FINAL

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

JONESBORO
U.S. ARMY RESERVE CENTER (AR022)
1001 SOUTH CARAWAY ROAD
JONESBORO, ARKANSAS 72401

Prepared For:

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600 Dr. Martin Luther King, Jr. Place
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February 12, 2007

CERTIFICATION

All information/documentation provided accurately reflects the environmental condition of the property. This Environmental Condition of Property (ECP) Report is in general accordance with the U.S. Department of Defense (DoD) requirements for completion of an ECP Report.

JAMES WHEELER II **DATE**
Chief, Environmental Division
90th Regional Readiness Command

The undersigned certifies the contents of this report are in general accordance with DoD policies for the completion of an ECP report.

February 12, 2007

LENARD P. GUNNELL, P.G. **DATE**
Project Geologist
U.S. Army Corps of Engineers

EXECUTIVE SUMMARY

The Terraine-EnSafe Joint Venture (TEJV), under contract to the U.S. Army Corps of Engineers, Louisville District, has prepared this Environmental Condition of Property (ECP) Report for the Jonesboro U.S. Army Reserve (USAR) Center (Facility ID AR022), hereafter referred to as the "Site" or "USAR Center." The Site is located at 1001 South Caraway Road, in Jonesboro, Craighead County, Arkansas.

This ECP Report was conducted in conformance with primary Department of Defense (DoD) and Army guidance, the DoD's Base Redevelopment and Realignment Manual, DoD 4165.77-M, Army regulations and the American Society for Testing and Materials Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys,* as secondary guidance when it was not inconsistent with the primary guidance.

This ECP Report details the history of the property, including the USAR and any prior tenant uses of the Site and the resulting environmental condition of the property.

The USAR Center in on 3.45 acres of land with two permanent buildings, a 14,192-square-foot Administration Building and a 3,235-square-foot organizational maintenance shop (OMS). The Site is currently occupied by Detachment 2 of the 392nd Chemical Company.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1937, the Site was an agricultural area located on the southeast side of Jonesboro, prior to the 1964 land acquisition by the U.S. government. The Site buildings were constructed in 1972. The USAR has historically conducted administrative and training activities at the Site, with limited vehicle maintenance occurring in the OMS.

Areas of potential environmental concern were reviewed and the TEJV found no significant concerns relating to environmental condition of the Site. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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List of Acronyms and Abbreviations

ACM	asbestos-containing material
ADEQ	Arkansas Department of Environmental Quality
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure Act
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CESQG	conditionally exempt small-quantity generator
CFR	Code of Federal Regulations
CORRACTS	corrective action sites
DoD	Department of Defense
EBS	Environmental Baseline Survey
ECCI	Environmental, Compliance & Construction, Inc.
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
kg	kilogram
LBP	lead-based paint
LQG	large-quantity generator
LUST	leaking underground storage tank
MEP	military equipment parking
NPL	National Priorities List
OMS	organizational maintenance shop
OWS	oil-water separator
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PMT	pole-mounted transformer
POV	privately owned vehicle
PWS	Public Water Supply

RCRA	Resource Conservation and Recovery Act
RCRAInfo	RCRA Information Database
RQ	reportable quantity
RRC	Regional Readiness Command
SQG	small-quantity generator
TEJV	Terraine-EnSafe Joint Venture
TSD	treatment, storage, and disposal
USACE	U.S. Army Corps of Engineers
USACHPPM	U.S. Army Center for Health Promotion and Preventive Medicine
USAR	U.S. Army Reserve
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Society
UST	underground storage tank
VWR	vehicle wash rack

1.0 INTRODUCTION

The Terraine-EnSafe Joint Venture (TEJV), under contract to the U.S. Army Corps of Engineers (USACE) Louisville District, was authorized to prepare an Environmental Condition of Property (ECP) Report for the Jonesboro U.S. Army Reserve (USAR) Center (Facility ID AR022), in response to the Base Realignment and Closure Act (BRAC) 2005 legislation. The work was performed under Contract No. W912QR-04-D-0044, Delivery Order No. 0008. The facility at 1001 South Caraway Road, in Jonesboro, Craighead County, Arkansas, is hereafter referred to as the "Site" or "USAR Center." In support of the ECP, a visual reconnaissance of the Site was conducted on August 1, 2006. The purpose of the reconnaissance was to visually obtain information indicating the likelihood of recognized environmental conditions in connection with the Site.

1.1 PURPOSE OF ENVIRONMENTAL CONDITION OF PROPERTY

The Military Department with real property accountability shall assess, determine, and document the environmental condition of all transferable property in an ECP Report. This ECP Report is based on readily available information. Pursuant to the Department of Defense's (DoD's) policy, set forth in the Base Redevelopment and Realignment Manual (DoD 4165.66-M, March 1, 2006) Section C8.3 (BRRM), the primary purposes of the ECP Report include the following:

- Provide the Army with information it may use to make disposal decisions.
- Provide the public with information relative to the environmental condition of the property.
- Assist in community planning for the reuse of BRAC property.
- Assist Federal agencies during the property screening process.
- Provide information for prospective buyers.
- Assist prospective new owners in meeting the requirements under U.S. Environmental Protection Agency's (USEPA) "All Appropriate Inquiry" regulations.
- Provide information about completed remedial and corrective actions at the property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

The ECP Report contains the information required to comply with the provisions of 40 Code of Federal Regulations (CFR) Part 373, which require that a notice accompany contracts for the sale of, and deeds entered into, for the transfer of federal property on which any hazardous substance was stored, released or disposed of. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h) stipulates that a notice is required if certain quantities of designated hazardous substances have been stored on the property for one year or more – specifically, quantities exceeding 1,000 kilograms (kg) or the reportable quantity (RQ), whichever is greater, of the substances specified in 40 CFR 302.4 or one kg of acutely hazardous waste as defined in 40 CFR 261.30. A notice is also required if hazardous substances have been disposed of or released on the property in an amount greater than or equal to the RQ. Army Regulation 200-1 requires that the ECP Report address asbestos, lead-based paint (LBP), radon and other substances potentially hazardous to human health.

This ECP Report used the American Society for Testing and Materials (ASTM) Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys* as a guideline when not inconsistent with the BRRM, CERCLA § 120, Army regulations and other applicable Army guidance.

1.2 SCOPE OF SERVICES

This ECP covers the 3.45-acre Jonesboro USAR Center at 1001 South Caraway Road in Jonesboro, Arkansas. The property is bounded by an open field with trees, then a restaurant and BP gas station to the north; South Caraway Road, then retail businesses and restaurants to the east; retail businesses and restaurants to the south; and an open field with trees to the west. A general Site location map, Site maps, and historical topographic maps and aerial photographs are provided in Appendix A. Appendix B provides photographs taken during the August 2006 Site reconnaissance. Appendix C provides Chain-of-Title information. Historical environmental documents, reports, and other documentation are provided in Appendix D. The environmental database report is provided in Appendix E.

This ECP Report classifies the property into one of seven DoD Environmental ECP categories as defined by the S.W. Goodman Memorandum dated October 21, 1996. The property classification categories are as follows:

- Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

- Category 2: Areas where only release or disposal of petroleum products has occurred.

- Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

- Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

- Category 5: Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.

- Category 6: Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.

- Category 7: Areas that are not evaluated or require additional evaluation.

1.3 ASSUMPTIONS AND LIMITATIONS

This report was prepared to permit formulation of an opinion of the environmental condition of the Site. Opinions on the environmental conditions at the Site are based on information from the visual reconnaissance, interviews, and collection and review of readily available information. New information or changes in Site use could require a review and possible modification of the findings and conclusions contained in this report.

The information obtained from the USAR, the USAR's representatives, individuals interviewed, and prior environmental reports was considered to be accurate unless reasonable inquiries indicated otherwise. Conditions observed were considered representative of similar areas that were not accessible unless otherwise indicated.

This ECP Report presents a summary of readily available information on the environmental conditions of, and concerns relative to, the land, facilities, and real property assets at the USAR Center. Its findings are based on a record search of readily available documents, a thorough review of the applicable and relevant documents, a visual reconnaissance conducted on August 1, 2006, and interviews with personnel knowledgeable about the Site and its history. Extensive environmental investigations and reports and Site historical documents were reviewed in support of this ECP. Information obtained from these other studies is reflected within this report by reference. A complete list of references is provided as Section 9.0.

All Site buildings were visually inspected during the Site reconnaissance. However, a 100% visual reconnaissance of each building space (such as areas above ceilings, etc.) was not practical due to accessibility restrictions. No sampling or analysis of any media was conducted during this survey.

2.0 SITE LOCATION AND PHYSICAL DESCRIPTION

The visual Site reconnaissance included a driving tour of the facility and the surrounding area, and a walking assessment of the developed area of the Site and buildings including the Administration Building and the organizational maintenance shop (OMS). The visual reconnaissance was conducted by TEJV personnel on August 1, 2006, to field-verify information produced in the document review and to identify recognized environmental conditions of property. All roads on the Site accessible by two-wheel drive vehicle were driven during the reconnaissance.

A reconnaissance of the Site perimeter was conducted to evaluate adjacent property uses that could contribute to any environmental contamination detected on the Site. TEJV personnel drove on roads along the perimeter and in the surrounding area to visually identify any contiguous properties that appear, in TEJV's professional judgment, to have contamination that could migrate to the Site. The findings of the perimeter survey are presented in Section 4.0.

2.1 SITE LOCATION

The Site is at 1001 South Caraway Road in Jonesboro, Craighead County, Arkansas. As shown in Figure 1 in Appendix A, the Site is in a developed area in the southeast area of Jonesboro. It is bordered by an open field with trees to the north and west; South Caraway Road, then retail businesses and restaurants to the east; and retail businesses and restaurants to the south.

2.2 ASSET INFORMATION

Facility Name and Address:	Jonesboro USAR Center 1001 South Caraway Road Jonesboro, Arkansas 72401
Property Owner:	U.S. Government
Date of Ownership:	September 22, 1964
Current Occupant:	Detachment 2 of the 392nd Chemical Company
Zoning:	C-3, Intermediate Business District
County, State:	Craighead County, Arkansas
USGS Quadrangle:	Jonesboro, Arkansas
Section/Township/Range:	Section 20, Township 14 North, Range 4 East

Latitude/Longitude: 35° 49' 56.3" N; 90° 40' 41.1" W

Legal Description: Being that parcel or tract of land, situated and lying in Block E, part of the North ½ of the Northeast ¼ of Section 20, Township 14 North, Range 4 East, in the City of Jonesboro, Craighead County, State of Arkansas.

2.3 PHYSICAL DESCRIPTION

A Site map of the USAR Center is provided in Figure 2 in Appendix A. Photographs are presented in Appendix B. Photographs 1 through 4 show the general layout of the Site and buildings, and photographs 5 through 24 illustrate specific environmental conditions and other Site-specific features. Photographs 2, 5, and 21 through 24 provide views of adjacent properties and surrounding land use.

The USAR Center is on 3.45 acres of land with two permanent structures: a 14,192-square-foot Administration Building and the 3,235-square-foot OMS. Both structures were built in 1972. The Administration Building walls are concrete block with brick veneer, while the OMS walls are concrete block. Both buildings have concrete foundations. The general layout of the Site relative to the Administration Building is shown in Photographs 1 and 2 in Appendix B. The general layout of the Site relative to the OMS is shown in Photographs 3 and 4 in Appendix B.

Vehicle access to the Site is via one driveway from South Caraway Road to the east. The driveway connects to a privately owned vehicle (POV) parking lot to the north and west of the Administration Building (Photograph 5 in Appendix B). A paved driveway extends from the POV to the roll-up door in the Drill Hall of the Administration Building. A military equipment parking (MEP) area, connected to the POV parking lot by a paved road, is located west of the OMS. The OMS and MEP are enclosed by a gated chain-link security fence topped with barbed wire. Approximately two-thirds of the Site is covered by impervious surface features (e.g., asphalt parking areas, driveways, concrete walkways, building footprints, etc.). The remaining ground surface is covered by grass lawn surfaces with a small amount of landscaping around the Administration Building.

The Site is relatively flat, and no signs of erosion, excavation, or fill were observed during the Site reconnaissance. According to USAR personnel, no offsite soil or fill material has been brought onto the Site nor has any significant grading occurred on the Site.

The Administration Building is a one-story, L-shaped structure that includes classrooms, restrooms, offices, a Drill Hall, an arms storage room, a kitchen, and a mechanical room. The interior of the Administration Building appeared to be well maintained with no visible evidence of chemical or petroleum releases during the Site reconnaissance.

The Drill Hall has a vehicle roll-up door on the west side that opens onto a driveway. According to USAR personnel, the Drill Hall was used for troop assemblies, storage, and as a gymnasium and has not been used for vehicle maintenance. The interior of the Drill Hall appeared to be well maintained with no visible evidence of chemical or petroleum releases during the Site reconnaissance. Photographs 6 and 7 in Appendix B show the Drill Hall area.

The kitchen area contained several floor drains. No grease traps were observed on the property during the Site reconnaissance, and USAR personnel did not know of any grease traps present on the property. Kitchen equipment, including a large refrigerator, freezer, and stoves, was present during the Site reconnaissance. According to USAR personnel, the kitchen area is used once per month during drill exercises. Small quantities of cleaning chemicals were stored in the janitor's closet (Photograph 8 in Appendix B) and on a cleaning cart observed inside the kitchen. No evidence of chemical or petroleum releases was observed inside the kitchen area of the building.

The mechanical room located within the southwestern portion of the building contains the heating, ventilation, and air-conditioning system, hot water heaters and chillers, and the fire prevention system. Photograph 9 in Appendix B shows the mechanical room. Entrance to the room is from the outside. The room is equipped with floor drains to convey the condensate/blowdown/leakage from the various pieces of mechanical equipment to the city sanitary sewer system. The condensate/blowdown/leakage is piped directly from each piece of equipment to the closest floor drain to prevent water from accumulating on the floor. At the time of the Site reconnaissance, there was pooled condensation present from the air-conditioning system. Floor drains are also located in the restrooms and in the kitchen to collect condensate from the chillers/refrigerators and to facilitate floor cleaning. According to USAR personnel, the floor drains discharge to the sanitary sewer.

Electric power to the Site is provided by overhead lines from Craighead Electric Cooperative. There are six pole-mounted, non-polychlorinated biphenyl (PCB)-containing electrical transformers on the Site: three on the southern facility boundary and three between the Administration Building and the OMS. Photograph 10 in Appendix B shows the pole-mounted transformers (PMTs) behind the administration building.

The OMS is a one-story, rectangular structure adjacent to the MEP lot within the chain-link security fencing west of the Administration Building (Photograph 11 in Appendix B). Two roll-up garage doors on the north side of the OMS open onto the MEP area. The OMS, which consists of bare concrete floor and concrete block walls, housed equipment but no vehicles during the visual reconnaissance (Photograph 12 in Appendix B).

A vehicle wash rack (VWR) that drains into an oil-water separator (OWS) is within the fenced area located west of the OMS (Appendix B, Photographs 13 through 15). The VWR is used for washing military vehicles. A drain in the center of the wash rack discharges runoff from the vehicles to the OWS. According to USAR personnel, the

OWS drains slowly and was scheduled to be cleaned within 30 days of the Site reconnaissance. The OWS discharges into the sanitary sewer system.

A sink-type vehicle parts washer inside the OMS was used during historical vehicle maintenance operations (Photographs 16 and 17 in Appendix B). The washer contained residual solvent-based cleaning solution and appeared to be in good condition. According to USAR personnel, cleaning solutions are used sparingly and allowed to evaporate.

Chemicals were stored in two hazardous/flammable materials storage sheds inside the OMS or in three hazardous materials storage sheds, one on the west side of the OMS and two in the southeast corner of the MEP, within the OMS fenced area (Photographs 18, 19, and 20 in Appendix B). Several military vehicles were located within the MEP area or on the Site during the Site reconnaissance.

2.4 SITE HYDROLOGY AND GEOLOGY

2.4.1 Surface Water Characteristics

Appendix A provides a topographic map (Figure 1) of the Site and surrounding area. As shown on the map, the Site is fairly flat and approximately 295 feet above mean sea level. Storm water flows west to east across paved areas to storm drains, which flow to the underground storm sewer along South Caraway Road. In unpaved areas, storm water flows to drainage swales on the south and east sides of the property. No surface water bodies are present on the Site or on adjacent properties. Decorative ponds are approximately 175 yards to the northwest of the Site, separated by a vacant lot to the west (2001 aerial photograph — Figure 9 in Appendix A). The closest topographic water body is Turtle Creek Ditch located approximately 300 yards north of the Site.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Craighead County, Arkansas, and Incorporated Areas (Community — Panel Number 050048-0132 C, Map revised September 27, 1991), the Site is in Zone X. Zone X is defined by FEMA as “areas determined to be outside 500-year floodplain.” The Site is one-quarter mile south of the 100-year flood zone (see Appendix D).

Based on the *Soil Survey of Craighead County, Arkansas*, U.S. Department of Agriculture Soil Conservation Service the predominant soil type is the Loring silt loam. This soil is moderately well drained, gently sloping soil on the uplands of Crowley’s Ridge. Loring silt loam is not flooded (i.e., not hydric) and not ponded and is classified as Hydrologic Group Class C, which is categorized as having layers impeding downward movement of water and moderately fine to fine texture. The water table for Loring soil is typically deeper than 6 feet.

2.4.2 Hydrogeological Characteristics

Based upon a review of historical topographic maps, the groundwater flow is expected to be generally to the northeast, toward Turtle Creek. Jonesboro, Arkansas, is located within Crowely's Ridge and the Mississippian Embayment Physiographic Provinces. The primary aquifer for the region is the Memphis aquifer. The Memphis Sand is a prolific and regionally extensive Tertiary sand aquifer encountered across western Tennessee, eastern Arkansas, and northern Mississippi.

No wells or springs were observed on the Site, nor were any wells identified on the Site during a search of the U.S. Geological Survey (USGS), Federal Reporting Data System Public Water Supply (PWS) System, and state databases. The Site and surrounding area are served with public water by the City of Jonesboro.

A database search was also conducted for wells within one mile of the Site (see the Environmental Data Resources, Inc. [EDR] report in Appendix E). The EDR report included a search of the following well databases: Federal USGS, Federal Reporting Data System — Public Water Supply, and State Database. No PWS wells were listed within one mile of the Site in the databases. Three federal USGS wells were reported within one mile of the Site. TEJV personnel determined that two of those wells were within the mapped location. The well depths are reportedly 140 to 190 feet below ground surface and the wells are primarily used for water quality/assessment. According to EDR, all of the wells are located greater than one-half mile from the Site.

According to the Arkansas Geological Commission, Quaternary terrace and alluvial deposits with minor exposures of Tertiary units dominate eastern and northeastern Arkansas. At least three terrace levels are recognized in the region. A north-south linear erosional remnant known as Crowley's Ridge crosses through the Jonesboro area. Crowley's Ridge is generally capped by Quaternary loess and preserves minor exposures of Tertiary deposits along its margins. Topographically, the entire area ranges from low hills to essentially flat terrain. Sediments of the Mississippi Embayment underlie the area of Jonesboro. Generally, this sediment is a Pleistocene silt and sand with lenses of gravel and clay.

2.5 SITE UTILITIES

The Site is served by public utilities. The City of Jonesboro provides water and sanitary sewer service. Center Point Energy provides natural gas and Craighead Electric Cooperative provides electricity to the Site. Solid waste disposal takes place in the City of Jonesboro landfill through municipal pickup service.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

As described in Section 2.4.2, there are no PWS System wells within one mile of the Site. Because the Site is served by a public sanitary sewer system, there are no septic systems on the Site, and no known systems were identified in the area.

3.0 SITE HISTORY

3.1 HISTORY OF OWNERSHIP

Land titles for the Site were reviewed back to 1892. Appendix C contains a Chain-of-Title Report completed for the Site. Key historical deed transfers of the Site within the past 60 years are as follows:

- May 10, 1962 — Arkansas State College Foundation for Advancement of Higher Education to Herbert J. Parker and Marie L. Parker, husband and wife

- September 22, 1964 — Herbert J. Parker and Marie L. Parker, husband and wife, to United States of America

The Chain-of-Title Report did not identify any leases or environmental liens against the USAR Center property.

3.2 PAST USES AND OPERATIONS

Important events in the facility's development, administration, and mission are summarized below:

Table 1
Historical Summary of Jonesboro USAR Center

Year	Description
1964	Site property was acquired by the U.S. government
1972	Administration Building and OMS were constructed
1989	Modification to the OMS

Historical information sources suggest that the Site was previously used for agricultural purposes. The Site has served as a USAR Center since the U.S. government acquired the land in 1964.

The Site has primarily functioned as an administrative and educational facility, with very little or no reported maintenance of military vehicles. The Site was historically used by reservists for drill activities on various weekends throughout the year. The unit based at the Site is the USAR 90th Regional Readiness Command (RRC), Detachment 2 of the 392nd Chemical Company. Other units historically based at the Site prior to the 90th RRC included the 370th Chemical Company and the 346th Ordnance.

The Administration Building contained tables, chairs, desks, cabinets, and exercise and kitchen equipment from USAR activities. The OMS was full of stored equipment, but no vehicles. A vehicle wash platform discharging to an OWS is located west of the OMS, within the fenced area. Several military vehicles were observed within the MEP area or on the Site during the Site reconnaissance.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 3 and 4 in Appendix A are USGS topographical maps of the Site and surrounding area dated 1958 and 1983, respectively. Figures 5 through 10 are aerial photographs of the Site and surrounding areas dated 1937, mid-1970s, 1991, 1994, 2001, and 2006, respectively. No historical Sanborn fire insurance maps were available for this Site.

Pertinent observations on the historical USGS maps are summarized below.

- **1958 (Figure 3).** No buildings are shown on the Site. The area immediately east of South Caraway Road is shown as developed. The areas to the north, south, and west are either agricultural land or undeveloped. The developed area of the City of Jonesboro is shown to the west/northwest of the Site.

- **1983 (Figure 4).** The Site is shown as part of the developed area east of Jonesboro; the Administration Building and OMS are specifically plotted on the map. The area east and south of the Site is shown as developed. More development is shown west of the Site in the City of Jonesboro.

Pertinent observations on the historical aerial photographs are summarized below.

- **1937 (Figure 5).** No buildings are shown on the Site. The Site appears to be in a farmed/cleared area on the southeast side of Jonesboro. The areas north and west of the Site appear to have several structures and roads. East across South Caraway Road are agricultural fields and residential homes. South of the Site is an agricultural field.

- **Mid-1970s (Figure 6).** The USAR Administration Building and OMS are shown on the Site. Areas east and south of the Site are significantly more developed than in the 1937 aerial photograph. The structures and roads to the north and west are no longer visible. The area north of the Site is an open field with some trees. A field and golf course are west of the Site.

- **1991 (Figure 7).** The USAR Center shown on the Site appears similar to the 1972 to 1979 conditions. Additional development has occurred in the area. What is now a BP gas station is shown north of the Site.

- **1994, 2001, and 2006 (Figures 8 through 10).** The USAR Center shown on the Site appears in a condition similar to that seen in the 1991 aerial photograph. The area around the Site is fully developed.

3.3 PAST USE, STORAGE, DISPOSAL, AND RELEASE OF HAZARDOUS SUBSTANCES

Information related to the past use and storage of hazardous substances at the Site was compiled through review of available Site records, search of federal and state environmental databases, and interviews with USAR Center personnel.

3.3.1 Past Use and Storage of Hazardous Substances

Chemicals formerly used and stored at the Site were associated with vehicle and facility maintenance activities and janitorial services. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet in the Administration Building. Vehicle maintenance chemicals and small amounts of petroleum, oil, and lubricant products were stored in hazardous materials storage sheds or in designated areas within the maintenance bay area of the OMS building. No visual evidence of staining or stressed vegetation was observed around the OMS building.

Certain types of chemical products used and stored at the Site would have contained CERCLA hazardous substances and would have been stored on a rotational basis in amounts necessary to support the unit through direct-support-level maintenance. However, there is no indication that CERCLA hazardous substances were stored at the Site for one year or more in excess of corresponding RQs.

A vehicle parts washer inside the OMS was used during past vehicle maintenance operations. At the time of the Site reconnaissance, the parts washer appeared to be in good condition and contained residual solvent-based cleaning solution (Appendix B, Photographs 16 and 17). USAR personnel reported that an outside vendor (Safety-Kleen) serviced the unit as needed. Documentation was not available to determine the time frame that Safety-Kleen serviced the parts washer.

3.3.2 Past Disposal and Release of Hazardous Substances

Information related to past disposal and potential releases of hazardous substances at the Site was compiled through review of available Site records, search of federal and state environmental databases, and interviews with USAR personnel. According to USAR personnel and Site records, the disposal of hazardous materials or wastes has not occurred at the Site. No stained soil or stressed vegetation was observed during the Site reconnaissance. Additionally, neither the MEP area nor the POV parking area showed any signs of staining, and no noxious or foul odors were noted during the Site reconnaissance.

3.4 PAST BULK PETROLEUM STORAGE TANKS

Based upon a review of available Site records, a search of federal and state environmental databases, and interviews with USAR personnel, it does not appear that aboveground storage tanks (ASTs) or underground storage tanks (USTs) have been used on the Site.

3.5 REVIEW OF PREVIOUS ENVIRONMENTAL REPORTS

A review of Site records produced several environmental reports pertaining to the Site. The following subsections provide a brief summary of these reports. Copies of the reports, unless otherwise specified, are provided in Appendix D. Only pertinent sections of reports that addressed multiple sites are presented in Appendix D.

3.5.1 Environmental Baseline Survey

An Environmental Baseline Survey (EBS) of the Site was completed by Environmental, Compliance & Construction, Inc. (ECCI) in March 2005 for the USAR, 90th RRC. Titled an *Environmental Baseline Survey for Jonesboro OMS United Sates Army Reserve Center*, the EBS summarizes general information about the Site. "In accordance with the ASTM Standard D 5746-98 for *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities,"* ECCI classified the Site as an ECP Area Type 1 Property. An ECP Area Type 1 Property is an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent properties.

3.5.2 Architectural Assessment

Parsons Engineering Science, Inc. performed an assessment and prepared a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Arkansas* for the Department of the Army, 90th RRC Office of the Engineer. The findings of the assessment were compiled in a report issued in February 1998. The report stated that the date of construction for the USAR Center buildings was 1972; modification of the OMS by the addition of a battery room occurred prior to 1989. The report concluded that the buildings on the Site were not eligible for placement on the National Register of Historic Places because they did not meet the 50-year age criteria and they did not appear to possess exceptional historical importance.

3.5.3 Lead-Based Paint Assessment and Management

ETC Engineers, Inc. of Little Rock, Arkansas, performed a LBP assessment of the USAR Center for the USACE, Little Rock District. The results were summarized in a *Report of Findings, Lead-Based Paint and Ozone Depleting Chemicals Assessment and Management, Jonesboro USARC, Jonesboro, Arkansas*, issued in January 1994. The assessment documented materials/surfaces containing LBP in the USAR Center.

Positive test results for LBP were identified at three locations at the USAR Center. The report recommended implementation of a management plan to reduce the risk of release and exposure to the LBP identified at the Site through normal activities. The report recommended abatement of the following: exterior stair rail, a cart (Room 100), and step stairs (Room 100).

3.5.4 Radon Reports

According to the 2005 EBS report, a site-specific radon study was conducted at the USAR Center. The areas tested within the Administration Building were identified as the administrative room (1.60 picocuries per liter [pCi/L] of air), locker room (2.40 pCi/L), storage room (2.90 pCi/L), classroom (1.00 pCi/L) and equipment room (0.50 pCi/L). The USEPA recommended action level is 4.0 pCi/L; therefore, radon is not an environmental concern at the Site.

3.5.5 Asbestos Reports

An asbestos inspection was performed at the USAR Center in January 1997 by the Environmental Section of the 90th RRC. The results were summarized in A*sbestos Building Inspection, Jonesboro U.S. Army Reserve Center, Jonesboro, Arkansas*, issued January 1997. Asbestos-containing material (ACM) was not identified in the USAR Center buildings. Various suspect ACM was identified throughout the Administration Building and OMS, including 12-inch vinyl floor tile and underlying mastic, 2-foot by 4-foot drop acoustical ceiling tile, and vinyl baseboard mastic. During the 1997 survey, bulk building material samples were collected by the 90th RRC and submitted for asbestos analysis. Results of the analysis detected Chrysotile in pipe mud of the heating, ventilation, and air-conditioning system, but the percentage of asbestos was below 1%; ACM is defined as material containing more than 1% asbestos.

3.5.6 Cultural Resources Report

Parsons Engineering Science, Inc. performed an assessment and prepared a *Management Summary, Cultural Resources Assessment of 90th Regional Support Command, Facilities in Arkansas, Louisiana, New Mexico, Oklahoma, and Texas* for the Department of the Army, 90th RRC Office of the Engineer. The assessment was performed in 1998 by conducting a records search of the National Register of Historic Places, the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. No archaeological or historical sites were found on the property. The current structures were built in 1972 or later and are not eligible for recommendation to the register because they do not meet the 50-year age consideration.

3.5.7 Polychlorinated Biphenyls

The U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) performed a *Polychlorinated Biphenyls (PCB) Assessment No. 37-08-5615-97* for the 90th RRC and issued a report on September 30, 1997. The assessment addressed the three PMTs located between the Administration Building and the OMS and three PMTs located along the southern facility boundary. City Power & Light of Jonesboro (Craighead Electric Cooperative) is identified as the owner of the PMTs at the USAR Center. According to information contained within the PCB assessment document, the PMTs located between the two buildings, manufactured in 1972, are non-PCB-containing units. The PMTs located on the southern facility boundary, manufactured in 1985, 1986, and 1992, are also non-PCB-containing units. At the time of the assessment, the PMTs were in good condition with no leaks observed. The PCB assessment report stated that some of the fluorescent lighting was operated by PCB-containing ballasts.

4.0 ADJACENT PROPERTIES

Figure 10 in Appendix A provides a 2006 aerial view of the Site and adjacent properties. The property is bounded by an open field with trees, then a restaurant and BP gas station to the north; Caraway Road, then retail businesses and restaurants to the east; retail businesses and restaurants to the south; and an open field with trees to the west. Table 2 provides a list of adjacent properties with their directional location from the Site. The zoning of the adjacent parcels is also listed in Table 2. Photographs 2, 5, and 21 through 24 in Appendix B provide views of adjacent properties and surrounding land use.

Table 2
List of Adjacent Properties

Direction From Site	Name/Type of Property	Addresses	Zoning
North	Commercial property on the north side of the Site. Service commercial.	East Matthews Avenue and South Caraway Road	C-3
West	Residential property on the west side of the Site. Two-family housing.		R-2
South	Commercial property on the south side of the Site. Service commercial.	AR-351 and South Caraway Road	C-3
East	Commercial property on the east side of the Site. Service commercial.	Stallings Land and Thaddeus Street	C-3

Appendix A provides historical aerial photographs and topographic maps, and Appendix E presents an environmental database report used to evaluate potential environmental impacts from adjacent and nearby properties that may have also impacted the environmental conditions at the Site. Land use at the adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

5.0 REVIEW OF REGULATORY INFORMATION

A component of the ECP is the review of all reasonably obtainable federal, state, and local government records for the Site and surrounding properties where there has been a release or likely release of any hazardous substance or any petroleum product and that are likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product on the federal real property. An environmental database summary was acquired from EDR on July 17, 2006. The environmental database summary consolidates standard federal, state, local, and tribal environmental record sources based on ASTM-recommended minimum search distances from the Site. A copy of the complete environmental database report is included in Appendix E.

There were no environmental permits issued for the Site; therefore, there were no permit applications or associated permit documentation available for review. There were no known contamination events on the Site that required an environmental cleanup; therefore, the Site did not participate in the Installation Restoration Program, Military Munitions Response Program, or a Compliance Cleanup program.

The TEJV interviewed local authorities and reviewed reasonably accessible USAR environmental documents, Arkansas Department of Environmental Quality (ADEQ) files, City of Jonesboro records, and historical aerial photographs and maps to investigate environmental conditions at the Site and surrounding area. Available information on potential impacts to the Site was assessed. The TEJV conducted multiple interviews with relevant personnel to discuss general environmental interest and specific areas of interest identified during the records review and visual reconnaissance. Section 9.0 of this report identifies the individuals interviewed with respect to conditions and operations at the Site and the information from those interviews has been incorporated into this report.

5.1 FEDERAL ENVIRONMENTAL RECORDS

5.1.1 Federal National Priorities List Sites within One Mile

The National Priorities List (NPL) record is a USEPA list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. and its territories. NPL sites are targeted for long-term remedial action under CERCLA. According to the environmental database report, the USAR Center is not an NPL site, and there are no such sites located within one mile of the Site.

5.1.2 Federal CERCLA Information System Sites within One-Half Mile

The CERCLA Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of CERCLA. CERCLIS contains sites that are either proposed to be or are on the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL. According to

the environmental database report, the USAR Center is not a CERCLIS site and there are no CERCLIS sites located within one-half mile of the Site.

5.1.3 Resource Conservation and Recovery Act Corrective Action Sites within One Mile

Resource Conservation and Recovery Act (RCRA) corrective action sites (CORRACTS) represent facilities that have generated or managed hazardous wastes and require corrective action. According to the environmental database report, the USAR Center is not a CORRACTS. No CORRACTS were identified within one mile of the Site.

5.1.4 RCRA Transport, Treatment, Storage, and Disposal Facilities within One-Half Mile

The RCRA Information (RCRAInfo) database is USEPA's comprehensive information system, providing access to selective information on sites that generate, transport, and treat, store, and/or dispose (TSD) of hazardous waste as defined by RCRA. According to the environmental database report, the USAR Center is not an RCRA TSD site and there are no such sites located within one-half mile of the Site.

5.1.5 Federal RCRA Small- and Large-Quantity Generators List within One-Quarter Mile

Conditionally exempt small-quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. RCRA small-quantity generators (SQGs) are facilities that generate between 100 kg and 1,000 kg of hazardous waste per month, while a large-quantity generator (LQG) is defined as a facility generating more than 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month. No LQGs were identified within one-quarter mile.

The USAR Center is listed as a CESQG on RCRAInfo. A vehicle parts washer located inside the OMS building was observed during the Site reconnaissance and the washer contained residual solvent-based cleaning solution. According to USAR personnel, the spent solvent waste is periodically disposed of by Safety-Kleen, a permitted disposal company, and the USAR Center maintains a CESQG status. No violations were found in the Site history.

Martins Cleaners located at 2319 East Matthews is approximately one-quarter mile northeast of the Site and is listed as a SQG of hazardous waste. The types and quantities of chemicals generated were not listed in the environmental database report, but no violations for this facility were noted.

Boddie Noell Enterprises, Inc., is located at 1330 South Caraway Road less than one-quarter mile south from the Site and is listed as a SQG. The types and quantities of chemicals generated were not listed in the environmental database report; however, no violations for this facility were noted.

5.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list provides information on reported releases of oil and hazardous substances. According to the environmental database report, the USAR Center is not on ERNS.

5.2 STATE AND LOCAL ENVIRONMENTAL RECORDS

The regulatory information presented below was obtained from a review of records from the ADEQ and a review of the environmental database search report.

5.2.1 State-Registered Landfills or Solid Waste Disposal Sites within One-Half Mile

According to the environmental database report, no solid waste landfills, incinerators, or transfer stations are located within one-half mile of the USAR Center. There is no solid waste landfill, incinerator, or transfer station on the Site.

5.2.2 State-Registered Leaking UST Sites within One-Half Mile

According to the EDR report, two leaking UST (LUST) sites were identified within one-half mile of the USAR Center. Table 3 lists the sites along with their addresses and elevations relative to the Site. The Site itself is not listed in the state LUST database. As shown in Table 3, the Lone Star #6 LUST site has received closure approval from the ADEQ, indicating that no further remedial action is required and that residual petroleum contamination does not pose a concern for human health or the environment. The surrounding LUST sites are not considered to be a potential environmental risk to the Site due to their location at a lower elevation than the Site and current closed status.

Table 3
Leaking Underground Storage Tank Sites

Site Name/ OCC Facility No.	Address	Distance and Direction from Site	Status	Elevation Relation to Site
The Market #145 #16-00526	807 South Caraway Rd Jonesboro, Arkansas	Approximately 341 feet north of Site	Reported gasoline leak, which was discovered during a limited subsurface site assessment in June 2002. Four groundwater samples were reported to have been above the ADEQ risk-based screening levels. The file was closed by a "No Further Action" letter on November 9, 2005.	Lower
Lone Star #6 #16-00599	1325 South Caraway Rd Jonesboro, Arkansas	Approximately 762 feet west of Site	Reported product found in the sewer due to a line leak in October 1996. The facility was required to perform monitoring and reporting. The file was closed by a "No Further Action" letter on January 14, 1999.	Lower

5.2.3 State-Registered UST Sites within One-Quarter Mile

USTs are regulated under RCRA Subtitle I and must be registered with the state department responsible for administering the UST program. The environmental database report identified eight UST sites. Table 4 lists the sites along with their address and elevation relative to the Site. The Site itself is not listed in the ADEQ UST database.

Two UST sites are listed as inactive and have received closure, so they are not considered a potential environmental risk to the Site. Three UST sites are listed as inactive and all are at elevations lower than the Site, so they are considered to represent a low risk to the Site. Three UST sites are listed as active with no reported releases.

5.2.4 State-Registered Leaking AST Sites within One-Half Mile

According to the environmental database report there are no state-registered leaking ASTs within one-half mile of the USAR Center.

5.2.5 State-Registered AST Sites within One-Quarter Mile

According to the environmental database report there are no state-registered ASTs within one-quarter mile of the USAR Center.

5.2.6 State Voluntary Cleanup and Superfund Site Status Reports within One-Mile

No State Voluntary Cleanup or Superfund Sites are within one mile of the USAR Center.

Table 4
Underground Storage Tank Sites

Company/Site	Address	Distance and Direction from Site	Status	Elevation Relation to Site
The Market #145 #16-00526	807 South Caraway Rd. Jonesboro, Arkansas	Approximately 341 feet north of Site	Reported gasoline leak, which was discovered during a limited subsurface site assessment in June 2002. Four groundwater samples were reported to above the ADEQ risk-based screening levels. The file was closed by a "No Further Action" letter on November 9, 2005.	Lower
Fuel Mart #623 #16-00611	808 South Caraway Rd. Jonesboro, Arkansas	Approximately 341 feet north of Site	This facility is listed in the UST database as having operated six USTs. Three 8,000-gallon gasoline USTs were permanently out of use as of June 1995. Three additional 8,000-gallon gasoline USTs are permanently out of use, but no date given.	Lower
Lone Star #6 #16-00599	1325 South Caraway Rd. Jonesboro, Arkansas	Approximately 762 feet west of Site	Reported product found in the sewer due to a line leak in October 1996. The facility was required to perform monitoring and reporting. The file was closed by a "No Further Action" letter on January 14, 1999.	Lower
Boddie Noell Enterprises Inc. #16-00233	1330 South Caraway Rd. Jonesboro, Arkansas	Approximately 844 feet south of Site	This facility is listed in the UST database as having operated four USTs: one 4,000-gallon gasoline UST, two 3,000-gallon gasoline USTs, and one 500-gallon used oil UST. All were permanently out of use as of June 1987.	Lower
Gas-Mart #16-00660	2506 East Matthews Jonesboro, Arkansas	Approximately 1,047 feet northeast of Site	This facility is listed in the UST database as having operated one 8,000-gallon gasoline UST that was closed in January 1976. Gas-Mart is listed in the UST database as currently having one 10,000-gallon gasoline UST and one 8,000-gallon gasoline UST. These USTs are equipped with groundwater monitoring and leak detection devices.	Lower
Youngman's Exxon #16-00655	2305 East Nettleton Jonesboro, Arkansas	Approximately 1,298 feet south of Site	This facility is listed in the UST database as operating three gasoline USTs: one 10,000-gallon UST, one 8,000-gallon UST, and one 6,000-gallon UST.	Lower
Gibson's Caraway Union 76 #16-0599	NA	Approximately 1,309 feet south of Site	This facility is listed in the UST database as having operated two 10,000-gallon gasoline USTs.	Lower
Best Stop #1 #16-00491	2505 East Nettleton Jonesboro, Arkansas	Approximately 1,319 feet south of Site	This facility is listed in the UST database as operating four USTs: two 6,000-gallon diesel/gasoline USTs, one 10,000-gallon gasoline UST, and one 4,000-gallon kerosene UST	Lower

5.2.7 State Brownfields Program Sites within One-Half Mile

Included in the listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties targeted by Targeted Brownfields Assessments. According to the environmental database report, no state-registered Brownfield Program Sites are located within one-half mile of the USAR Center.

5.2.8 State-Registered Sites with Institutional Engineering Controls within One-Half Mile

Institutional controls include administrative procedures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post-remediation care requirements intended to prevent exposure to contaminants remaining onsite. According to the environmental database report, no state-registered sites with Institutional Engineering Controls are located within one-half mile of the USAR Center.

5.2.9 State-Registered Dry Cleaners within One-Quarter Mile

According to the environmental database report, Martins Cleaners, at 2319 East Matthews, is approximately one-quarter mile (806 feet) northeast of the Site. The environmental database reported the facility as a CESQG with no violations.

5.3 TRIBAL ENVIRONMENTAL RECORDS

According to the environmental database report, no designated Indian Reservations are located within one mile of the USAR Center.

5.4 UNMAPPED SITES

The environmental database search yielded 36 unmapped sites. Unmapped sites are those with address information sufficient only to identify as within the zip code of the target Site. The TEJV identified and/or estimated the location of each site and none of the Sites were estimated to be within the corresponding ASTM minimum search distances for the databases on which they were listed.

5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE

During review of environmental information summarized in this section, multiple databases and sites were reviewed to evaluate potential risks to the Site. Based on an evaluation of available information and details concerning the identified sites, no “High Risk” sites were identified in the area of the Site. “High Risk” properties are those that exhibit significant environmental conditions that have the probability of adversely affecting the environmental conditions at another site.

6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS

Findings documented in the following subsections are based on the August 1, 2006 Site and area reconnaissance, review of available Site records, and information obtained from USAR personnel.

6.1 UNDERGROUND AND ABOVEGROUND STORAGE TANKS

No USTs or ASTs are currently used on the Site.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

During the Site reconnaissance, the only chemicals and hazardous substances observed on the Site were stored in two hazardous materials storage sheds inside the OMS, in three hazardous/flammable materials storage sheds within the OMS fenced area, or cleaning supplies were stored in the janitor's closet in the Administration Building. Photographs 19 and 20 in Appendix B show the type of chemicals stored on the Site. A copy of the chemical inventory list is provided in Appendix D.

6.3 WASTE DISPOSAL SITES

No signs of landfilling or illegal waste disposal activities were observed on the Site during the Site reconnaissance.

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

The Site is served by a sanitary sewer system from the City of Jonesboro. All wastewater generated in the buildings discharges into the sanitary sewer system. Administration Building floor drains located in the kitchen, mechanical room, and restrooms also discharge to the sanitary sewer. Storm water sheet flows to storm drains on the Site and to South Caraway Road to the east.

6.5 ASBESTOS-CONTAINING MATERIAL

As described in Section 3.5.5, suspect ACM in the USAR Center buildings was assessed by the 90th RRC in 1997. Bulk material samples were collected and submitted for analysis; Table 5 lists the materials sampled. The asbestos survey report concluded:

- No friable or non-friable ACM was found
- Chrysotile was detected in pipe mud at amounts below 1% by weight, the state and federal level defining an ACM

Table 5
Bulk Building Material Samples

Homogeneous Area	Material	Homogeneous Area	Material
HA01	12-inch Floor tile	**HA06**	2-foot by 4-foot Ceiling tile
HA02	Floor tile mastic	**HA07**	Maintenance Shop baseboard mastic
HA03	Baseboard mastic	**HA08**	Pipe mud
HA04	Maintenance Shop floor tile	**HA09**	Maintenance Shop pipe mud
HA05	Maintenance Shop floor tile mastic		

According to the 1997 report, all suspect ACM was in good condition. The report made general recommendations regarding sampling and proper handling of the pipe-mud in the event the material must be removed or repaired. During the Site reconnaissance, the pipe-mud was not inspected by TEJV personnel.

6.6 PCB-CONTAINING EQUIPMENT

As described in Section 3.5.7, there are no known PCB-containing PMTs or other equipment on the Site. During the August 1, 2006 Site reconnaissance, the PMTs were in fair condition with some rust. Photograph 10 in Appendix B shows the PMTs. The 1997 USACHPPM PCB assessment report stated that some of the fluorescent lighting was operated by PCB-containing ballasts. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, State and Federal requirements.

6.7 LEAD-BASED PAINT

As described in Section 3.5.3, LBP was detected on the Site during an earlier site assessment by ETC Engineers, Inc. and recommendations were made for mitigation measures to reduce the risk of release and exposure to LBP through normal activities. At the time of the TEJV Site reconnaissance, of the three items identified in the 1994 investigation as LBP: the exterior stair rail (main building entrance) was in good condition and the cart and step stairs listed in Room 100 were not observed. Other painted surfaces in the buildings were observed to be in good condition during the August 1, 2006 Site reconnaissance.

6.8 RADON

As described in Section 3.5.4, radon tests were performed at locations in the Administration Building. The areas tested were identified as the administrative room (1.60 pCi/L), locker room (2.40 pCi/L), storage room (2.90 pCi/L), classroom (1.00 pCi/L), and equipment room (0.50 pCi/L). The USEPA recommended action level is 4.0 pCi/L.

Craighead County is in the USEPA Radon Zone 3, which has an indoor first-floor average level of less than 2 pCi/L. Eighteen sites were tested in the 72401 zip code of the Site. The results averaged 1.367 pCi/L.

6.9 UNEXPLODED ORDNANCE

No indications were found during the Site reconnaissance or during the review of records of the presence of munitions and explosives of concern at the Site.

6.10 RADIOACTIVE MATERIALS

During the Site reconnaissance and records review process, no indications were found of the past storage or use of radiological commodities at the USAR Center.

7.0 REVIEW OF SPECIAL RESOURCES

7.1 LAND USE

The Site and surrounding area are zoned for commercial use, except to the west where the zoning is residential. The Site and most of the surrounding area are zoned for C-3, Service Commercial. Figure 10 in Appendix A provides a 2006 aerial photograph of the USAR Center and surrounding properties, and depicts current land use. As shown in Figure 10, to the north is an open field with trees, then a restaurant and BP gas station; to the east are Caraway Road, then retail businesses and restaurants; to the south are retail businesses and restaurants; and to the west is an open field with trees.

7.2 COASTAL ZONE MANAGEMENT

There is no coastal zone management plan for Arkansas.

7.3 WETLANDS

The Site is upland and well drained. According to the City of Jonesboro, there are no wetlands on the Site. A search for wetland information was conducted online from the U.S. Fish and Wildlife Service Web site, with no digital data available for the Site. Additionally, EDR did not have wetlands information for the Site. No vegetation typical of wetlands was observed on the Site.

7.4 100-YEAR FLOODPLAIN

FEMA Flood Hazard Area map information included in the environmental database report and the FEMA Flood Insurance Rate Map from the National Flood Insurance Program each indicate that the Site lies outside the 100-year floodplain.

7.5 NATURAL RESOURCES

The State of Arkansas Department of Natural Heritage databases listed the following federal and state-listed threatened and endangered species in Craighead County:

- Fat Pocketbook (*Potamilus capax*) — freshwater mussel
- Pondberry (Lindera melissifolia)
- Purple Fringeless Orchid (*Platanthera peramoena*)

Except for potential incidental use by migrants, threatened and endangered species are unlikely to occur at the Site.

7.6 CULTURAL RESOURCES

As described in Section 3.5.6, a cultural resource assessment was performed for the Site. The conclusion was that there were no architectural or archeological issues at the USAR Center. The Site has a "low" archeological potential and is not eligible for the National Register of Historic Places.

7.7 OTHER SPECIAL RESOURCES

There are no other known resources that could affect the Site.

8.0 CONCLUSIONS

The TEJV, under contract to the USACE Louisville District has prepared this ECP Report for the Jonesboro USAR Center (Facility ID AR022), located at 1001 South Caraway Road, in Jonesboro, Craighead County, Arkansas. The Site encompasses 3.45 acres and is currently active; Detachment 2 of the 392nd Chemical Company occupies the facility. The Site contains an Administration Building and an OMS. The Site has primarily functioned as an administrative and educational facility.

Findings of this ECP are based on existing environmental information, including visual observations, Site records, and federal, state, and local database and file information related to the storage, release, treatment, or disposal of hazardous substances or petroleum products or derivatives on the Site. The following present the findings related to areas evaluated during the ECP process.

- ***Hazardous Substances.*** Chemicals containing CERCLA hazardous substances would have historically been used and stored at the Site in amounts necessary to support unit-level vehicle and building maintenance activities. However, the quantities stored for one year or more would not have exceeded 1,000 kg or the RQ of designated hazardous substances, or one kg of acutely hazardous waste. There is no evidence that the chemicals used or stored were ever improperly handled, released, or disposed at the Site.

- ***USTs/ASTs.*** No petroleum USTs or ASTs have been on the Site.

- ***VWR and OWS***. A VWR that drains into an OWS is within the fenced area located west of the OMS. The VWR is used for washing military vehicles, and a drain in the center of the wash rack discharges runoff from the vehicles to the OWS. The OWS discharges into the sanitary sewer system. According to USAR personnel, the OWS drains slowly and was scheduled to be cleaned within 30 days of the Site reconnaissance. According to USAR personnel, oil and sludge waste from the OWS is cleaned and disposed of by Safety-Kleen, a permitted disposal company.

- ***Non-UST/AST Petroleum Storage.*** Petroleum storage would have occurred in designated areas within the OMS and hazardous material storage in the OMS area. There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored for one year or more on the Site.

- ***Polychlorinated Biphenyls.*** A PCB assessment on Site electric transformers and fluorescent lighting fixtures was performed by USACHPPM in September 1997, as reported in the 2005 EBS. The PMTs on the Site are owned by Craighead Electric Cooperative, the local utility company. Based on the assessment, the PMTs were determined to be non-PCB-containing. During the August 1, 2006 Site reconnaissance, the PMTs were in fair condition with some rust. The PCB assessment report stated that some of the fluorescent lighting was

operated by PCB-containing ballasts. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, State and Federal requirements.

- ***ACM.*** A 1997 asbestos survey was prepared by the Environmental Section of the 90th RRC, USAR. Building material samples were collected and analyzed as part of that survey. The asbestos survey report indicated that asbestos was not detected above 1% by weight, the state and federal level that defines ACM. Various suspect ACM was identified throughout the Administration Building and OMS, including 12-inch vinyl floor tile and underlying mastic, 2-foot by 4-foot drop acoustical ceiling tile, and vinyl baseboard mastic. Results of the analysis detected chrysotile in pipe mud of the heating, ventilation, and air-conditioning system, but the percentage of asbestos was below 1%. According to the 1997 survey report, all suspect ACM was in good condition. The report made general recommendations regarding sampling and proper handling of the pipe-mud in the event the material must be removed or repaired.

- ***LBP.*** ETC Engineers, Inc. performed a LBP assessment of the USAR Center in 1994. The assessment documented materials/surfaces containing LBP in the USAR Center. Painted surfaces in the buildings were observed to be in good condition during the August 1, 2006 Site reconnaissance.

- ***Radiological Materials.*** No radiological materials were identified during the Site reconnaissance. There is no evidence of any release of radiological materials at the Site.

- ***Radon.*** A site-specific radon study conducted at the USAR Center tested the administrative room (1.60 pCi/L), locker room (2.40 pCi/L), storage room (2.90 pCi/L), classroom (1.00 pCi/L), and equipment room (0.50 pCi/L) within the Administration Building. The USEPA recommended action level is 4.0 pCi/L. Based on actual measurements, radon is not an environmental concern at the Site.

- ***Munitions and Explosives.*** No evidence was found during the Site reconnaissance or records review process of the past presence of munitions and explosives of concern.

- ***Surrounding Properties.*** Potential environmental sites of concern, located within corresponding ASTM-defined minimum search distances from the Site, were evaluated. Land use at the adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

Areas of potential environmental concern were reviewed and the TEJV found no significant concerns relating to the environmental condition of the Site. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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- City of Jonesboro, Arkansas
- Craighead County Jonesboro Public Library

Appendix A
Figures

FIGURES

Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

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Appendix E
Regulatory Database Search Reports