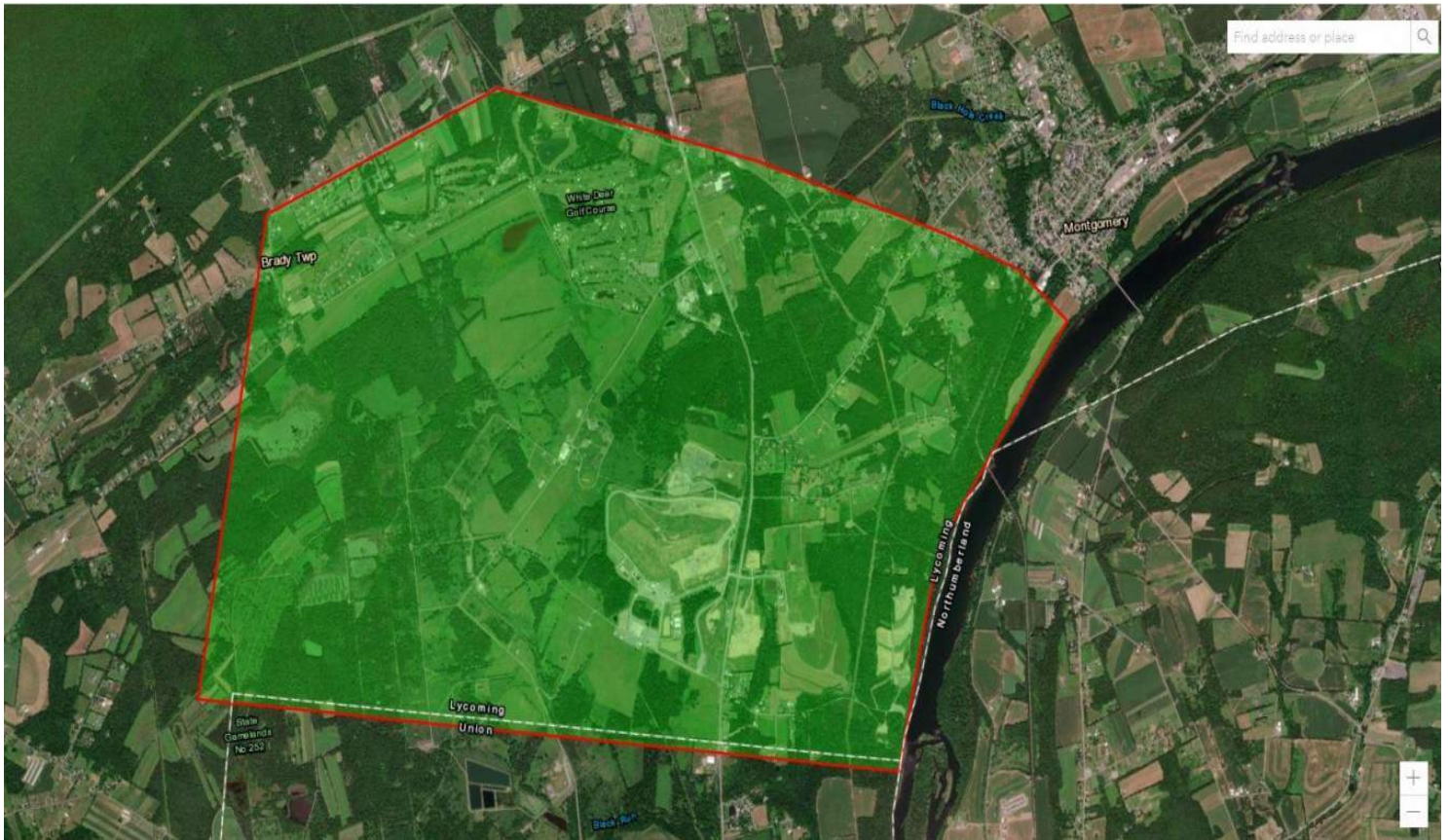
Demographic Report

EJA Report – Socioeconomic Data

Source: <https://ejscreen.epa.gov/mapper/>

Description: Search inquiry for the Socioeconomic Data on the properties involved in the White Deer Land Conversion. The information contained in this report was sourced from the EJScreen: Environmental Justice Screening and Mapping Tool available on the EPA.Gov site.

Area of Interest:



Information gathered in this report was gathered from the highlighted area. Encompassed in the highlighted area is both the Fritz Station Rd Parcel and White Deer Golf Course Parcels.

Socioeconomic Indicators:

The following data was generated from running an EJA: Screen from the selected variables: Demographic Index, Supplemental Demographic Index, People of Color, Low Income, Unemployment Rate, Limited English Speaking, Population with less than High School Education, Population under Age 5, Population over Age 64, and Low Life Expectancy

The User Specified Area, PENNSYLVANIA, EPA Region 3 (Population: 644)							
#	Category	Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
25	Demographic	Demographic Index	12%	26%	26	35%	15
26	Demographic	Supplemental Demographic Index	11%	13%	44	15%	39
27	Demographic	People of Color	2%	24%	18	40%	8
28	Demographic	Low Income	22%	28%	44	30%	40
29	Demographic	Unemployment Rate	3%	5%	42	5%	43
30	Demographic	Limited English Speaking	0%	2%	0	5%	0
31	Demographic	Population with Less Than High School Education	12%	9%	72	12%	62
32	Demographic	Population under Age 5	6%	5%	65	6%	61
33	Demographic	Population over Age 64	16%	18%	43	16%	53
34	Demographic	Low Life Expectancy	17%	20%	26	20%	30

Data Chart:



Figure 1: Graphed Socioeconomic Indicators from the gathered data above showing area compared to both State Percentile and USA Percentile.

Maps:



Figure 2: Map displaying Demographic Index for the selected area is less than 50 percentile



Figure 3: Map displaying Low Income (State Percentile) for selected area is less than 50 percentile

EJScreen: Census 2010 Summary Report for selected area attached below:

EJSCREEN Census 2010 Summary Report

Location: User-specified polygonal location

Ring (buffer): 0-miles radius

Description:

Summary	Census 2010
Population	889
Population Density (per sq. mile)	87
People of Color Population	18
% People of Color Population	2%
Households	336
Housing Units	354
Land Area (sq. miles)	10.25
% Land Area	98%
Water Area (sq. miles)	0.20
% Water Area	2%

Population by Race	Number	Percent
Total	889	
Population Reporting One Race	882	99%
White	874	98%
Black	1	0%
American Indian	1	0%
Asian	4	0%
Pacific Islander	1	0%
Some Other Race	2	0%
Population Reporting Two or More Races	7	1%
Total Hispanic Population	4	0%
Total Non-Hispanic Population	885	100%
White Alone	871	98%
Black Alone	1	0%
American Indian Alone	1	0%
Non-Hispanic Asian Alone	4	0%
Pacific Islander Alone	1	0%
Other Race Alone	1	0%
Two or More Races Alone	7	1%

Population by Sex	Number	Percent
Male	450	51%
Female	439	49%

Population by Age	Number	Percent
Age 0-4	54	6%
Age 0-17	202	23%
Age 18+	687	77%
Age 65+	145	16%

Households by Tenure	Number	Percent
Total	336	
Owner Occupied	288	86%
Renter Occupied	48	14%

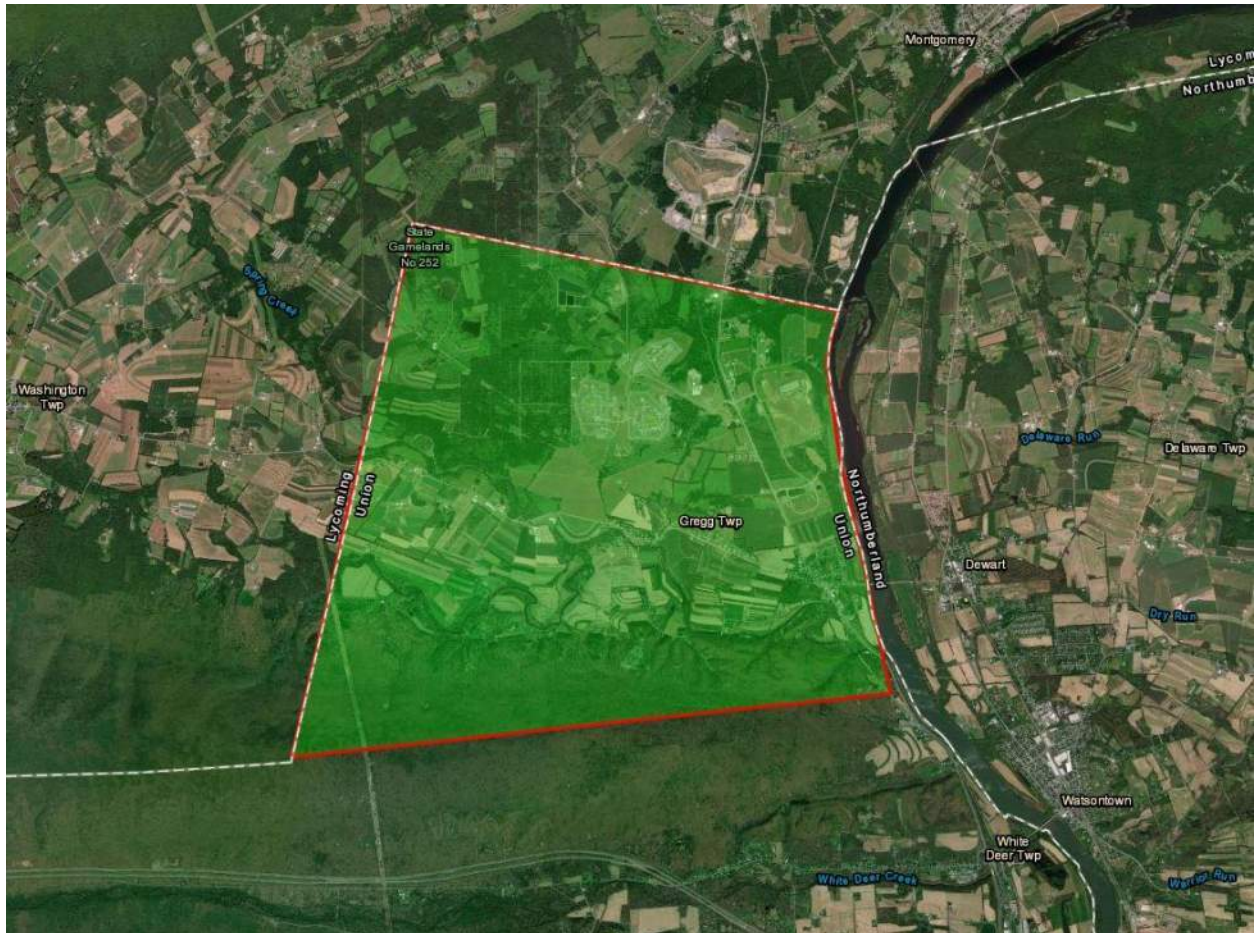
Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

EJA Report – Socioeconomic Data (Gregg Township)

Source: <https://ejscreen.epa.gov/mapper/>

Description: Search inquiry for the Socioeconomic Data on the southern region below the properties involved in the White Deer Land Conversion. the EJScreen: Environmental Justice Screening and Mapping Tool available on the EPA.Gov site.

Area of Interest:



The marked area was the source of the information used in this report. The southern section, below the Fritz Station Rd and White Deer Golf Course Parcels, is included in the highlighted area.

Socioeconomic Indicators:

Running an EJA resulted in the following data being produced: Display based on the chosen variables People of Color, Low Income, Unemployment Rate, Limited English Speaking, Population with Less Than a High School Education, Population under the Age of 5, Population beyond the Age of 64, and Low Life Expectancy are some of the demographic factors that are included in the Supplemental Demographic Index and the Demographic Index.

The User Specified Area, PENNSYLVANIA, EPA Region 3 (Population: 4,534)							
#	Category	Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
25	Demographic	Demographic Index	36%	26%	77	35%	60
26	Demographic	Supplemental Demographic Index	7%	13%	16	15%	15
27	Demographic	People of Color	59%	24%	85	40%	72
28	Demographic	Low Income	56%	28%	88	30%	85
29	Demographic	Unemployment Rate	3%	5%	41	5%	42
30	Demographic	Limited English Speaking	0%	2%	0	5%	0
31	Demographic	Population with Less Than High School Education	13%	9%	76	12%	66
32	Demographic	Population under Age 5	1%	5%	15	6%	15
33	Demographic	Population over Age 64	6%	18%	8	16%	11
34	Demographic	Low Life Expectancy	4%	20%	0	20%	0

Data Chart:



Figure 1: Graphed socioeconomic indicators from the aforementioned data collection, illustrating the area in comparison to both State Percentile and USA Percentile.

Map:



Figure 2: Map depicting the selected area's Demographic Index

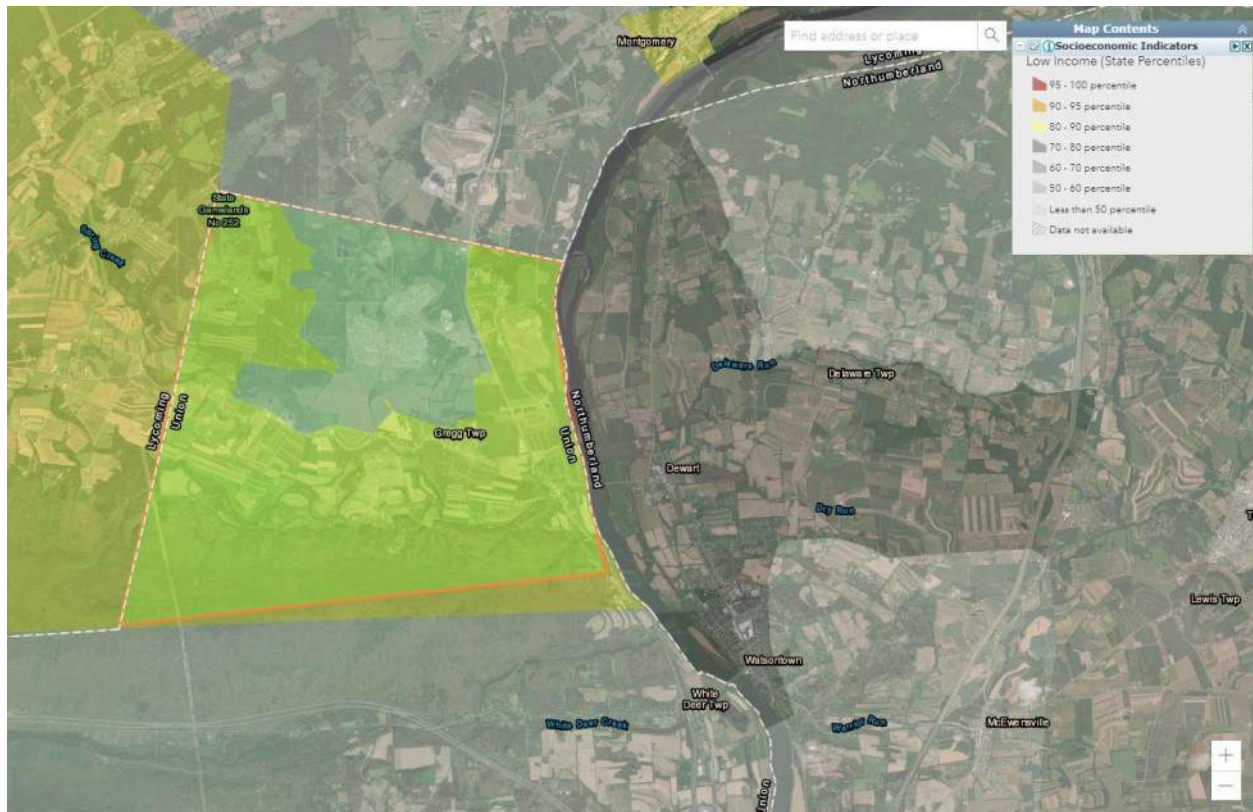


Figure 3: Figure 3: Map displaying Low Income (National Percentile) for selected area

EJScreen: Census 2010 Summary Report for selected area attached below:

EJSCREEN Census 2010 Summary Report

Location: User-specified polygonal location

Ring (buffer): 0-miles radius

Description:

Summary	Census 2010
Population	4,885
Population Density (per sq. mile)	337
People of Color Population	3,064
% People of Color Population	63%
Households	317
Housing Units	347
Land Area (sq. miles)	14.49
% Land Area	98%
Water Area (sq. miles)	0.22
% Water Area	2%

Population by Race	Number	Percent
Total	4,885	
Population Reporting One Race	4,715	97%
White	2,285	47%
Black	1,912	39%
American Indian	71	1%
Asian	80	2%
Pacific Islander	5	0%
Some Other Race	362	7%
Population Reporting Two or More Races	170	3%
Total Hispanic Population	1,111	23%
Total Non-Hispanic Population	3,774	77%
White Alone	1,821	37%
Black Alone	1,736	36%
American Indian Alone	41	1%
Non-Hispanic Asian Alone	78	2%
Pacific Islander Alone	4	0%
Other Race Alone	9	0%
Two or More Races Alone	85	2%

Population by Sex	Number	Percent
Male	4,375	90%
Female	510	10%

Population by Age	Number	Percent
Age 0-4	39	1%
Age 0-17	185	4%
Age 18+	4,700	96%
Age 65+	227	5%

Households by Tenure	Number	Percent
Total	317	
Owner Occupied	238	75%
Renter Occupied	79	25%

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.