

FINAL

**ENVIRONMENTAL CONDITION OF
PROPERTY REPORT**

**GRIMES MEMORIAL
U.S. ARMY RESERVE CENTER (TX001)
4300 SOUTH TREADAWAY BOULEVARD
ABILENE, TEXAS 79602**

Prepared For:

**U.S. Army Corps of Engineers — Louisville District
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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
Chief, Environmental Division
90th Regional Readiness Command

DATE

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



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Project Geologist
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February 12, 2007
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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 Grimes Memorial U.S. Army Reserve (USAR) Center (Facility ID TX001), hereafter referred to as the "Site" or "USAR Center." The Site is located at 4300 South Treadaway Boulevard, in Abilene, Taylor County, Texas.

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 is on 9.25 acres of land with two permanent buildings: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). The Site is currently occupied by the 490th Civilian Affairs Battalion, Bravo Company.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1940, the Site was an undeveloped lot prior to 1951. World Wide Exploration developed the Site in 1951, at which time the original portion of the Training Building was constructed. The U.S. Government purchased the property in 1958 and it has been a USAR Center since that time. The Training Building was renovated, and the OMS and an indoor firing range were constructed in 1979.

Areas of potential environmental concern were reviewed and the TEJV found one significant concern relating to the environmental condition of the Site. Based on an evaluation of available Site information and details concerning surrounding properties, the Skinny's 90 property is considered to pose a "High Risk" to 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. Skinny's 90 poses a risk due to the potential for the migration of contaminated groundwater.

In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 7. 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
AMSA	Area Maintenance Support Activity
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
BRAC	Base Realignment and Closure Act
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CFR	Code of Federal Regulations
CONEX	Container Express
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
hazmat	hazardous material
HI	Heavy Industrial
HVAC	heating, ventilating, and air conditioning
IFR	indoor firing range
kg	kilograms
LBP	lead-based paint
LPST	leaking petroleum storage tank
LQG	large-quantity generator
MEP	military equipment parking

NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
OMS	organizational maintenance shop
OWS	oil-water separator
Parsons	Parsons Engineering Science, Inc.
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PMTs	pole-mounted transformers
POL	petroleum, oil, and lubricants
POV	privately owned vehicle
PSH	phase-separated hydrocarbons
RCRA	Resource Conservation and Recovery Act
RCRAInfo	RCRA Information
RQ	reportable quantity
RRC	Regional Readiness Command
SQG	small-quantity generator
TBA	Targeted Brownfields Assessments
TCEQ	Texas Commission on Environmental Quality
TEJV	Terraine-EnSafe Joint Venture
TRC	Railroad Commission of Texas
TSD	treatment, storage, and disposal
TWDB	Texas Water Development Board
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
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program
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 Grimes Memorial U.S. Army Reserve (USAR) Center (Facility ID TX001), in response to the Base Realignment and Closure Act (BRAC) 2005 legislation. The work was performed under Contract No. W912QR-04-D-004, Delivery Order No. 0008. The facility located at 4300 South Treadaway Boulevard, in Abilene, Taylor County, Texas 79602 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 21 and 22, 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 Report covers the 9.25-acre USAR Center at 4300 South Treadaway Boulevard in Abilene, Texas. The property is bounded by Bill Reed (Coors Beer) Distributing to the north; the Crescent Supply (oil field equipment supply), a vacant lot (former drive-in movie theater), and Willow Creek Center (small commercial businesses) to the east across South Treadaway Boulevard; Street Foundation Drilling to the south; and the Missouri Pacific Railroad and vacant land to the west. A general Site location map, site and building layout diagrams, historical topographic maps and aerial photographs, and a Federal Emergency Management Agency (FEMA) flood plain map are provided as figures in Appendix A. Appendix B provides photographs taken during the August 21 and 22, 2006 Site visit. Appendix C provides chain-of-title information. Historical environmental documents and reports are provided in Appendix D. The Environmental Data Resources, Inc. (EDR) 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 Site reconnaissance, interviews, and collection and review of readily available information. New information or changes in property 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 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 21 and 22, 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 (e.g., ceiling plenum space, crawl spaces, 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 entire Site, including the accessible interior areas of all buildings and storage sheds. The visual Site reconnaissance was conducted by TEJV personnel on August 21 and 22, 2006, to field-verify information produced in the document review and to identify recognized environmental conditions of property.

A visual reconnaissance of the Site perimeter was conducted to evaluate adjacent property uses that could cause environmental contamination on the Site. TEJV personnel drove on roads along the perimeter on August 22, 2006, 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 USAR Center is located in the northeast portion of Taylor County within the city limits of Abilene, Texas (Figure 1 in Appendix A). The Site is in a primarily commercial area, with some vacant land to the northeast and west. Buttonwillow Creek is approximately 300 feet south of the Site. A large tract of vacant land is across the Missouri Pacific Railroad to the west.

2.2 ASSET INFORMATION

Facility Name and Address:	Grimes Memorial USAR Center (TX001) 4300 South Treadaway Boulevard Abilene, Texas 79602
Property Owner:	U.S. Government
Date of Ownership:	August 11, 1958
Current Occupants:	490 th Civil Affairs Battalion, Bravo Company
Zoning:	Heavy Industrial (HI)
County, State:	Taylor County, Texas
USGS Quadrangle:	Abilene East, Texas
Section/Township/Range:	Not applicable in Texas
Latitude/Longitude:	32° 23' 52.8" N; 99° 44' 38.0" W

Legal Description: All those certain pieces or parcels of land being out of the Southeast part of Lot No. 2 of the Fasshauer Subdivision of Survey No. 65, W.T. Gillstrap Survey (A-722), Blind Asylum lands of subdivision recorded in Volume 1 at pages 274 and 275, lying in situate in the city of Abilene, County of Taylor, Texas.

A copy of the chain-of-title, which includes a complete legal description, is provided in Appendix C.

2.3 PHYSICAL DESCRIPTION

A Site map of the USAR Center is provided in Figure 2 in Appendix A. Photographs 1 through 4 in Appendix B depict the general layout of the Site and buildings, and Photographs 5 through 30 illustrates specific Site conditions, other Site-specific features, and surrounding properties.

The USAR Center is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building (Photograph 1 in Appendix B) and a 3,807-square-foot organizational maintenance shop (OMS). An uncovered vehicle wash rack (VWR) and a grease rack foundation (Photographs 2 and 3 in Appendix B) are adjacent to the east side of the OMS. The eastern portion of the Training Building was constructed in 1951 by World Wide Exploration Company. The original building was shaped like a horseshoe that opened to the west. Two single-story additions (one in 1979) enclosed the horseshoe making an interior courtyard with offices on the north and south sides. During the 1979 renovation, an indoor firing range (IFR) was added to the Training Building and the OMS was constructed. Floor plans of the Training Building and the OMS are provided as Figures 3 and 4 in Appendix A. The Training Building and OMS walls are concrete block with white painted stucco exterior. Both buildings have concrete foundations. The original Training Building (1951 construction) can be distinguished from later construction by its red tile roof. All buildings and additions constructed after the original Training Building have flat tar and rock roofs (Photographs 1 and 4 in Appendix B).

Vehicle access to the Site is via two driveways from South Treadaway Boulevard to the east. One driveway connects each of the two privately owned vehicle (POV) parking lots on the north and south sides of the Training Building. The west side of the north POV parking lot connects to the military equipment parking (MEP) lot on the west side of the Training Building. The MEP area is controlled with a gate. The two POV parking lots are open to the street. The entire Site, except for the two POV parking lots and the front of the Training Building, are enclosed in a chain-link fence topped with three strands of barbed wire. One gate was observed on the far west boundary of the Site, but it was locked and no roads were observed leading to it.

The VWR and a concrete foundation for a former grease rack are located east of the OMS, within the fenced area. A hazardous materials (hazmat) storage shed (Photograph 5 in Appendix B) is also within the fenced area south of the OMS.

Approximately one-quarter of the Site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere.

The two-story Training Building includes classrooms, restrooms, offices, a Drill Hall, an arms storage room, a kitchen, and mechanical rooms. The storage room on the first floor was the former IFR that was decommissioned in 1997 (Photographs 6 and 7 Appendix B). The interior of the building appeared to be well maintained, although settling has occurred causing the walls and floors east of the courtyard to crack (Photograph 8 in Appendix B).

Mechanical rooms contain the heating, ventilating, and air-conditioning (HVAC) system and hot water heaters. Air-conditioning equipment is also outside the Drill Hall. Mechanical rooms are equipped with floor drains that convey the condensate/blowdown/leakage from the various pieces of mechanical equipment to the city sewer system. The condensate/blowdown/leakage is piped directly from each piece of equipment to the floor drains to prevent water from accumulating on floors. Floor drains are also located in the restrooms, kitchen, and janitor's closet to facilitate floor cleaning (Photograph 9 in Appendix B). The floor drains discharge to the public sanitary sewer that serves the Site.

The OMS is a one-story, rectangular structure adjacent to (north of) the MEP area and within the chain-link security fencing northwest of the Training Building. Three roll-up garage doors on the south side of the OMS open onto the MEP staging area. The OMS has three pedestrian doors: one on the east wall and two on the west wall. The OMS has a bare concrete floor and concrete block walls with white stucco exterior. The westernmost bay contained a forklift at the time of the Site reconnaissance.

A VWR and a concrete slab foundation for a former grease rack abut the east side of the OMS within the fenced area (Photographs 2 and 3 in Appendix B). The VWR is equipped with an oil-water separator (OWS) that is piped to the City of Abilene sanitary sewer system. Vehicle wash water is provided via a 1-inch water supply line and hose.

A two-room hazmat storage shed is also within the OMS fenced area (Photograph 5 in Appendix B). At the time of the Site reconnaissance, the hazmat storage shed contained empty and partially full 55-gallon drums of used oil and antifreeze; 5-gallon pails of various petroleum, oil, and lubricants (POL); and household consumer-size quantities of assorted POL on shelves (Photographs 10 and 11 in Appendix B). Two empty oil drums were located in a spill containment unit inside the hazmat storage shed. Numerous Container Express (CONEX) storage boxes were staged on the bare ground just

west of the MEP area and south of the OMS. The CONEX boxes are used for general storage and contained equipment such as tents, chairs, etc.

Topographically, the Site slopes very gently from northwest to southeast. No signs of erosion, excavation, or fill were observed on the Site. No offsite soil or fill material has been brought onto the Site, nor has any significant re-grading occurred.

Five Hummers, one pick-up truck, and one cargo truck were parked in the MEP area during the Site reconnaissance (Photograph 12 in Appendix B).

2.4 SITE HYDROLOGY AND GEOLOGY

2.4.1 Surface Water Characteristics

Figure 1 in Appendix A provides a portion of the 1987 Abilene East, Texas U.S. Geological Survey (USGS) topographic map, which includes the Site. As shown, the Site lies between South Treadaway Boulevard and the Missouri Pacific Railroad, approximately one mile north of the interchange of Loop 322 and South Treadaway Boulevard (also called U.S. Highway 83/84). Buttonwillow Creek is approximately 300 feet south of the Site. Kirby Lake is located approximately 1.75 miles south-southeast of the Site. The Site is at an elevation of approximately 1,760 feet above mean sea level and slopes gently to the southeast toward a bend in Buttonwillow Creek and Cedar Creek beyond. No surface water bodies are present on the Site.

Most storm water at the Site flows across unpaved areas toward the south, eventually reaching neighboring properties or infiltrating the ground surface. Storm water from the MEP area flows southwest onto the unpaved grassy area of the Site. Storm water on the south POV parking lot flows to the northwest corner of the lot then to the south along the west parking lot boundary, across a grassy area. Approximately one-quarter of the water from the south POV parking lot and all of the water from the north POV parking lot flows east into a north-south trending drainage ditch along South Treadaway Boulevard.

According to the FEMA Flood Insurance Rate Map, Community Panel 485450 0040 C, which was obtained from the FEMA Web site, the southwest half of the Site is included in the 100-year and 500-year flood plain elevations.

2.4.2 Hydrogeological Characteristics

Based on a review of the Geologic Atlas of Texas, Abilene Sheet (Fischer, 1972), the Site lies on the Permian, Clear Fork Group. The Clear Fork Group is a red to reddish brown mudstone that includes mixed siltstone, limestone, and dolomite. Siltstone units, 1 to 3 feet thick, are present throughout. Topography of the unit is mostly flat to gently sloping with some low hills and benches. The Clear Fork Group ranges in thickness from 300 to 500 feet in the Site area.

According to information acquired from the Soil Conservation Service's State Soil Geographic Database, soil at the Site is part of the Sagerton Soil Series. The U.S. Department of Agriculture Soil Conservation Service *Soil Survey of Taylor County, Texas* (1976) depicts the Site as being in the Sagerton-Rowena-Rotan soil association (Sagerton).

Sagerton soils are deep, nearly level to gently sloping, well drained, loamy soils that form in calcareous loamy sediment. A typical profile consists of a surface layer of reddish-brown clay loam about 11 inches thick. The subsoil extends to about 80 inches below ground surface (bgs) and is a mixture of reddish-brown firm clay and red clay in the lower portion. Calcium carbonate content increases with depth in Sagerton soils. Sagerton soils are Class C soils with slow infiltration rates, moderate to high corrosion potential, and a moderate shrink-swell potential. These soils are not considered to be hydric.

The Edwards-Trinity aquifer is present approximately five miles south of the Site. The Edwards-Trinity aquifer is composed of the lower Cretaceous Trinity Group formations and overlying limestones and dolomites of the Comanche Peak, Edwards, and Georgetown formations (TWC, 1989 and Ashworth and Hopkins, 1995). The Edwards-Trinity aquifer has a saturated thickness of up to 800 feet and recharge is primarily through precipitation.

EDR's proprietary AQUIFLOW Information System did not provide groundwater flow direction data for the Site. No monitoring wells were observed on the Site. AQUIFLOW information available for environmental monitoring wells at the GE Franchise Finance Corporation site, approximately three-quarters of a mile east-northeast from the USAR Center, indicated groundwater at a depth of 13 feet bgs. Flow direction was not provided. Groundwater flow direction at the Site, based on surface topography, is estimated to be south-southeast toward Buttonwillow Creek.

2.5 SITE UTILITIES

The City of Abilene provides potable water and sanitary sewer service to the Site. Wastewater is generated from bathrooms, sinks, cooling system condensate, and vehicle wash water that passes through the OWS. Electricity is provided to the Site by West Texas Utilities and natural gas is provided to the Site by Lone Star Gas.

Storm water percolates into unpaved areas of the Site, flows across neighboring properties to the south, or flows to a drainage ditch along South Treadaway Boulevard. Based on a review of topographic maps, storm water at the Site appears to eventually flow to the east into Cedar Creek. No storm water grates or drains were noted on the Site.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

Based on a review of historical Site and agency records, interviews with USAR personnel, the Site reconnaissance, and a review of the Texas Water Development Board (TWDB) groundwater information database, no water supply wells, groundwater monitoring wells, or septic systems have been on the Site.

EDR's search of federal and state water well databases identified 13 environmental soilborings or monitoring wells at three separate facilities located within three-quarters of a mile from the Site. Affiliated Foods, 0.375 mile north of the Site, had two dry soil borings drilled to 15 feet bgs in 2004. Safety-Kleen, one-half mile east-northeast from the Site, had eight 20- to 25-foot deep environmental soil borings drilled in 2005. No water was reported in the borings. GE Franchise Finance Corporation had one 15-foot bgs well and two 60-foot bgs soil borings drilled in 2005. Water was measured at 13 feet bgs in the 15-foot well boring, and no water levels were reported in the 60-foot borings.

Skinny's 90 (Circle K No. 3803) is a Texas Leaking Petroleum Storage Tank (LPST) site located approximately one-quarter mile north of the Site. A review of the Texas Commission on Environmental Quality (TCEQ) file for Skinny's 90 indicates that as many as 13 monitoring wells are located on and around that property, and that groundwater levels ranged between 6.85 and 8.48 feet bgs.

The USAR Center is connected to the city of Abilene sanitary sewer system. A septic system was not observed on Site. USAR personnel indicated that the buildings have always been connected to the sanitary sewer.

3.0 SITE HISTORY

3.1 HISTORY OF OWNERSHIP

Land titles for the Site were reviewed back to 1917. Appendix C contains a historical Chain-of-Title report completed for the Site.

The USAR Center property was acquired by the U.S. government from the Vernon Land Company on August 11, 1958. According to USAR personnel, the original portion of the Training Building was already constructed when the Site was purchased. A 1953 aerial photograph (described in Section 3.2) substantiates this and shows the original structure.

3.2 PAST USES AND OPERATIONS

Important events in the facility's development, administration, and mission are summarized in Table 1.

Year	Description
1951	Construction of original (east) portion of Training Building by World Wide Exploration Company.
1958	Property with building purchased by U.S. Government.
1979	Addition to original building (including IFR) and construction of OMS.
1995	Replace all original windows with double pane windows (Historical building significance).
1997	Decommission IFR.

Available business directories were reviewed in approximately five-year intervals for the years spanning 1919 through 2005. According to a city directory abstract provided by EDR (Appendix E), the address of the USAR Center was first listed in the *R.L. Polk Co. Directory* in 1963. A 1960 *Polk Directory* at the Abilene Public Library lists the Site as "USA Reserve Training Center." Southwestern Bell Telephone directories in the Abilene Public Library were also reviewed. The 1958 and 2004 directories list the Reserve Training Center, but the 1957 directory does not. The Site is listed as a USAR Center from 1958 until 2004 in various directories.

The Site has primarily functioned as an administrative, logistical, and educational facility with preventative maintenance performed on military vehicles in the OMS. Reservists drill on weekends all year. At the time of the Site reconnaissance, the 490th Civilian Affairs Battalion, Bravo Company, occupied the Site with four full-time employees and 35 reservists. According to USAR personnel, the Site has been used as a USAR Center since its purchase by the U.S. Government in 1958, and has not been leased to other entities.

The OMS is an Area Maintenance Support Activity (AMSA) 11 (Lubbock, Texas) subshop. AMSA personnel man the OMS on an as-needed basis. Civilian Affairs has one person man the shop on a full-time basis, performing preventive maintenance such as vehicle fluid, brake, and electrical checks. Large-scale maintenance activities are conducted at the AMSA in Lubbock.

Vehicle washing has routinely occurred at the VWR. The VWR is not covered and is currently equipped with a standard hose connection for water supply. No pressure-washing equipment was observed. Wash water is collected in an approximately 18-inch square single drain connected to an OWS that discharges to the City of Abilene sanitary sewer system.

When in use at the OMS, the former grease rack sat on a concrete slab next to the VWR (Photograph 14 in Appendix B); only the concrete slab remained at the time of the Site reconnaissance. USAR personnel did not recall the grease rack being utilized.

Historical aerial photographs, topographic maps, and city directories were the primary sources of information on the past development and occupants of the Site. Figures 5, 6, 7, and 8 present historical topographic maps dated 1957, 1967, 1974, and 1987, respectively. Figures 9 through 15 present aerial photographs of the Site and surrounding area dated 1940, 1953, 1964, 1976, 1980, 1994, and 2004, respectively. The TEJV requested Sanborn fire insurance maps from EDR Sanborn, which claims copyright to the largest and most complete collection of Sanborn maps. None was available for the Site, as is documented in Appendix E. The TEJV also searched the Abilene Public Library and Texas State Library Web site for Sanborn maps, but the USAR Center was not included in the map coverage area.

Pertinent observations on the historical USGS topographic maps are summarized below.

- **1957 (Figure 5).** This figure shows the World Wide Exploration Building and three smaller buildings. The drive-in movie theater is present across South Treadaway Boulevard. Eleven bulk aboveground storage tanks (ASTs) at the Humble Oil and Refining facility are shown approximately one-eighth mile north of the Site. The 1957 *Southwestern Bell Telephone Directory* lists Humble Oil and Refining Company at this location (4290 South Treadaway). No mention of Humble Oil and Refining is made in 1956 telephone or city directories.
- **1967 (Figure 6).** This figure is essentially the same as Figure 5. The buildings associated with Bill Reed (Coors Beer) Distributing are present on the property adjacent to the north. Twelve bulk ASTs are depicted on the Humble Oil and Refining property.

- **1974 (Figure 7).** The original USAR Center and three smaller buildings are shown on this figure. Several small buildings are present to the south and southeast of the property. The level of development in the area surrounding the USAR Center is similar to Figures 5 and 6.
- **1987 (Figure 8).** The USAR Center is shown in its current configuration.

Pertinent observations on the historical aerial photographs are summarized below.

- **1940 (Figure 9).** This figure shows the Site and surrounding area as cultivated farm land. No residential areas are present, although a farm house or other structure can be identified on the property that is now the USAR Center.
- **1953 (Figure 10).** This figure shows urbanization of the area approximately 1 mile north of the Site. The original U-shaped building is located on the Site. Three white bulk ASTs are present on the Humble Oil and Refining property one eighth mile to the north.
- **1964 (Figure 11).** Twelve Humble Oil and Refining facility ASTs appear in place approximately 500 feet north of the Site. The building associated with Bill Reed Distributing is on the figure along with several additional smaller buildings. The USAR Center, as constructed by World Wide Exploration, is also shown. A building that appears to be of similar configuration to the World Wide Exploration building is present to the west. In addition, a third, smaller building of differing construction configuration is present further west. Parking areas at the Site are not highly reflective and appear to be asphalt. Loop 322, not present on the 1953 photograph, is present on this figure.
- **1976 (Figure 12).** This figure shows the same three buildings as on Figure 11. A concrete area south of the main building complex is visible. Bill Reed Distributing is similar in size and shape to previous figures. The Humble Oil and Refining facility appears identical to the 1964 figure. The drive-in movie theater appears to be in operation. Development northwest of the Site along Industrial Road has occurred. The Abilene Bulk Plant can be identified at the northwest corner of South Treadaway Boulevard and Industrial Boulevard.
- **1980 (Figure 13).** This figure shows the USAR Center in its current configuration. Street Drilling Company is adjacent to the south. The movie theater appears overgrown. The Humble Oil Refining and the Abilene bulk plants are still visible. Development along Industrial Road has expanded.
- **1994 (Figure 14).** This figure shows that the Humble Oil and Refining facility has been dismantled and removed, and there is no evidence of the drive-in movie theater. The building at the southwest corner of Industrial Road and

South Treadaway Boulevard appears to be a convenience store, and had the same configuration as Skinny's 90 observed by TEJV during the Site reconnaissance. The building and associated lot of Crescent Supply, as well as Petroleum Road, were present directly across South Treadaway Boulevard from the Site. Significant development to the south, across Buttonwillow Creek, had occurred since the 1980 aerial photograph was taken.

- **2004 (Figure 15).** This figure shows the USAR Center and surrounding areas essentially the same as observed during the August 21 and 22, 2006, Site and area reconnaissance.

The earliest available information about the Site is from a 1940 aerial photograph. This photograph shows the Site as cultivated farm land. Based on the above information, historical land use at the Site property was farmland prior to development in 1951 as World Wide Exploration Company.

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 a search of federal and state environmental databases, and interviews with USAR personnel.

3.3.1 Past Use and Storage of Hazardous Substances

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.

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 Training Building (Photograph 13 in Appendix B). Vehicle maintenance products and consumer-quantities of POL were stored in the hazmat storage shed outside the OMS (Photograph 5 in Appendix B).

The OMS VWR is equipped with a 1-inch hydrant and hose bib, drain, and OWS. USAR personnel indicated that soap and degreasers are not used at the wash bay, and that equipment washing is rare. The VWR is not covered.

A concrete pad similar in shape and size to the wash pad is located between the OMS and the VWR. The pad had reportedly supported a metal grease rack. Vehicles would have been driven onto the metal grease rack for routine maintenance. The south end of the

grease rack had been excavated and replaced with fill (Photograph 14 in Appendix B). USAR personnel had no information on the excavation and backfill.

3.3.2 Past Disposal and Release of Hazardous Substances

Information related to past disposal and potential release of hazardous substances at the Site was compiled through review of federal and state environmental databases, and interviews with USAR personnel. According to USAR personnel, there is no evidence that hazardous substances above RQs were released or disposed at the Site. No stained soil or stressed vegetation was observed during the Site reconnaissance. Additionally, the MEP area and POV parking area contained less-than-1-foot diameter oil stains from vehicle drips, and no noxious or foul odors were noted during the Site reconnaissance.

3.4 PAST BULK PETROLEUM STORAGE TANKS

The OWS associated with the VWR settles oil from process wash water prior to discharge to the City of Abilene sanitary sewer (EnSafe, 2000), and is registered with the TCEQ as an underground storage tank (UST). The Site is listed in the environmental database search report as a registered UST facility because of the OWS; no other tanks are listed.

A grease rack foundation is present between the VWR and the OMS. An excavated area observed at the southern end of the foundation during TEJV's Site visit suggests something had been removed. USAR personnel did not have information about the excavation.

A historic architectural resources assessment (Parsons, 1998) of the USAR Center contained a map that shows an AST at the northwest corner of the OMS and two USTs in the MEP area west of the Training Building. The map showing those tanks is entitled Waste Site Locations and is dated October 4, 1989. Neither the map nor the report indicates what was stored in the tanks. The TEJV assessed the area where the USTs were shown on the map and no cuts in the concrete or other evidence of former USTs was observed. In addition, no UST-related equipment or structures (fuel island, vent pipes, etc.) were noted (Photograph 15 in Appendix B). The area where the AST is shown on the map was assessed and no tank was identified. USAR personnel were not aware of any ASTs or USTs having been on the Site.

3.5 REVIEW OF PREVIOUS ENVIRONMENTAL REPORTS

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

3.5.1 Environmental Baseline Survey Report

An Environmental Baseline Survey (EBS) of the Site was completed for the USAR, 90th Regional Readiness Command (RRC) in January 2006. Environmental, Compliance & Construction, Inc. (ECCI) issued an *Environmental Baseline Survey* for the USAR Center which provides summary and general information about the Site. "In accordance with the ASTM Standard D 5746-98 *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 Archaeological Assessment Report

Parsons Engineering Science, Inc. (Parsons) conducted an archaeological assessment on the USAR Center. The assessment results are presented in a February 1998 report titled *Archaeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas*. Parsons did not recommend an archaeological survey be performed at the Site and indicated that it is unlikely that any archaeological resources are on the facility. The Texas State Historic Preservation Office concurred with the report's recommendation in a letter dated July 15, 1997. The letter is included in the Parsons' report in Appendix D.

3.5.3 Architectural Assessment Report

Parsons performed a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th RRC, Office of the Engineer. The findings of the assessment were compiled in a report issued February 1998. 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. No further architectural surveys were recommended for the Site until 2001. The Texas State Historic Preservation Office concurred with the report recommendations in a letter dated July 23, 1997.

3.5.4 Indoor Firing Range Report

An IFR was utilized at the facility to qualify soldiers with side arms and rifles from 1979 until the early 1990s, according to USAR personnel. Spent materials associated with that use would have included copper-jacketed lead bullets, smokeless gun powder, and brass casings. American Asbestos, Inc. completed a lead abatement, cleanup, and encapsulation project on May 17, 1997, during which it decommissioned the IFR on the first floor of the USAR Center. The results of those activities are documented in a May 21, 1997, report titled *Final Submittals, Presented in Connection with: Prepare Indoor Firing Range for Alternate Use at Various Locations in Oklahoma & Texas*.

American Asbestos, Inc. removed steel panels, plates, and equipment from the IFR and sent the metal to Pine Street Salvage Company, a local recycler in Abilene, Texas. Debris and sand from the bullet traps were containerized and reportedly transported to American Asbestos, Inc.'s Oklahoma City facility and later delivered to Encycle Recycling in Corpus Christi. The HVAC system exhaust unit was removed and capped with a metal covering (Photograph 16 in Appendix B). The bullet trap pit was filled with clean sand and capped with concrete to match existing floor grade.

3.5.5 Oil-Water Separator Report

EnSafe Inc. conducted an OWS evaluation at the USAR Center on November 2, 1999. The May 5, 2000, report, titled *Oil-Water Separator Evaluation*, stated there was one OWS at the Site. The OWS was described as a two-chambered, 150-gallon concrete vessel that processed water generated at the VWR before discharge to the City of Abilene sanitary sewer. At the time of the report, the City of Abilene did not require a permit, but did have a discharge limit for total petroleum hydrocarbons of 167 pounds per day. The separator was registered with the Texas Natural Resource Conservation Commission (now TCEQ) as a UST under Owner ID 49607 and Facility ID 66033.

3.5.6 Cultural Resources Report

As a result of the archaeological assessment, Parsons 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. The assessment was compiled and issued in February 1998. The summary reiterated that there were no architectural or archaeological issues at the USAR Center. The report stated the Site had a "low" archaeological potential and was not eligible for the National Register of Historic Places.

3.5.7 Total Facility Assessment

The Fort Hood Facilities Engineer Team conducted a total facilities assessment on April 10 and 11, 1996. The report did not provide environmental-related information, but did have detailed maps of the buildings on Site, which have been reviewed and referenced throughout the report. (This assessment was reviewed at the USAR Center and a copy was not obtained or provided with this ECP).

3.5.8 Polychlorinated Biphenyls Report

The U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) conducted a polychlorinated biphenyl (PCB) assessment of the Site in September 1997. The report, titled *Polychlorinated Biphenyls (PCB) Assessment, No. 37-08-5615-97*, identified five pole-mounted transformers (PMTs) on the Site. The Public Utilities Company was listed as the owner of the PMTs. According to the report, two of the PMTs were manufactured in 1958, two in 1978, and one in 1981. The 1981 PMT was a non-PCB containing unit and the remaining four were untested. The USACHPPM report also states that some of the fluorescent light fixtures at the Site contain PCB ballasts.

4.0 ADJACENT PROPERTIES

Figure 15 in Appendix A provides a 2004 aerial view of the Site and adjacent properties. The Site is bounded by South Treadaway Boulevard to the east. Across South Treadaway Boulevard to the northeast is a vacant lot that used to be a drive-in movie theater. Directly across South Treadaway Boulevard to the east is Crescent Supply, an oil field equipment supply company. Petroleum Road abuts Crescent Supply to the south. Willow Creek Center is across Petroleum Road from Crescent Supply and houses commercial retail businesses including a cake shop. Bill Reed Distributing, a Coors Beer distributor, abuts the property to the north. The Missouri Pacific railroad borders the entire west boundary of the Site, across which is a tract of vacant land estimated to be in excess of 50 acres. Street Foundation Drilling abuts the property to the south. Photographs 17 through 21 in Appendix B show properties surrounding the Site.

Table 2 provides a list of adjacent properties with their directional location from the Site and zoning.

Table 2 List of Adjacent Properties			
Direction From Site	Name/Type of Property	Addresses	Zoning
North	Bill Reed Distributing	4290 South Treadaway Boulevard	Heavy Industrial
Northeast	Former Crescent Drive In Theater	4315 South Treadaway Boulevard	Heavy Industrial
East	Crescent Supply	4333 South Treadaway Boulevard	Heavy Industrial
Southeast	Willow Creek Center	Various	Heavy Industrial
South	Street Foundation Drilling	4350 South Treadaway Boulevard	Heavy Industrial
West	Missouri Pacific Railroad Track and Vacant Land	None	Heavy Industrial

Appendix A provides historical aerial photographs and topographic maps, and Appendix E presents an environmental database report that was used to evaluate potential environmental impacts at adjacent and surrounding 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 since the mid 1990s, 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 which is 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 obtained from EDR on July 14, 2006. The EDR report consolidates standard federal, state, local, and tribal environmental record sources based on ASTM-recommended minimum search distances from the Site. A copy of the EDR 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, TCEQ paper files and electronic records, city electronic records, and historical aerial photographs and maps to investigate environmental conditions at the Site and surrounding area. Available information on the potential impact of environmental conditions at 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 incorporated into this report.

The interviews included topics of general environmental interest and specific areas of interest identified during the records review and visual Site inspection. Pertinent information from these interviews is 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) 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 search, the USAR Center is not a listed NPL site, and no other NPL sites were 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 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.

CERCLIS No Further Remedial Action Planned (NFRAP) sites have been removed and archived from CERCLIS sites. NFRAP status indicates that, to the best of USEPA's knowledge, assessment at a site has been completed and that no further steps will be taken to list this site on the NPL unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with the site; it means that, based on available information, the location is not judged to be a potential NPL site.

According to the environmental database search, the USAR Center is not a listed CERCLIS or CERCLIS NFRAP site and no other such sites were 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) identifies hazardous waste handlers with RCRA corrective action activity. According to the environmental database search, the USAR Center is not a listed RCRA CORRACTS site. No CORRACTS sites were identified within one mile of the Site.

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

The RCRA Information Database (RCRAInfo) is USEPA's comprehensive information system that includes selective data on facilities that generate, store, and treat, transport, and/or dispose (TSD) of hazardous waste, as defined by RCRA. According to the environmental database report, the USAR Center is not a RCRA TSD and there were no such sites listed on RCRAInfo within one-half mile.

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

Conditionally exempt small-quantity generators 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 defined as facilities generating 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. The USAR Center is not listed on RCRAInfo as a generator of hazardous waste.

Abilene Lumber, approximately one-quarter mile northwest of the Site is a SQG (USEPA ID TXD988077780, Solid Waste Registration Number 79041) with no listed violations. Due to the lack of any listed violations and the distance from the USAR Center, this property is considered to represent a low risk to the Site.

Safety-Kleen Corporation at 4234 Belt Lane is approximately one-half mile west of the Site. The company is a LQG of hazardous waste that also transports used oil and handles PCBs. In 1989, stabilization measures were implemented at the site to treat or remove a source of contamination. From 1991 until 2005, numerous site clean-up steps were accomplished culminating in a November 22, 2005, Certification of Remedy Completion resulting in a "no further action" (NFA) status. In addition, between 1988 and 2002, the facility received 25 violations. All 25 violations entailed either written or verbal informal action. No violations are documented after 2002. Due to the NFA and informal nature of violations issued, the Safety-Kleen Corporation property is considered to represent a low risk to the Site.

5.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) List is used to record and store information on reported releases of oil and hazardous substances. According to the environmental database search, the USAR Center is not listed on the ERNS List.

5.2 STATE AND LOCAL ENVIRONMENTAL RECORDS

The regulatory information presented below was obtained from the regulatory database search report. Supplemental information was provided from database searches via online databases.

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

Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. According to the environmental database search, the USAR Center is not a listed solid waste landfill/facility site.

S&W Truck and Bus Service is approximately one-half mile east of the Site on Petroleum Road. A landfill application was filed on April 19, 1994. However, the status of the site is listed as "Not Constructed." During the Site reconnaissance, the property was observed to be closed for business and there was no evidence of landfill activity. The S&W Truck and Bus Service property is considered to represent a low risk to the Site.

5.2.2 State-Registered LPST Sites within One-Half Mile

The TCEQ maintains a database on all reported LPSTs. The USAR Center is not listed on the LPST database. Nine LPST sites identified within one-half mile of the USAR Center are summarized in Table 3.

Table 3 Leaking Petroleum Storage Tank Sites				
Company/Site	Address	Distance and Direction from Site	Status	Elevation Relation to Site
Skinny's 90	1757 Industrial Boulevard, Abilene, Texas 79602	Approximately 1,250 feet north	Groundwater is impacted, remediation is ongoing.	Higher
Gerlach Oil Company	1800 Industrial Boulevard, Abilene, Texas 79602	Approximately 1,250 feet northwest	NFA	Higher
Halliburton Logging Service	4841 South Treadaway Boulevard, Abilene, Texas 79602	Approximately 2,000 feet southeast	NFA	Higher
Eastman Whipstock, Inc.	2001 South 41 st Street, Abilene, Texas 79602	Approximately 2,000 feet east	NFA	Higher
Dresser Industries	4101 Sayles Boulevard, Abilene, Texas 79602	Approximately 2,500 feet east	NFA	Higher
COS Humble	1601 Industrial Boulevard, Abilene, Texas 79602	Approximately 1,250 feet northeast	Site Assessment. No apparent threat to receptors	Lower
Abilene Bulk Plant	4142 South Treadaway Boulevard, Abilene, Texas 79602	Approximately 1,400 feet north	Monitoring. No apparent threat to receptors	Lower
Dresser Atlas Industries	4800 South Treadaway Boulevard, Abilene, Texas 79602	Approximately 1,000 feet south	NFA	Lower
Grand Mudd Company	4040 South Treadaway Boulevard, Abilene, Texas 79602	Approximately 2,500 feet north	NFA	Lower

COS Humble (not Humble Oil and Refining) and the Abilene Bulk Plant are at lower elevations than the Site, and the TCEQ LPST database indicates that receptors are not threatened or impacted by releases at those facilities. Six of the sites have No Further Action status. Based on TCEQ information and/or the closed status, these eight sites are considered to represent low risks to the USAR Center.

TEJV personnel reviewed the TCEQ LPST file for Skinny's 90. A dual-phase extraction system was installed at the site in May 2004. According to the December 2005 operation and maintenance report, 455 gallons of phase-separated hydrocarbons (PSH) and 5,323,898 gallons of petroleum impacted groundwater have been recovered. Groundwater has been treated and then discharged to the City of Abilene sanitary sewer. Groundwater contamination plume maps were not available for review in the files provided by TCEQ to determine if offsite migration has occurred. However, a letter from ATC Associates Inc., an environmental consultant, dated November 14, 2000, states "most, if not all, of the off-site contamination is from sources other than the former Circle K facility." A chronology of events from ATC Associates Inc.'s March 5, 2004, annual groundwater monitoring report states that three offsite wells (MW-9, MW-10, and MW-11) had been destroyed. In addition, the TCEQ LPST database has a Corrective Action Response Form, dated September 9, 1999, that indicates all 13 monitoring wells are impacted. This evidence suggests that groundwater is impacted offsite. The potential for contaminated groundwater at the Skinny's 90 property to migrate to the USAR Center is considered to represent a "High Risk."

5.2.3 State-Registered UST Sites within One-Quarter Mile

USTs are regulated under RCRA Subtitle I and must be registered with the TCEQ. Seven UST sites, including the USAR Center, were identified within one-quarter mile of the Site and are summarized in Table 4.

Five of the seven registered UST sites (including the USAR Center) are not LPST sites and are considered to represent low risks to the USAR Center. The COS Humble site is an LPST, but it is lower in elevation, is not considered by TCEQ to impact or threaten receptors, and is associated with a 250-gallon gasoline UST. Therefore, the COS Humble site is considered to represent a low risk to the USAR Center. The remaining site, Skinny's 90, was discussed in Section 5.2.2.

5.2.4 State Spills Incidents

The environmental database for the USAR Center included a TCEQ database of spills reported to the commission. The USAR Center was not identified as having a spill reported to TCEQ.

5.2.5 Records of Contaminated Public Wells

A review of the TWDB Groundwater Database, provided in the environmental database report for the USAR Center, indicated that 13 shallow (15 to 60 feet deep) environmental soil borings and monitoring wells are located at three facilities within one-quarter to one mile of the Site. No contaminated public water wells were identified.

**Table 4
 Underground Storage Tank Sites**

Company/Site	Address	Distance and Direction from Site	Tank Status	Closure Status	Elevation Relation to Site
Grimes Memorial USAR Center	4300 South Treadaway Boulevard, Abilene, Texas 79602	Site	OWS	Active	Same
Skinny's 90	1757 Industrial Boulevard, Abilene, Texas 79602	Approximately 1,250 feet southeast	4 USTs	Active LPST Site	Higher
Gerlach Oil Company	1800 Industrial Boulevard, Abilene, Texas 79602	Approximately 1,250 feet east-northeast	1 UST and 8 ASTs	UST Removed. ASTs Active	Higher
WVR Inc.	2010 Industrial Boulevard, Abilene, Texas 79602	1,250 feet northwest	1 Tank — Removed	No LPSTs	Higher
Bill Reed Distributing	4290 South Treadaway Boulevard, Abilene, Texas 79602	Adjacent north	3 Tanks — Removed	No LPSTs	Lower
VJ Oil Company	4545 South Treadaway Boulevard, Abilene, Texas 79602	Approximately 800 feet southeast	3 Tanks — Removed from Ground	No LPSTs	Lower
COS Humble	1601 Industrial Boulevard, Abilene, Texas 79692	Approximately 1,250 feet north	1 Tank in use	LPST	Lower

5.2.6 Voluntary Action Program Sites within One-Half Mile

The Texas Voluntary Cleanup Program (VCP) is administered by the TCEQ and was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites. The Railroad Commission of Texas (TRC) has a companion program to promote the cleanup of oil- and gas-related pollution by participants as long as they did not cause or contribute to the contamination. The Site is not listed as a TCEQ or TRC VCP site, and no such other sites were identified within one-half mile of the USAR Center.

5.2.7 State Brownfields Program Sites within One-Half Mile

Included in this listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties targeted by Targeted Brownfields Assessments (TBA). The TBA program is designed to assist states, tribes, and municipalities in minimizing the uncertainties of contamination often associated with brownfields. Under the TBA program, USEPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. TBAs supplement and work with other efforts under USEPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. The Site is not listed as a brownfield site or as being in the brownfields program. No such other sites were identified within one-half mile of the USAR Center.

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

Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. The Site was not identified in the environmental database report with engineering controls. No other such sites were identified within one-half mile of the Site.

5.2.9 State-Registered Sites with Institutional 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 on site. Deed restrictions are generally required as part of the institutional controls. The Site was not identified in the environmental database report with institutional controls. No other such sites were identified within one-half mile of the Site.

5.2.10 State-Registered Dry-Cleaning Facilities within One-Quarter Mile

TCEQ maintains a database of registered, active, or inactive dry-cleaning facilities. The Site was not identified in the environmental database report as being under use limitations. No other such sites were identified within one-half mile of the Site.

5.2.11 State-Registered Manufactured Gas Sites within One Mile

Manufactured gas sites, often referred to as towngas sites, were used to produce gas from whale oil, rosin, coal, or mixtures of these products from the early to mid 1800s to the 1950s. The Site is not listed on the environmental database proprietary Manufactured Gas Plant Database. No such sites were identified within one mile of the Site.

5.3 TRIBAL ENVIRONMENTAL RECORDS

Tribal records included searches for Native American-administered lands that have an area of 640 acres or larger, or USTs on Native American land. No Native American reservations or USTs on tribal-administered lands were identified within one mile of the Site. The Site is not on or part of a Native American reservation.

5.4 UNMAPPED SITES

Thirteen unmapped sites were identified during the environmental database search by EDR. Unmapped sites are those with address information sufficient only to identify as within the same zip code of the target Site. The TEJV attempted to locate each unmapped site before the Site reconnaissance by searching the internet mapping site Windows Live Local powered by Virtual Earth. Seven of the sites were located, none of which were within the ASTM-recommended minimum search distance for the databases on which they were listed. Additionally, the TEJV searched for the other six unmapped sites during the Site reconnaissance on August 21 and 22, 2006, but could not verify any of the sites not found by internet mapping.

Additionally, the Humble Oil and Refining property, approximately 500 feet north of the Site from at least 1957 until 1968, was not listed on any of the environmental databases researched by EDR. Historic topographic maps and aerial photographs show bulk ASTs on that property from 1953 until 1987. The site address is listed as 4290 South Treadaway Boulevard in city and telephone directories from 1957 until 1968. The TEJV contacted the TCEQ Region 3 office in Abilene to inquire about the site. TCEQ personnel indicated that they did not have any regulatory files on the site. Bulk oil storage facilities of such large size have a high potential to impact the environment. The former Humble Oil and Refining property is considered to represent a low risk to the USAR Center.

5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE

Sixteen properties, in addition to the USAR Center, were evaluated as potential risks to the Site. The properties evaluated were identified as a result of information obtained during area reconnaissance and regulatory database searches and are listed in Table 5.

Based on an evaluation of available Site information and details concerning the properties listed in Table 5, the Skinny's 90 property (see Section 5.2.2) is considered a "High Risk" to 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.

Table 5 Properties Evaluated for Potential Environmental Risks				
Company/Site	Database(s)	Elevation in Regards to Site	Potential Risk to Site?	Comment
Grimes Memorial USAR Center	UST	Not Applicable	Yes	OWS
Humble Oil and Refining	None	Not available	Low	Former bulk oil storage facility
Safety Kleen Corporation	RCRA LQG, RCRA TSD, CORRACTS, IHW	Higher	Low	25 minor RCRA violations. 2,500 feet west of Site.
Abilene Lumber	RCRA SQG	Higher	Low	No RCRA violations
S&W Truck and Bus	SWLF	Lower	Low	Landfill never built
Skinny's 90	LPST, UST	Higher	High	Remediation in progress, offsite impact
Gerlach Oil Company	LPST, UST	Higher	Low	LPST received NFA
Halliburton Logging Service	LPST	Higher	Low	LPST received NFA
Eastman Whipstock, Inc.	LPST	Higher	Low	LPST received NFA
Dresser Industries	LPST	Higher	Low	LPST received NFA
COS Humble	LPST, UST	Lower	Low	No apparent threat to receptors
Abilene Bulk Plant	LPST	Lower	Low	No apparent threat to receptors
Dresser Atlas Industries	LPST	Lower	Low	LPST received NFA
Grand Mudd Company	LPST	Lower	Low	LPST received NFA
WVR Inc.	UST	Higher	Low	Tank removed no LPST
Bill Reed Distributing	UST	Lower	Low	Tanks removed no LPST
VJ Oil Company	UST	Lower	Low	Tanks removed no LPST

Notes:

IHW — Industrial and Hazardous Waste
 SWLF — solid waste landfill

6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS

Findings documented in the following subsections are based on the August 21 and 22, 2006, Site and area reconnaissance, a review of available Site records, and information obtained from USAR personnel.

6.1 UNDERGROUND STORAGE TANKS/ABOVEGROUND STORAGE TANKS

According to the environmental database, the 2000 EnSafe OWS evaluation, and USAR personnel, the Site has one registered UST, which is the OWS at the VWR. No ASTs were observed on the Site, and USAR personnel were unaware of any bulk petroleum ASTs or USTs on the Site. No spills or stains were observed during the Site reconnaissance.

The Parsons 1998 report included a map identifying one AST and two USTs on the Site. This information could not be substantiated by interviews with USAR personnel, file review, environmental database search, or visual observations. No other documentation verifying the former presence or removal of the AST and USTs was available for review.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

At the time of the Site visit, the OMS contained a forklift and 55-gallon drums of crushed oil filters, new oil, antifreeze, and transmission fluid. A two-room hazmat storage shed was located outside the OMS. One room contained seven 55-gallon drums: five empty, one containing used oil, and one containing antifreeze. The second room contained gallon cans and jugs of engine oil, transmission fluid, and brake fluid. Approximately 20 tubes of grease were also observed. One 85-gallon spill kit was maintained in the hazmat storage shed, which is equipped with a floor that provides secondary containment. No spills or stains were observed during the Site reconnaissance.

No hazardous substances were observed in the Training Building during the Site reconnaissance. There is no evidence that hazardous substances above RQs were stored for one year or more, released, or disposed at the Site

USAR personnel indicated that pesticides are not stored, mixed, or used by USAR personnel, and pest control is performed by contractors.

6.3 WASTE DISPOSAL SITES

According to the environmental database search and USAR personnel, the Site is not a permitted solid waste facility and is not required to maintain a solid waste permit. USAR personnel had no knowledge of waste having been disposed, buried, or burned on the Site.

The Site reconnaissance revealed a pile of soil west of the OMS (Photograph 22 in Appendix B). It appeared to have a similar composition and texture of material identified in the excavation at the south end of the grease rack. Concrete rubble was also observed south of the Training Building in the vacant area of the Site. The concrete appeared to be an old foundation that had been broken and left in place (Photograph 23 in Appendix B).

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

No drywells, pits, sumps, or catch basins were observed during the Site visit. The kitchen area of the Training Building contains a grease trap. Floor drains are located within the kitchen area, mechanical rooms, and restrooms. Kitchen floor drains had backed up and overflowed onto the floor (Photographs 24 and 25 in Appendix B). USAR personnel indicated the drains discharge to the City of Abilene sanitary sewer system. One drain was observed in the OMS restroom.

The VWR located east of the OMS has one OWS that discharges to the municipal sanitary sewer.

Storm water in the courtyard of the original portion of the Training Building flows towards storm drains located at either end. No other storm drains were observed on the Site.

6.5 ASBESTOS-CONTAINING MATERIAL

According to the EBS (ECCI, 2006), the 90th RRC hired ERI Consulting Engineers in 1998 to perform an asbestos survey of the USAR Center. The EBS reports that "...the following materials contained asbestos: all black mastic, white surface mud putty, the homogeneous brown friable spray on material, the non-homogeneous tan, friable spray on material with a white plaster surfacing, the red-brown floor tile with beige streaks, the homogenous black roofing parapet, the homogeneous black roofing asphalt with rock fragments and all floor tile and ceiling surface materials in the older USAR building is assumed to be ACM [asbestos-containing material]."

The EBS (ECCI, 2006) also indicates that Wildhorse Enterprises performed project and environmental monitoring of the removal of "spray on acoustical texture" and "ceiling containing asbestos." The EBS indicates that waste was properly containerized and transported for disposal. Clearance samples were acceptable for occupancy.

The TEJV attempted to identify ACM based on the descriptions in the EBS report. The following is a summary of TEJV findings:

- “All black mastic”. Floor tile was observed in the Training Building offices and hallways. Some areas such as the stairway were carpeted. The Training Building Drill Hall, kitchen and restrooms did not have vinyl tile on the floors. The OMS did not have tile on the floors. The TEJV estimates the area of floor tile in the Training Building to be approximately 18,000 square feet. Floor tile was observed to be in good condition.
- The “White surface mud putty” and the “Friable spray on material with the white plaster surfacing” are believed to be the exterior of the USAR Center buildings. The TEJV estimates this area to be in excess of 75,000 square feet. The white surface mud putty was observed to be spalling off of the exterior wall of the Drill Hall (Photograph 28 in Appendix B).
- The “homogeneous brown friable spray on material” appears to be the “spray on acoustical texture” that was removed by Wildhorse Enterprises.
- The “red-brown floor tile with beige streaks” could not be reliably identified.
- Black tar roofing materials were used on the portion of the Training Building that was added in 1979 and the OMS. This area is estimated to be approximately 12,000 square feet. The TEJV did not inspect the condition of roof material.

6.6 PCB-CONTAINING EQUIPMENT

Five PMTs are located on the northern boundary of the Site, next to the POV parking area. Three PMTs are located on one pole and two on another (Photographs 26 and 27 in Appendix B). The USACHPPM conducted a PCB assessment of the Site in September 1997. The report, titled *Polychlorinated Biphenyls (PCB) Assessment, No. 37-08-5615-97*, identified Public Utilities Company as the owner of the transformers. According to the report, two PMTs were manufactured in 1958, two in 1978, and one in 1981. The 1981 PMT was a non-PCB containing unit and the remaining four were untested. TEJV personnel did not observe any leaks, and the PMTs appeared to be in fair to good condition during the Site reconnaissance.

The USACHPPM report also states that some of the fluorescent light fixtures at the Site contain PCB 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

According to the EBS (ECCI, 2006), the 90th RRC hired Wild Horse Enterprises to perform a LBP survey. The survey indicated that roof rafter tails and the underside of the exposed roof deck consistently tested positive for LBP. In addition, the exterior balcony door tested positive for LBP. All other painted surfaces that were sampled, tested below the

federal Department of Housing and Urban Development standard of 1.0 milligrams per cubic centimeter. During the Site reconnaissance, several exterior and interior areas of peeling paint were observed (Photographs 28 to 30 in Appendix B).

During the Site reconnaissance, the former IFR area was confirmed to be decommissioned and in use for general storage.

6.8 RADON

No Site-specific radon surveys were available at the time of inspection. USAR personnel stated that, to their knowledge, there had not been one conducted for the Site. Taylor County is in the USEPA Radon Zone 3, which has an indoor average level of less than 2 picocuries per liter (pCi/L). Twenty-seven sites were tested in Taylor County and four sites were tested in the 79602 zip code of the Site. The results for Taylor County had a mean value of 1.3 pCi/L with a maximum value of 5.7 pCi/L. The average activity of the four sites tested in the 79602 zip code was 0.800 pCi/L. The USEPA recommended action level is 4.0 pCi/L.

6.9 UNEXPLODED ORDNANCE

The USAR Center contained an arms vault and IFR on the first floor. Both were constructed in 1979 and were utilized from that time until the mid-1990s, according to USAR personnel.

At the time of the Site reconnaissance, the arms vault contained small arms but no ammunition. No evidence was found during the Site reconnaissance or records review process of the past presence of munitions and explosives of concern.

6.10 RADIOACTIVE MATERIALS

No radiological sources or materials were observed during the Site reconnaissance. USAR personnel stated that there were no radiation sources on the Site and they were not aware that there had ever been radiation sources on the Site. USAR personnel explained that, while "Radacks" are present on the Site and used by USAR personnel to detect radiation, the calibration sources are stored and calibrated in Lubbock, Texas.

7.0 REVIEW OF SPECIAL RESOURCES

7.1 LAND USE

According to the City of Abilene Web site, the Site is zoned HI. The Site is located in a mixed-use area that includes commercial and light and heavy industrial businesses. Several tracts of open land in excess of 50 acres were observed in the immediate vicinity of the Site. Figure 15 in Appendix A is a 2004 aerial photograph of the USAR Center and surrounding properties and depicts current land uses.

7.2 COASTAL ZONE MANAGEMENT

The Texas Coastal Management Plan is administered by the Texas General Land Office. The Texas coastal zone extends southwest along the coast from the Sabine River to the Rio Grande River, seaward into the Gulf of Mexico for a distance of 10.35 miles, and inland to include 36 counties. The coastal zone includes all counties bordering the Gulf of Mexico and extends approximately 40 miles inland. It includes all estuaries and tidally influenced streams and bounding wetlands. The USAR Center is approximately 350 miles inland from the Gulf of Mexico and Taylor County is not included in the Texas Coastal Management Plan.

7.3 WETLANDS

A search for wetland information was conducted online from the U.S. Fish and Wildlife Service (USFWS) Web site, with no digital data available for the Site. Additionally, no wetlands information was provided in the EDR report. The Site is upland and well drained. Based on an area reconnaissance, TEJV personnel did not identify wetlands at the Site.

7.4 100-YEAR FLOODPLAIN

According to the FEMA Flood Insurance Rate Map, Community Panel 485450 0040 C, which was obtained from the FEMA Web site, the south and southwest half of the Site are included in the 100-year and 500-year flood plain elevation (Figure 16). The Site boundary is difficult to determine on the FEMA map. However, the City of Abilene Web site includes FEMA floodplain elevations superimposed on property boundaries. The TEJV confirmed the location of the 100-year and 500-year flood plains on the Site. Neither flood plain elevation is located where current structures are situated.

7.5 NATURAL RESOURCES

TEJV personnel walked the property and did not observe evidence of potential wetlands or surface water bodies. The EBS (ECCI, 2006) cites a May 2004 report by Parsons, which identified two threatened and endangered federal and state species in Taylor County: the black-capped vireo and the black-tailed prairie dog. Parsons concluded that "with the exceptions of incidental use by migrants, listed species are unlikely to occur at the facility."

Based on this finding, the USAR Center was not included in a follow-up *Final Phase II Threatened and Endangered Species Habitat Analysis 90th RRC Facilities* conducted by Parsons in 2005.

Additionally, the EBS (ECCI, 2006) stated that they received correspondence from the USFWS indicating that no threatened/endangered species had been documented on the USAR Center property or adjacent properties.

7.6 CULTURAL RESOURCES

Sections 3.5.2 and 3.5.3 detail archaeological and architectural assessments conducted on the Site in 1998. The archaeological report (Parsons, 1998) concluded that the archaeological potential for the USAR Center is “low” due to the lack of nearby surface water. The report did not recommend an archaeological survey. The Texas State Historic Preservation Office concurred with the report recommendation in a letter dated July 15, 1997.

The 1998 historic architectural resources assessment (Parsons, 1998) concluded that the buildings on the Site were not eligible for inclusion in the National Register of Historic Places because they did not meet the 50-year age qualification and “do not appear to possess exceptional importance from a historical perspective.” An architectural survey was not recommended until the buildings reached 50 years in age, which occurred in 2001. The management summary report also concluded that architectural surveys should not be conducted until buildings reached 50 years of age. The Texas State Historic Preservation Office agreed with this conclusion in a letter dated July 23, 1997. The letter also states that as properties reach 50 years of age “each property should be re-examined for eligibility.” The USAR Center reached 50 years of age in 2001.

7.7 OTHER SPECIAL RESOURCES

No other special resources were identified during the compilation of this report.

8.0 CONCLUSIONS

The TEJV, under contract to the USACE, Louisville District, has prepared this ECP Report for the Grimes Memorial USAR Center (Facility ID TX001), at 4300 South Treadaway Boulevard, in Abilene, Taylor County, Texas. The USAR Center is on 9.25 acres of land with two permanent buildings: a 17,493-square-foot Training Building and a 3,807-square-foot OMS. The Site is currently occupied by the 490th Civilian Affairs Battalion, Bravo Company.

Findings of this ECP are based on existing environmental information, including visual observations, Site records, 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 property. 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 hazardous substances used or stored were ever improperly handled, released, or disposed at the Site.
- **Underground Storage Tanks/Aboveground Storage Tanks.** The Site has one registered UST, which is the OWS at the VWR. No ASTs were observed, and based on discussions with USAR personnel there are none on the Site. No spills or stains were observed during the Site reconnaissance.

A report entitled *Historic Architectural Resources Assessment of 90th Regional Support Command Facilities in Texas* contained a 1989 map of the USAR Center entitled "Waste Site Locations." The map indicated that one AST was located on the northwest corner of the OMS and two USTs were located just west of the Drill Hall in the MEP area. Evidence of those USTs and the AST was not observed during the Site reconnaissance. No other documentation concerning the AST and USTs shown in the 1998 report was available.

- **Non-UST/AST Petroleum Storage.** Petroleum storage has occurred for over one year in designated areas within the OMS and POL storage shed in the OMS area. POLs were observed in both consumer and commercial quantity containers. Used oil, antifreeze, and transmission fluid were observed in 55-gallon drums. No spills or stains were observed during the Site reconnaissance.

- **Polychlorinated Biphenyls.** There are five PMTs on the Site just north of the northern POV parking area along the property boundary. One transformer is documented to be non-PCB containing. The PCB status of the remaining four transformers is unknown. During the Site reconnaissance, no stains were observed around the five PMTs. A 1997 PCB assessment report (USACHPPM, 1997) stated that some of the fluorescent lighting ballasts in the USAR Center contain PCBs. 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.** According to the EBS (ECCI, 2006), the 90th RRC hired ERI Consulting Engineers in 1998 to perform an asbestos survey of the USAR Center. The EBS reports that "the following materials contained asbestos: all black mastic, white surface mud putty, the homogeneous brown friable spray on material, the non-homogeneous tan, friable spray on material with a white plaster surfacing, the red-brown floor tile with beige streaks, the homogeneous black roofing parapet, the homogeneous black roofing asphalt with rock fragments and all floor tile and ceiling surface materials in the older USAR building is assumed to be ACM."

The EBS (ECCI, 2006) also indicated that Wildhorse Enterprises performed project and environmental monitoring of the removal of "spray on acoustical texture" and "ceiling containing asbestos." The EBS indicated that waste was properly containerized and transported for disposal. Clearance samples were reported to be acceptable for occupancy.

- **LBP.** According to the EBS (ECCI, 2006), the 90th RRC hired Wild Horse Enterprises to perform a LBP survey. The survey indicated that roof rafter tails and the underside of the exposed roof deck consistently tested positive for LBP. In addition, the exterior balcony door frame tested positive for LBP. During the Site reconnaissance, several interior and exterior areas of peeling paint were identified.
- **IFR.** The USAR Center contained an IFR on the first floor of the Training Building, which was reportedly utilized from 1979 until the mid 1990s. In May 1997, American Asbestos, Inc. removed the steel bullet stop plates, debris, and sand from the indoor firing range bullet trap. The bullet trap trench was filled with clean sand and capped with 3,000-pounds-per-square-inch concrete. Visual inspection of the IFR area during the Site reconnaissance confirmed that it had been decommissioned and is being used for general storage.

- **Radiological Materials.** No radiological sources or materials were observed during the Site reconnaissance. USAR personnel stated that there were no radiation sources on the premises and they were not aware that there had ever been radiation sources on the Site. Additionally, while “Radacks” are present on the Site and used by USAR personnel to detect radiation, the calibration sources are stored and calibrated in Lubbock, Texas.
- **Radon.** No Site-specific radon surveys were available during the ECP, and USAR personnel stated that there had not been one conducted for the Site. Taylor County is in the USEPA Radon Zone 3, which has an indoor average level of less than 2 pCi/L. According to the environmental database report, 27 sites were tested in Taylor County and four sites were tested in the 79602 zip code of the Site. The results for Taylor County had a mean value of 1.3 pCi/L with a maximum value of 5.7 pCi/L. The average activity of the four sites tested in the 79602 zip code was 0.800 pCi/L, which is below the USEPA-recommended action level of 4.0 pCi/L.
- **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.
- **Pits, Sumps, Dry Wells and Catch Basins.** No pits, sumps, dry wells or catch basins were observed on the Site. The kitchen area of the Training Building contains a grease trap. Floor drains are located within the kitchen area, mechanical rooms, and restrooms. Kitchen floor drains had backed up and overflowed onto the floor. USAR personnel indicate that the drains discharge to the City of Abilene sanitary sewer system. One drain was observed in the OMS restroom. The VWR located east of the OMS has one OWS that discharges to the municipal sanitary sewer.
- **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 since the mid 1990s. Based on an evaluation of available Site information and details concerning surrounding properties, the Skinny’s 90 property is considered a “High Risk” to 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.

Skinny’s 90 is an active LPST site under remediation approximately one-quarter mile north of the Site. According to the December 2005 operation and maintenance report, 455 gallons of PSH and 5,323,898 gallons of petroleum impacted groundwater have been recovered. Additionally, the TCEQ LPST database indicates all 13 monitoring wells on or around the property are impacted. This evidence suggests that groundwater offsite is impacted. The remediation process of

groundwater extraction at Skinny's 90 is in progress. This property is considered to represent a "High Risk" to the USAR Center due to the potential for the migration of contaminated groundwater.

Areas of potential environmental concern were reviewed and the TEJV found one significant concern — potential groundwater contamination associated with the Skinny's 90 property — 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 7. 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.

9.0 REFERENCES

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AGENCIES CONTACTED

Texas Commission on Environmental Quality

Appendix A
Figures

FIGURES

Figure 1	General Site Location Map
Figure 2	Site Layout Plan
Figure 3	Existing Training Building Floor Plan
Figure 4	Existing OMS Building Floor Plan
Figure 5	1957 Topographic Map
Figure 6	1967 Topographic Map
Figure 7	1974 Topographic Map
Figure 8	1987 Topographic Map
Figure 9	1940 Aerial Photograph
Figure 10	1953 Aerial Photograph
Figure 11	1964 Aerial Photograph
Figure 12	1976 Aerial Photograph
Figure 13	1980 Aerial Photograph
Figure 14	1994 Aerial Photograph
Figure 15	2004 Aerial Photograph
Figure 16	FEMA Flood Plain Map

Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

PREVIOUS ENVIRONMENTAL REPORTS

1. American Asbestos, Inc. *Prepare Indoor Firing Ranges for Alternate Use at Various Locations in Oklahoma & Texas*. May 21, 1997.
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Appendix E
Regulatory Database Search Reports