

FINAL

**ENVIRONMENTAL CONDITION OF
PROPERTY REPORT**

**HOUSTON #2
U.S. ARMY RESERVE CENTER (TX040)
7077 PERIMETER PARK DRIVE
HOUSTON, TEXAS 77041**

Prepared For:

**U.S. Army Corps of Engineers — Louisville District
Engineering Division — Environmental Branch
600 Dr. Martin Luther King, Jr. Place
Louisville, Kentucky 40202-2232**

February 14, 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.



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

February 14, 2007
DATE

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 Houston #2 U.S. Army Reserve (USAR) Center (Facility ID TX040), hereafter referred to as the "Site" or "USAR Center." The Site is located at 7077 Perimeter Park Drive in Houston, Harris 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 encompasses approximately 6 acres of land with three permanent structures: a 15,826-square-foot main facility building, a 23,600-square-foot warehouse, and an approximately 2,500-square-foot corrugated metal building. The Site is currently occupied by five units: 450th Chemical Battalion; 808th Engineering Company, Pipeline; 340th Chemical Company; 450th Headquarters Detachment for Chemical Battalion; and 463rd Engineering Platoon, Fire Fighting.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1944, the Site was an undeveloped lot prior to development by Cathodic Protection Services, Inc., in 1979/1980. The U.S. government purchased the Site in 1989. The main facility building and warehouse on the Site were constructed in 1979/1980, and the corrugated metal building was constructed in May 2006.

Areas of potential environmental concern were reviewed and the TEJV found one significant concern relating to the environmental condition of the Site. In May 1995, approximately 25 gallons of diesel fuel were spilled on the Site due to vehicle equipment failure. The report was classified as "minor" by the Texas Commission on Environmental Quality and no additional measures were reported. No further information was available concerning the May 1995 diesel fuel spill. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Table of Contents

EXECUTIVE SUMMARY.....	I
1.0 INTRODUCTION.....	1
1.1 Purpose of Environmental Condition of Property.....	1
1.2 Scope of Services.....	2
1.3 Assumptions and Limitations.....	3
2.0 SITE LOCATION AND PHYSICAL DESCRIPTION.....	4
2.1 Site Location.....	4
2.2 Asset Information.....	4
2.3 Physical Description.....	5
2.4 Site Hydrology and Geology.....	6
2.4.1 Surface Water Characteristics.....	6
2.4.2 Hydrogeological Characteristics.....	7
2.5 Site Utilities.....	7
2.6 Water Supply Wells and Septic Systems.....	8
3.0 SITE HISTORY.....	9
3.1 History of Ownership.....	9
3.2 Past Uses and Operations.....	9
3.3 Past Use, Storage, Disposal, and Release of Hazardous Substances.....	12
3.3.1 Past Use and Storage of Hazardous Substances.....	12
3.3.2 Past Disposal and Release of Hazardous Substances.....	13
3.4 Past Bulk Petroleum Storage Tanks.....	13
3.5 Review of Previous Environmental Reports.....	13
3.5.1 Polychlorinated Biphenyls.....	13
3.5.2 Architectural Assessment Report.....	14
3.5.3 Cultural Resources.....	14
3.5.4 Asbestos Building Re-inspection.....	14
3.5.5 Radon Building Survey.....	14
3.5.6 LBP Survey Report.....	15
3.5.7 Drinking Water Quality Report.....	15
4.0 ADJACENT PROPERTIES.....	16
5.0 REVIEW OF REGULATORY INFORMATION.....	19
5.1 Federal Environmental Records.....	19
5.1.1 Federal National Priorities List Sites within One Mile.....	19
5.1.2 Federal CERCLA Information System Sites within One-Half Mile.....	19
5.1.3 RCRA Corrective Action Sites within One Mile.....	20
5.1.4 RCRA Transport, Treatment, Storage, and/or Disposal Facilities within One-Half Mile.....	20

5.1.5	Federal RCRA Small- and Large-Quantity Generators List within One-Quarter Mile.....	20
5.1.6	Federal Emergency Response Notification System List.....	24
5.2	State and Local Environmental Records.....	24
5.2.1	State-Registered Landfills or Solid Waste Disposal Sites within One-Half Mile	24
5.2.2	State-Registered Leaking PST Sites within One-Half Mile	24
5.2.3	State-Registered UST Sites within One-Quarter Mile.....	24
5.2.4	State Spills Incidents	27
5.2.5	Records of Contaminated Public Wells	27
5.2.6	Voluntary Action Program Sites within One-Half Mile.....	27
5.2.7	State Brownfields Program Sites within One-Half Mile.....	27
5.2.8	State-Registered Sites with Engineering Controls within One-Half Mile	27
5.2.9	State-Registered Sites with Institutional Engineering Controls within One-Half Mile	28
5.2.10	State-Registered Dry-Cleaning Facilities within One-Quarter Mile ...	28
5.2.11	State-Registered Oil/Gas Wells within One Mile	28
5.3	Tribal Environmental Records.....	28
5.4	Unmapped Sites	28
5.5	Summary of Properties Evaluated to Determine Risk to Site.....	28
6.0	SITE INVESTIGATION AND REVIEW OF HAZARDS	29
6.1	Underground/Aboveground Storage Tanks	29
6.2	Inventory of Chemicals/Hazardous Substances	29
6.3	Waste Disposal Sites	30
6.4	Pits, Sumps, Dry Wells, and Catch Basins	30
6.5	Asbestos-Containing Material	30
6.6	PCB-Containing Equipment	31
6.7	Lead-Based Paint	31
6.8	Radon	31
6.9	Unexploded Ordnance	31
6.10	Radioactive Materials.....	31
7.0	REVIEW OF SPECIAL RESOURCES.....	32
7.1	Land Use	32
7.2	Coastal Zone Management.....	32
7.3	Wetlands.....	32
7.4	100-Year Floodplain	32
7.5	Natural Resources	32
7.6	Cultural Resources	33
7.7	Other Special Resources	33

8.0	CONCLUSIONS	34
9.0	REFERENCES	37

List of Tables

Table 1	Historic Ownership Summary of Houston #2 USAR Center.....	9
Table 2	Historical Summary of Houston #2 USAR Center	10
Table 3	List of Adjacent Properties	16
Table 4	RCRA Small Quantity Generator Sites	21
Table 5	Leaking Petroleum Storage Tank Sites	25
Table 6	Underground Storage Tank Sites	26

List of Appendices

Appendix A Figures

Figure 1	General Site Location Map
Figure 2	Site Layout Plan
Figure 3	Main Facility Building Floor Plan
Figure 4	Existing Warehouse Building Floor Plan
Figure 5	Warehouse Cage Storage Floor Plan
Figure 6	1918 Hillendahl Topographic Map
Figure 7	1919 Addicks Topographic Map
Figure 8	1955 Addicks Topographic Map
Figure 9	1970 Hedwig Village Topographic Map
Figure 10	1982 Hedwig Village Topographic Map
Figure 11	1995 Hedwig Village Topographic Map
Figure 12	1944 Aerial Photograph
Figure 13	1953 Aerial Photograph
Figure 14	1969 Aerial Photograph
Figure 15	1979 Aerial Photograph
Figure 16	1986 Aerial Photograph
Figure 17	1996 Aerial Photograph
Figure 18	2002 Aerial Photograph
Figure 19	Coastal Zone Map Houston-Galveston Area
Figure 20	National Wetlands Inventory
Figure 21	FEMA Flood Plain Map

Appendix B	Site Reconnaissance Photographs
Appendix C	Chain-of-Title Report
Appendix D	Previous Environmental Reports
Appendix E	Regulatory Database Search Reports

List of Acronyms and Abbreviations

ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CESQG	conditionally exempt small-quantity generator
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Sites
DoD	U.S. Department of Defense
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
HVAC	heating, ventilating, and air conditioning
IHW	Industrial and Hazardous Waste
kg	kilogram
LBP	lead-based paint
LPST	leaking petroleum storage tank
LQG	large-quantity generator
MEP	military equipment parking
NPL	National Priorities List
Parsons	Parsons Engineering Science, Inc.
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PMT	pole-mounted transformer
POV	privately owned vehicle

RCRA	Resource Conservation and Recovery Act
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
TNRCC	Texas Natural Resource Conservation Commission
TSD	treatment, storage, and disposal
USACE	U.S. Army Corps of Engineers
USACHPPM	U.S. Army Center for Health Promotion and Preventive Medicine
USAR	U.S. Army Reserve
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank

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 Houston #2 U.S. Army Reserve (USAR) Center (Facility ID TX040), in response to the Base Realignment and Closure Act (BRAC) 2005 legislation. The work was performed under Contract No. W912QR-04-D-0044, Delivery Order No. 0008. The facility located at 7077 Perimeter Park Drive, Houston, Harris County, Texas, is hereafter referred to as the "Site" or "USAR Center." In support of the ECP, a visual inspection of the Site was conducted on August 8 and 9, 2006. The purpose of the inspection was to visually obtain information indicating the likelihood of recognized environmental conditions in connection with the Site.

1.1 PURPOSE OF ENVIRONMENTAL CONDITION OF PROPERTY

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

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

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

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

1.2 SCOPE OF SERVICES

This ECP covers the approximately 6-acre Houston #2 USAR Center located at 7077 Perimeter Park Drive in Houston, Texas. The property is bordered by various commercial business/warehouses to the north and west, the Houston #3 USAR Center to the south, and Iron Mountains (warehouse and offices) to the east. A general Site location map, Site map, building floor plans, historical topographic maps and aerial photographs, coastal zone map, wetland map, and a flood plain map are provided in Appendix A. Appendix B provides photographs taken during the August 2006 Site reconnaissance. Appendix C provides chain-of-title information. Historical environmental documents and reports, and a Harris County Tax Assessor's Property Record Card are provided in Appendix D. An 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 subject property. 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 Houston #2 USAR Center. Its findings are based on a thorough review of available documents, and a Site reconnaissance conducted on August 8 and 9, 2006. Extensive environmental investigations, 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., attics, 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

A visual Site reconnaissance involving a walking tour of the facility and its perimeter was conducted by TEJV personnel between August 8 and 9, 2006, to field-verify information produced in the document review and to identify recognized environmental conditions of property.

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

2.1 SITE LOCATION

The Site is located in northwest Houston, Harris County, Texas, within a developed, light industrial/commercial area near Beltway 8 and U.S. Highway 290 (Figure 1). The adjacent properties include commercial offices and warehouses to the north and east. There is an abandoned spur and offloading rail of the Southern Pacific Railroad located along the western property boundary, beyond which are commercial businesses. The Houston #3, USAR Center adjoins the Site to the south. Beyond the adjacent properties, the surrounding properties are occupied by offices, light industrial and commercial companies, and gas stations/convenient stores.

2.2 ASSET INFORMATION

Facility Name and Address: Houston #2 USAR Center (TX040)
7077 Perimeter Park Drive
Houston, Texas 77041

Property Owner: U.S. Government

Date of Ownership: 1989

Current Occupant: 450th Chemical Battalion; 808th Engineering Company, Pipeline; 340th Chemical Company; 450th Headquarters Detachment for Chemical Battalion; and 463rd Engineering Platoon, Fire Fighting.

County, State: Harris County, Texas

USGS Quadrangle(s): Hedwigvillage, Addicks, Hillendahl

Latitude/Longitude: 29° 52' 7.7" N; 95° 33' 30.2" W

Legal Description: All those certain pieces or parcels of land being 6.00 acres, all of Reserve "C", Block 1 of Perimeter Park, out of the Thomas Hogan Survey, A-326, lying and situate in the City of Houston, County of Harris, State of Texas.

Assessor's Parcel Number: 114-729-001-0002

2.3 PHYSICAL DESCRIPTION

A Site layout plan of the USAR Center is provided as Figure 2 in Appendix A. The building interior layouts are provided in Figures 3 through 5. Figures 6 through 11 present topographical maps of the Site and Figures 12 through 18 present aerial photographs of the Site. Appendix B contains photographs taken during the August 2006 Site reconnaissance. Photographs 1 through 8 show the inside and outside areas of the main facility building. Photographs 9 and 10 show the corrugated metal building and an unlabeled drum outside of the building. Photographs 11, 14, 16, 18, and 19 show the hazardous/flammable materials storage sheds and spill pallets. Photographs 12 to 16, and 25 show the military equipment parking (MEP) area. Photographs 17, 20, 21, 22, and 24 show areas in and around the warehouse. Photograph 23 shows electrical transformers on a utility pole. The adjoining properties are shown in photographs 26 through 29.

The Site is approximately 6 acres in size and rectangular in shape. Approximately 70% of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. A 15,826-square-foot main facility concrete structure constructed in 1979 or 1980 houses offices, a fitness room, a kitchen, and restrooms. A 23,600-square-foot concrete warehouse, also constructed in 1979 or 1980, houses the arms vault, restrooms, and storage units (cages). An approximately 2,500-square-foot corrugated metal building was constructed in May 2006 to accommodate the 463rd Engineering Platoon, Fire Fighting fire trucks, equipment, and storage. This structure was unoccupied during the Site reconnaissance because the sprinkler system had not been installed.

Topographically, the Site gently slopes to the southeast. No signs of erosion, excavation, or fill were observed on the Site.

A fence enclosure begins along the corners of the main facility building and includes the warehouse, MEP area, corrugated metal building, and the grassy area behind the main facility building. The main facility building, privately owned vehicle (POV) parking area, and driveways along Perimeter Park Drive are not fenced.

An abandoned spur of the Southern Pacific Railroad line bounds the Site to the west. An offloading railroad line is located along the western wall of the warehouse. No signs of spills were noted around the railroad line. The layout of the warehouse appears to have accommodated loading and unloading activities; however, these activities are not currently conducted at the Site.

Various military vehicles and trailers were located within the paved MEP area during the Site reconnaissance, as shown in Photographs 13, 16, and 25. Minor drips were noted on the pavement under some vehicles, while other vehicles had drip pans under them. Approximately 50 non-permanent metal container boxes and five hazardous/flammable materials storage sheds were located in the MEP area.

Most of the container boxes are used for storage and deployment. Photographs 12, 14, and 15 show some of these boxes. Approximately 20 container boxes too old to be used are awaiting disposal. One hazardous materials storage shed was unable to be opened because the doors were stuck. A new hazardous materials storage shed recently delivered to the Site had not been placed in use as of TEJV's Site reconnaissance.

During the Site reconnaissance, an unlabeled 55-gallon drum was noted in the grass by the west side door of the corrugated metal building. The drum contained liquid and appeared to have been used as a door prop. The lid of the drum was rusted, but otherwise the drum was in good condition and no stains were observed around the drum.

The Site is currently used for office space and storage for the following occupants: 450th Chemical Battalion; 808th Engineering Company, Pipeline; 340th Chemical Company; 450th Headquarters Detachment for Chemical Battalion; and 463rd Engineering Platoon, Fire Fighting.

2.4 SITE HYDROLOGY AND GEOLOGY

2.4.1 Surface Water Characteristics

Figure 11 in Appendix A provides a portion of the 1995 Houston, Texas United States Geological Survey (USGS) topographic map which includes the Site. As shown, the Site is situated at an elevation of approximately 105 to 110 feet above mean sea level and has a gentle topographic slope towards the south. No signs of erosion, excavation, or fill were observed on the Site. In the immediate vicinity of the Site, the land surface gently slopes towards the southeast.

Twelve storm water drains were noted on the property during the Site reconnaissance. Storm water sheet flows to one of 10 storm water drains located in the MEP area and POV parking area. The POV parking area contains two storm drains located along the center of the parking lot. An additional storm drain is located in the raised grassy curb between the POV parking spaces and Perimeter Park Drive. Four storm water drains are located along the concrete drive along the northern property boundary. The MEP area contains three storm drains.

Two additional storm drains are located in the grassy area behind the main facility building. Storm drains are also located along Perimeter Park Drive for the surrounding properties. Storm water appears to flow south along Perimeter Park Drive towards West Little York Road. Open drainage ditches run parallel to West Little York Road toward municipal storm water drains.

The closest named water body is Cole Creek, approximately 3,400 feet from the Site. An unnamed water feature is located approximately 1,600 feet west of the Site, behind the warehouses to the west of the Site and along the Beltway 8 overpass. This feature appears to receive storm water drainage from the warehouse parking lots. Another unnamed water feature is located approximately 2,000 feet from the Site at the intersection of Hempstead Highway and West Little York Road.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the Site is not included in the 100-year or 500-year floodplains.

2.4.2 Hydrogeological Characteristics

According to information acquired from the Soil Conservation Service's State Soil Geographic Database for Harris County, the specific type of soil at the Site is from the Clodine Series. The surface soils are generally silt-clay loams and meet the requirements for a hydric soil. These soil types have very slow infiltration rates impeding downward movement of water and are characterized as soils with loam texture. In a typical profile, the surface layer is approximately 10 inches thick and is fine sandy loam to silt loam. The subsoil is approximately 70 inches thick and is fine sandy loam to sandy clay loam to clay loam.

The coastal lowlands aquifer is the primary aquifer in the Houston area. The coastal lowlands aquifer consists of mostly Miocene and younger unconsolidated deposits that lie above and coastward of the Vicksburg-Jackson confining unit; the deposits extend to land surface. The aquifer system is in the Coastal Plain Physiographic Province and is in all of parts of 51 counties in Texas. In Texas, the aquifer system underlies about 35,000 square miles of level, low-lying coastal plain whose surface rises gradually toward the north and northwest (Engineering, Compliance & Construction, Inc., 2006). Due to the highly developed nature of the Houston area, potential threats to groundwater are numerous and heavy pumping from the aquifer has resulted in substantial drawdown of its potentiometric surface in some areas.

Water supply wells are discussed in Section 2.6.

2.5 SITE UTILITIES

The City of Houston provides potable water and sanitary sewer service to the Site. The primary source of wastewater that is directed to the city sewer system includes non-process wastewater (bathrooms, sinks, etc.). Center Point Energy provides natural gas service to the Site for heating, and Houston Light and Power provides electricity.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

Based upon a review of available historical Site and agency records, existing utilities, and interviews with Site personnel, neither a water-supply well nor a septic system is or was located at the Site.

A search of Federal and State water well databases identified 22 water supply sources located within approximately one mile of the Site: five Federal USGS-registered wells and 17 state-registered water wells. There are no Federal Public Water Supply System wells within one mile of the Site. Five state water wells within one mile of the Site are used for individual water supply/use; two of the state water wells are within one-half mile of the Site to the south.

3.0 SITE HISTORY

3.1 HISTORY OF OWNERSHIP

A *Historical Chain-of-Title Record* was obtained from NETR Real Estate Research and Information. NETR's report is provided in Appendix C. Key historical deed transfers of the Site within the past 60 years are as follows:

Table 1 Historic Ownership Summary of Houston #2 USAR Center			
Grantor	Grantee	Date Recorded	Comments
Martha C. Norris, Individual and Executor of the Estate of W. H. Norris, deceased	Carolina Norris Burgher and C. N. Griffiths	February 3, 1953	
Caroline Norris Burgher, C. N. Griffiths and John Morgan	W. D. Haden Company	October 16, 1961	
LS Land Company	Lone Star Cement Corporation	February 25, 1969	According to the NETR report, a conveyance into LS Land Company was not located, nor was the conveyance out of W.D. Haden Company. It is believed that the LS Land Company was created by the heirs of W. D. Haden.
Lone Star Industries, Inc. formerly known as Lone Star Cement Corporation	Northwest Properties, Ltd.	July 15, 1972	
Northwest Properties, Inc.	Vantage Properties, Inc.	March 12, 1974	Divided into smaller tracts of land
Vantage Properties, Inc.	Catholic Protection Services, Inc.	March 12, 1979	
Catholic Protection Services, Inc.	Norcem Houston, Inc.	May 31, 1983	
Norcem Houston, Inc.	United States of America	March 31, 1989	

There were no records found for leases, environmental liens, or institutional or engineering controls for the Site.

3.2 PAST USES AND OPERATIONS

According to the chain-of-title, the Site was first established in the tax records as part of an approximately 49-acre tract of land. The Site was a part of this larger tract until around 1974. As shown in the county tax block map of 1980 in Appendix D, the Site was a part of a 26-acre restricted reserve plot.

The Site is shown as "Restricted Reserve 'C', 6.00 acres." The Site was developed under the ownership of Cathodic Protection Services, Inc., in 1979 or 1980, at which time the main facility building and warehouse and parking areas were constructed. In 2006, the corrugated metal building was constructed to accommodate the 463rd Engineering Platoon, Fire Fighting.

The western property line is bound by a spur of the Southern Pacific Railroad and an offloading railroad line. Although the Site currently does not use the abandoned railroad tracks, the warehouse was built to accommodate loading and unloading activities. It is unknown if those activities took place during past operations of the Site. Perimeter Park Drive and Perimeter West Drive bound the Site to the east and south, respectively. Office space and warehouses border the Site to the north.

Uses of the Site by previous owners or occupants are unknown. The USAR purchased the property in 1989 and has used the Site for storage of military equipment and as office space. Some military training activities are performed at the Site. These activities may include construction, erecting tents, piping construction, and other small activities. Training activities take place outside and in the parking areas. Hazardous materials training is also offered at the Site.

Renovations to the inside of the main facility building were completed in December 2005/January 2006 and June 2006, during which a new roof, floors, walls, doors, lockers, etc., were installed. The outside grounds appeared to be maintained; all landscaping and pest control services are reportedly contracted.

Important events in the facility's development, administration, and mission are summarized in Table 2.

Year	Description
1979-1980	Site developed with two buildings and parking areas.
1989	Site purchased by United States of America
2006	Inside building renovations to the main facility building, including new roof, walls, doors, lockers, etc., and asbestos removal
2006	Construction of corrugated metal building to house the 463 rd Engineering Platoon, Fire Fighting

Available business directories including Morrison Fourmy Directory Co., Southwestern Bell Yellow Pages, Cole Information Systems, and R. L. Polk Company were reviewed by Environmental Data Resources, Inc. (EDR); EDR's research spanned roughly five-year intervals between 1909 through 1993. City directories did not list the Site address from 1921 to 2003. The first listing for the Site address was in 2004 with "United States Department of Army" and "USAMSA" listed at the address.

City directories were not available for review at the local public library. Despite the first listing of the Site in 2004, other historical information shows the Site was developed in 1979 or 1980.

No historical Sanborn fire insurance maps were available for this Site.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 6 through 11 in Appendix A present topographical maps of the Site dated 1918, 1919, 1955, 1970, 1982, and 1995. Figures 12 through 18 present aerial photographs of the Site and surrounding areas dated 1944, 1953, 1969, 1979, 1986, 1996, and 2002.

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

- **1918 and 1919 (Figures 6 and 7).** These figures do not show sufficient details to make any site-specific observations.
- **1955 (Figure 8).** The Site is undeveloped. This figure shows the adjoining property to the west developed with buildings. Satsuma Oil Field is located west/southwest of the Site. Some development is noted south and east of the Site.
- **1970 and 1982 (Figures 9 and 10).** The Site is shown as undeveloped. These figures show the adjoining property to the west of the Site with no buildings; however, several warehouse/commercial business buildings are located south of the Site. A railroad spur is shown west of the Site, which ends at the buildings shown south of the Site. Development to the south and east of the Site continues.
- **1995 (Figure 11).** The Site is shown as undeveloped. This figure shows the adjoining property to the north and east developed. Perimeter West Drive is shown south of the Site. Structures are not shown on the adjoining property to the west in this figure.

Pertinent observations on the historical aerial photographs are summarized below.

- **1944 and 1953 (Figures 12 and 13).** These figures show the Site in an undeveloped area. Properties to the west were agricultural with a few interspersed residences. The remaining surrounding properties were undeveloped or may have been used for agricultural purposes.
- **1969 (Figure 14).** This figure shows the Site in an undeveloped area. Properties to the west were agricultural with interspersed residences to the southwest. The area to the south of the Site is shown with warehouse/commercial business development, as well as a railroad spur connected to the main rail lines to the north. The remaining surrounding properties were undeveloped or may have been used for agricultural purposes.

- **1979 (Figure 15).** This figure shows the Site in an undeveloped area. Properties to the west were not agricultural. The adjoining property to the east had been developed with office space, warehouse, and parking.
- **1986 (Figure 16).** This figure shows the Site and adjacent properties to the north, east, and south, much as they were observed during the August 2006 Site reconnaissance. The adjoining property to the west no longer appears occupied.
- **1996 and 2002 (Figures 17 and 18).** These aerial photographs show the Site, adjacent properties, and the surrounding area in the same configuration as observed during the August 2006 Site reconnaissance, except for the adjoining property to the west, which was developed with five warehouses in 2005.

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

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

Past use, storage, disposal, or releases of hazardous substances by previous Site occupants is unknown. Small amounts of chemicals (such as lube oil, grease, automotive fluids, paint, fuel, and cleaning products) have been used or stored at the facility by the USAR. Substances are typically stored in hazardous/flammable materials storage sheds, storage cages, or secondary containment spill pallets located in the fenced MEP area.

3.3.1 Past Use and Storage of Hazardous Substances

Chemicals formerly used and stored at the Site were associated with vehicle and facility maintenance activities and janitorial services. Most of the hazardous substances used by the USAR are stored in placard cages or hazardous/flammable materials storage lockers. Containment spill pallets/houses are also used at the Site. During the Site reconnaissance, an unlabeled 55-gallon drum was noted in the grass by the west side door of the corrugated metal building. The drum contained liquid and appeared to have been used as a door prop. The lid of the drum was rusted, but otherwise the drum was in good condition, as shown in Photograph 9 in Appendix B. Previous owners' and/or occupants' use and storage of hazardous substances are unknown.

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.

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 available Site records, search of federal and state environmental databases, and interviews with USAR personnel. According to USAR personnel and Site records, the disposal of hazardous materials or hazardous wastes has not occurred on the Site. As reported in the Texas spills database, a recordable incident occurred on the Site in May 1995, when approximately 25 gallons of diesel were released due to equipment failure of a highway vehicle. The report was classified as "minor" according to the Texas Commission on Environmental Quality (TCEQ), and no additional measures were reported.

No stained soil or stressed vegetation was observed during the August 2006 Site reconnaissance. The MEP area and POV parking area did not show any signs of staining, and no noxious or foul odors were noted.

3.4 PAST BULK PETROLEUM STORAGE TANKS

Based upon a review of available Site records, a search of federal and state environmental databases, and interviews with USAR personnel, no records were found indicating that bulk petroleum aboveground storage tanks (ASTs) and/or underground storage tanks (USTs) have been used on the Site.

3.5 REVIEW OF PREVIOUS ENVIRONMENTAL REPORTS

A review of Site records produced several 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.

3.5.1 Polychlorinated Biphenyls

A polychlorinated biphenyl (PCB) assessment was performed by the U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) in 1997 on the Site. The 1997 assessment included both the Site and Houston #3 USAR Center. No outside pole-mounted transformers (PMTs) were identified on the Site in 1997.

The 1997 assessment discusses 11 interior electrical transformers, six of which are specifically described as being on USAR Center #2 property. According to the USACHPPM assessment report, the six interior electrical transformers on the Site were all non-PCB containing, they were owned by the Federal Government, and they were manufactured by Federal Pacific, Powerformer, or General Electric.

The report also stated that fluorescent lighting at the USAR was operated by non-PCB containing ballasts.

3.5.2 Architectural Assessment Report

Parsons Engineering Science, Inc. (Parsons) performed a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th Regional Readiness Command (RRC). 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 this Site until the 50-year age criteria is met. The Texas State Historic Preservation Office concurred with the report recommendations in a letter dated July 1997.

3.5.3 Cultural Resources

Parsons prepared two reports — *Archaeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas* and *Management Summary, Cultural Resources Assessment of 90th Regional Support Command, Facilities in Arkansas, Louisiana, New Mexico, Oklahoma, and Texas* in February 1998. The assessments concluded that there were no architectural or archaeological issues at the Site. The Site has a “low” archaeological potential and is not eligible for the National Register of Historic Places.

3.5.4 Asbestos Building Re-inspection

The Department of the Army prepared an asbestos building re-inspection report in March 1999 after an earlier asbestos survey was conducted at the Site. The purpose of the re-inspection was to locate the asbestos-containing material (ACM) previously identified in the asbestos survey. Thirteen suspect building material samples were collected from the Site, the following four of which contained asbestos: floor tile, floor tile mastic, roof flashing, and mastic on roof-top heating, ventilating, and air conditioning (HVAC) units. During building renovations, which took place in December 2005, January 2006, and June 2006, new flooring and a new roof were installed at the Site. Previously identified ACM (floor tile and mastic, roof flashing, and mastic on HVAC roof units) were reportedly removed during the renovations.

3.5.5 Radon Building Survey

A radon survey was conducted on the two buildings at the Site in April 2000. Survey kits were placed at approximately 2,000-square-foot intervals, and the results were all below the USEPA-recommended action level of 4.0 picocuries per liter (pCi/L).

3.5.6 LBP Survey Report

The Department of the Army conducted a LBP survey in August 2001 to identify structural materials potentially contaminated with lead-containing paint. Fifteen samples were collected from the main facility building and 12 from the warehouse. Samples were collected on the interior and exterior of the buildings using a Niton Spectrum Analyzer. LBP was detected in white paint located on the loading dock on the exterior of the warehouse. No immediate action was deemed necessary by the Department of the Army.

3.5.7 Drinking Water Quality Report

Aqua Texas, Inc. assessed the quality of drinking water in 2003 for the Chicot and Evangeline aquifers. The Site received its water services from the city of Houston, which uses these aquifers. According to the report, the Site's drinking water met or exceeded all federal drinking water requirements.

4.0 ADJACENT PROPERTIES

Figure 18 in Appendix A provides a 2002 aerial view of the Site and adjacent properties. Various light commercial and warehouses are located north, west, and east of the Site, and Houston #3 USAR Center is located south of the Site. Perimeter Park Drive bounds the Site to the east, with Iron Mountain (Record Management) located beyond. A spur of Southern Pacific Railroad bounds the Site to the west, with warehouses constructed in 2005 located beyond. Perimeter West Drive bounds the Site to the south, with Houston #3 USAR Center located beyond, and various light commercial and warehouses bound the Site to the north. Table 3 provides a list of adjacent properties with their directional location in regards to the Site. There are no zoning ordinances for the City of Houston. Photographs 26 through 29 in Appendix B provide views of adjacent properties and surrounding land use.

Table 3 List of Adjacent Properties		
Direction From Site	Name/Type of Property	Address
North	ProLogis Business Complex/Light commercial, warehouses	7111, 7121, 7131 Perimeter Park Drive
	Business Names Listed: RTI, Gateway Distributors	7111 Perimeter Park Drive
	Business Names Listed: Safety Vision, Isee USA, Air Moving Equipment Company, Garage Door Service	7121 Perimeter Park Drive
	Business Names Listed: United Plastics Group, Inc.	7131 Perimeter Park Drive
East	Iron Mountain/Office and warehouse (Records Management)	15333 Hempstead Highway
West	Various (new)/Light commercial, warehouses	10642, 10644, 10646 10648, 10650 West Little York Road
	Vacant	10642 West Little York Road
	Vacant	10644 West Little York Road
	Vacant	10646 West Little York Road
	Thyssen Krupp Materials NA, Copper and Brass Sales Division	10648 West Little York Road
	Unknown (Automotive Glass)	10650 West Little York Road
South	Houston #3 USAR Center/Office space, vehicle maintenance, and motor pool	6903 Perimeter Park Drive

***Houston #3 USAR Center/Area Maintenance Support Activity #73 —
Perimeter Park Drive***

Prior to purchase by the U.S. Army, Associated Milk Producers, Inc. owned the property where the Houston #3 USAR Center is located and used the property for dairy food production. Associated Milk Producers, Inc. had five USTs on that property: two 10,000-gallon diesel fuel tanks, one 8,000-gallon gasoline tank, one 5,000-gallon waste oil tank, and one 2,000-gallon new oil tank. A dispenser island with three fuel dispenser pumps was located north of the gasoline/diesel tank holds. The tanks were reportedly installed on the property in 1973; however, the 1979 aerial photograph does not show any development on the property.

According to records, the 5,000-gallon waste oil tank was capped in 1982 because water was leaking into the tank. The remaining four tanks and associated pipelines were removed in December 1994 by Leak-Tec Corporation. Visual evidence of overfilling was noted during the removal of the tanks. Soil sampling, analysis, and removal were conducted. Groundwater was not encountered during the tank removal and was reported in the database as “not adversely affected.” Final closure for the tanks was granted by Texas Natural Resource Conservation Commission (TNRCC) — now the TCEQ — on April 8, 1996. Documentation of the events is provided in Appendix D.

The Houston #3 USAR Center is also registered as a Resource Conservation and Recovery Act (RCRA) small-quantity generator (SQG) and a Texas Industrial and Hazardous Waste (IHW) generator. The USEPA identification number is TX5210099912, and Texas IHW registration number 76552. There is no record of any spills, leaking USTs, or environmental investigations at this facility since its purchase by the U.S. Army. The UST removal in 1994 was conducted by the former property owner and this facility is considered to represent a low risk to the Site due to clean closure issued by TNRCC.

Iron Mountain (records management) on Hempstead Highway

There were no records in the environmental databases listed for this address. This facility is considered to represent a low risk to the Site due to no reported environmental concerns.

Various Newly Constructed Warehouses on West Little York Road

There were no records in the environmental databases listed for these businesses. This facility is considered to represent a low risk to the Site due to no reported environmental concerns.

ProLogis Business Complex on Perimeter Park Drive

Based on review of environmental database listings, Pennzoil Production Company requested a used oil permit for 7111 Perimeter Park Drive; however, the permit was cancelled. This company was not an occupant of the building during TEJV's Site reconnaissance. SPM Houston Manufacturing was listed in the environmental database at

7131 Perimeter Park Drive with an active IHW permit (USEPA identification number TX0000941591) and IHW registration number 83507. The current occupant at 7131 Perimeter Park Drive is United Plastics Group, Inc. There were thermal care units, piping and cooling units, gas cylinders, and various other items located in a fenced area at the northwestern end of the building. There are no registered bulk storage tanks located at the United Plastics Group, Inc. facility. There are no records of any spills, leaking tanks, or other environmental investigation at this facility. This facility is considered to represent a low risk to the Site due to no reported environmental concerns.

Appendix A provides historical aerial photographs and topographic maps, and Appendix E provides an environmental database report used to evaluate potential environmental impacts on adjacent properties that may have also impacted the environmental condition at the Site. The conversion of a dairy operation to the Houston #3 USAR Center and the construction of five new warehouses west of the Site are the only significant land use changes noted for adjacent properties. Operations on adjacent properties do not appear to have impacted environmental conditions on the Houston #2 USAR Center.

5.0 REVIEW OF REGULATORY INFORMATION

A component of the ECP is the review of all reasonably obtainable federal, state, and local government records for the Site and surrounding properties where there has been a release or likely release of any hazardous substance or any petroleum product and that are likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product on the federal real property. An environmental database summary was obtained from EDR on July 18, 2006. The environmental database summary consolidates standard federal, state, local, and tribal environmental record sources based on ASTM D 6008-recommended minimum search distances from the Site. A copy of the complete 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.

A review of reasonably accessible documents were reviewed to investigate land uses at the Site, including: USAR environmental documents, including where hazardous materials are stored and used on the Site; county and city records and permits; and aerial photographs of the property. Available information on past land uses and their potential impacts was assessed.

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. Copies of the interview reports are included in Appendix D. 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 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) record is a USEPA list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. NPL sites are targeted for long-term remedial action under CERCLA. According to the environmental database report, no NPL sites are 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. According the environmental database report, there are no CERCLIS sites located within one-half mile of the Site.

5.1.3 RCRA Corrective Action Sites within One Mile

RCRA Corrective Action Sites (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity. According to the environmental database report, there are no CORRACTS located 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 is USEPA's comprehensive information system that includes selective data on facilities that treat, store, and dispose (TSD), generate, and transport hazardous waste, as defined by RCRA. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. According to the environmental database report, there are no RCRA TSD facilities located within one-half mile of the Site.

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

Conditionally exempt small-quantity generators (CESQG) are defined as facilities generating less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. RCRA SQGs are defined as facilities generating between 100 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. According to the environmental database report, 10 RCRA SQG facilities and one RCRA LQG facility are located within one-quarter mile of the Site.

Table 4 includes information from the environmental database report regarding each RCRA SQG facility. There are no reported violations associated with these facilities, except for A&S Steel Building Systems. Minor RCRA violations were reported for A&S Steel Building Systems in 1989; however, compliance was achieved for all violations, and no other violations have been reported. These sites are considered to represent a low risk to the Site due to their distance from the Site and the lack of reported violations or compliance record since 1989.

Galvon Industries Inc. (USEPA ID TXD192020204), located less than one-eighth mile from the Site at 10531 Fisher Road, is a RCRA LQG. According to the environmental database report, this facility manufactures paints, varnishes, lacquers, enamels and associated products. Several generator requirement notices of violations were listed for this facility in 1999, for which compliance was achieved. This site is at a lower elevation than the USAR Center and poses a low risk to the Site.

Table 4
RCRA Small Quantity Generator Sites

Company/ Facility ID	Address	Distance and Direction from Site	Status	Elevation Relation to Site
Houston #3 USAR Center (listed in the database as Area Maintenance Support Activity #4) USEPA ID TX5210099912	6903 Perimeter Park Drive Houston, Texas	Adjacent property to the south	No RCRA violations have been reported for this facility. According to the industrial waste database, this facility first applied to be a hazardous waste facility in 1991. The database lists the last hazardous waste filing in 2004 with an inactive facility status; however, the facility is still an active SQG.	Same
Kranco Crane SXS Inc USEPA ID TX0000077586	10543 Fisher Road Houston, Texas	Less than one-eighth mile southeast of the Site	This facility is listed as an industrial generator. According to the industrial waste database, this facility first applied to be a hazardous waste facility in June 1994. The database lists the last hazardous waste filing in 2004 with an inactive facility status. No RCRA violations have been reported for this site. The current business is Texas Steel Production.	Lower
Kilsby Services USEPA ID TXD980795868	10554 Fisher Road Houston, Texas	Less than one-eights mile southeast of the Site	This facility is listed as an industrial generator. According to the industrial waste database, this facility first applied to be a hazardous waste facility in October 1981. The database lists the last hazardous waste filing in 2003 with an inactive facility status. No RCRA violations have been reported for this site. No signs identifying the current business were observed during the Site reconnaissance.	Lower

Table 4
RCRA Small Quantity Generator Sites

Company/ Facility ID	Address	Distance and Direction from Site	Status	Elevation Relation to Site
Turbotech Inc. USEPA ID TXR000000455	10533 Fisher Road Houston, Texas	Less than one-eighth mile southeast of the Site	This facility is listed as a non-industrial generator. The industrial waste database does not list the date this facility first applied as a hazardous waste facility. The database lists the last hazardous waste filing in 2004 with an inactive facility status. No RCRA violations have been reported for this site. The current business is TL Precision Welding and Vien Thong Tu.	Lower
SPM Houston Manufacturing USEPA ID TX0000941591	7131 Perimeter Park Houston, Texas	Less than one-eighth mile north of the Site	This is an active facility with no RCRA violations reported. According to the industrial waste database, the facility first registered to be a hazardous waste facility in October 1994. No RCRA violations have been reported. The current business is United Plastics Group, Inc.	Higher
A&S Building Systems Inc USEPA ID TXD093577260	10555 Fisher Road Houston, Texas	Less than one-eighth mile southwest of the Site	Several minor RCRA violations were reported for this facility in 1989; however, compliance was achieved for all violations. According to the industrial waste database, the facility first registered to be a hazardous waste facility in 1976. The database lists the last hazardous waste filing in 2003 with an inactive facility status. No signs on building identifying the current business were observed during the Site reconnaissance.	Higher

Table 4
RCRA Small Quantity Generator Sites

Company/ Facility ID	Address	Distance and Direction from Site	Status	Elevation Relation to Site
NITA Industries Inc. USEPA ID TXD096027131	10549 West Little York Houston, Texas	Less than one-eighth mile southwest of the Site	This facility is listed as an industrial generator. According to the industrial waste database, this facility first applied to be a hazardous waste facility in October 1985. The database lists the last hazardous waste filing in 2002 with an inactive facility status. No RCRA violations have been reported for this site. TEJV was unable to locate this address during the Site reconnaissance.	Higher
Akzo Coatings Inc USEPA ID TXD988066593	6630 Roxburch Drive, Suite 140 Houston, Texas	Approximately 636 feet south of the Site	No RCRA violations have been reported for this facility, which is no longer occupying the building at this address.	Lower
Pathfinder Energy Services Inc USEPA ID TXR000039511	15151 Sommermeyer Street Houston, Texas	Approximately 1,089 feet south of the Site	The environmental database lists this site as a RCRA CESQG and a RCRA SQG. No RCRA violations have been reported for this facility. The main office building for this facility is located at 15151 Sommermeyer Street, and the warehouse/production is located at 15102 Sommermeyer Street.	Lower
Encon USEPA ID TXD988049953	6825 West Sam Houston North Parkway Houston, Texas	Approximately 1,131 feet west/northwest of the Site	No RCRA violations have been reported for this facility.	Higher

5.1.6 Federal Emergency Response Notification System List

The 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 report, the Site 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 TCEQ database searches at www.tceq.state.tx.us.

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

Solid Waste Facilities/Landfill Sites type 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 report, no state-registered landfill or solid waste disposal sites are within one-half mile of the Site

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

According to the environmental database report, three leaking petroleum storage tanks (LPST) sites are located within one-half mile of the Site. Table 5 lists the LPST sites along with their addresses and elevations relative to the Site. TEJV researched and reviewed files in the TCEQ office in Houston and inspected each site in the field. As shown in Table 5, all three sites have received closure approval from TCEQ, indicating no further remedial action is required and that residual petroleum contamination does not pose a concern for human health or the environment. TCEQ documentation has been included in Appendix D. The LPST sites are considered to represent low risks to the Site due to previous corrective actions taken, current closed status, and distances from the Site.

5.2.3 State-Registered UST Sites within One-Quarter Mile

USTs are regulated under RCRA Subtitle I and must be registered with the state department responsible for administering the UST program. The environmental database report identified nine UST sites within one-quarter mile of the Site. Table 6 summarizes the UST sites identified. There are no reported releases associated with these sites, except at the Houston #3 USAR Center, which is considered to be a low risk to the Site, as discussed in Section 4.

**Table 5
Leaking Petroleum Storage Tank Sites**

Site Name/ Facility Number	Address	Distance and Direction from Site	Status	Elevation Relative to Site
Houston #3 USAR Center 0040535 (USTs owned and removed by the former property owner — Associated Milk Producers, Inc.)	6903 Perimeter Park Drive Houston, Texas	Adjacent property to the south.	A release was reported in February 1995 by the former property owner. Soil contamination was remediated. Groundwater was not encountered during the tank removal and was reported as “not adversely affected”. The case was closed and final concurrence was issued in a TNRCC closure letter dated April 8, 1996.	Same
Speedy Stop 308 0029261	15830 Northwest Freeway Houston, Texas	Approximately 2,063 feet north/northwest of the Site	A release was reported in July 1989. Groundwater was impacted; the case was closed and final concurrence was issued in a TCEQ closure letter dated October 2004.	Higher
Shell Retail Fuel Facility 0033032	15835 Northwest Freeway Houston, Texas	Approximately 2,162 feet north/northwest of the Site	A release was reported in November 2001. Groundwater was impacted; the case was closed and final concurrence was issued in a TCEQ closure letter dated January 2003.	Higher

Table 6 Underground Storage Tank Sites				
Site Name/ Facility Number	Address	Distance and Direction from Site	Status	Elevation Relative to Site
Houston #3 USAR Center 0040535	6903 Perimeter Park Drive Houston, Texas	Adjacent property to the south	One 5,000-gallon waste oil UST was capped in 1982. Two 10,000-gallon diesel USTs, one 8,000-gallon gasoline UST, and one 2,000-gallon new oil UST were removed in 1994. One 479-gallon UST and one 950-gallon UST are currently in use.	Same
Grogan-Hazel Steel Inc 0047425	10547 Fisher Road Houston, Texas	Less than one-eighth mile southeast of the Site	One 2,000-gallon gasoline UST has been removed. This business is still active.	Lower
Nita Industries Inc 0018787	10549 West Little York Houston, Texas	Less than one-eighth mile southwest of the Site	One 1,800-gallon gasoline UST has been removed. TEJV was unable to locate this address during the Site reconnaissance.	Higher
A&S Steel Building 0062909	10555 West Little York Houston, Texas	Less than one-eighth mile southwest of the Site	One 2,000-gallon UST has been removed. The content of the UST was not reported. There was no sign to identify the business occupying the building.	Higher
TD Industries Inc 0058159	6950 West Sam Houston North Parkway Houston, Texas	Approximately 828 feet west of the Site	Two 6,000-gallon USTs have been removed from the ground. The contents of the USTs were not reported.	Higher
Van Leeuwen Pipe and Tube Corporation 0018766	15333 Hempstead Road Houston, Texas	Approximately 995 feet northwest of the Site	Two 8,000-gallon diesel USTs have been removed. The property is currently occupied by Iron Mountain (Records Management).	Higher
Valero Corner Store 1406 0059205	6666 West Sam Houston Pkwy North Houston, Texas	Approximately 1,088 feet west/southwest of the Site	Three 12,000-gallon gasoline USTs are currently in use.	Higher
C JS Shell 0067097	10707 West Little York Road Houston, Texas	Approximately 1,259 feet west of the Site	Two 10,000-gallon gasoline USTs are currently in use.	Higher
Speedy Stop 308 0029261	15830 Northwest Freeway Houston, Texas	Approximately 2,063 feet north/northwest of the Site	Three 9,564-gallon gasoline and one 9,728-gallon gasoline USTs are currently in use.	Higher

5.2.4 State Spills Incidents

The Site was listed on the Texas Spills database. A diesel spill, caused by equipment failure from a vehicle, occurred in May 1995. The report was classified as "minor" by TCEQ, and no additional measures were reported. No further information was available concerning the May 1995 diesel release.

5.2.5 Records of Contaminated Public Wells

Based on information available from the environmental database report, there are no known contaminated public wells within one mile of the Site.

5.2.6 Voluntary Action Program Sites within One-Half Mile

Brownfields sites are included on the Superfund Voluntary Cleanup, Oversight, and Assistance Program listing. Also included are sites for which incentives have been offered by the state for remediating oil- and gas-related pollutants by participants, as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup. According to the environmental database report, no state-registered Voluntary Action Program sites are located within one-half mile of the Site.

5.2.7 State Brownfields Program Sites within One-Half Mile

Included in the listing are Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties targeted by Targeted Brownfields Assessments (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. According to the environmental database report, no Brownfields sites are located within one-half mile of the Site.

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. According to the environmental database report, no state registered sites with engineering controls are located within one-half mile of the Site.

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

Institutional controls include administrative procedures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. According to the environmental database report, no state-registered sites with institutional engineering controls are located within one-half mile of the Site.

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

According to the environmental database report, no dry cleaning facilities are located within one-quarter mile of the Site.

5.2.11 State-Registered Oil/Gas Wells within One Mile

The Railroad Commission of Texas regulates the oil and gas industry in the state. According to the environmental database report, there are 20 oil/gas wells located within one mile of the Site. One of these 20 wells is within one-half mile of the Site.

5.3 TRIBAL ENVIRONMENTAL RECORDS

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

5.4 UNMAPPED SITES

The environmental database search yielded 24 unmapped sites. Unmapped sites are those with address information sufficient only to identify as within the 77041 zip code of the target Site. Further research was conducted using maps of the Site and surrounding area. None of the unmapped sites were estimated to be within the corresponding ASTM-defined minimum search distance for the databases on which they were listed.

5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE

During review of environmental information summarized in this section, multiple databases and sites were reviewed to evaluate potential risks to the Site. Based on an evaluation of available information and details concerning the identified sites, all sites are considered to have a low risk to the USAR Center. No "High Risk" sites were identified. "High Risk" properties are those that exhibit significant environmental conditions that have the probability of adversely affecting the environmental conditions at the Site.

6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS

Findings documented in the following subsections are based on the August 8 and 9, 2006 Site and area reconnaissance, a review of available Site records, and information obtained from USAR personnel.

6.1 UNDERGROUND/ABOVEGROUND STORAGE TANKS

There are no USTs/ASTs located on the Site.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

There are five hazardous/flammable materials storage sheds located in the MEP area. One hazardous materials storage shed was unable to be opened during the Site reconnaissance because the doors/locks were stuck. A new hazardous materials storage shed recently delivered to the Site had not been placed in use. Typical substances located within the hazardous/flammable materials storage sheds at this Site include: recycled oil, engine oil, cycle oil, hydraulic transmission fluid, engine coolant, antifreeze, Clorox bleach, liquid laundry bleach, non-melt molly grease, grease wire rope, rubber and gasket adhesive, WD-40, starter fluid, paint cans, and spray paint. All of the hazardous materials were in containers 5 gallons or less in size. All disposal requirements are coordinated with the Area Maintenance Support Activity #73 at the adjoining Houston #3 USAR Center.

A fenced storage area adjacent to two of the storage sheds (Photograph 11) contained the following: four oxygen gas cylinders, one 5-gallon gas can, two spill response kits, four paint cans, two cases of yellow quick-start flammable gas cylinders, and one acetylene cylinder. Two additional acetylene cylinders were also noted in the 340th Chemical Company tool room.

Three secondary spill pallets observed in the MEP area (Photograph 14) contained one 5-gallon can of engine lube oil, one 55-gallon drum of fog oil, and five 55-gallon drums of hydraulic fluid, most still bound together with shipping plastic. According to USAR personnel, these containers were recently shipped to the Site and would be distributed to one of the Site occupants. During the Site reconnaissance, an unlabeled 55-gallon drum was noted in the grass by the west side door of the corrugated metal building. The drum contained liquid and appeared to have been used as a door prop. The lid of the drum was rusted, but otherwise the drum was in good condition and no stains were observed around the drum. USAR personnel stated that the drum would be moved immediately to a spill pallet.

A janitor's closet is located in the women's restroom in the main facility building. Typical cleaning products were noted, such as: all-purpose neutral cleaner, heavy duty glass cleaner, Pinesol, and stainless steel cleaner and polish. All products were in household consumer-size containers (Photograph 6).

Pesticide control for the Site is contracted out to various local companies when needed. There are no pesticides stored on the Site.

6.3 WASTE DISPOSAL SITES

There are no records of historic landfills/dumps on the Site. No signs of landfilling or illegal waste disposal activities were observed on the Site during the August 2006 Site reconnaissance.

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

There are no pits, sumps, or dry wells located at the Site. Storm water from the POV parking area flows to one of two storm water drains located in the center of the paved area. One additional storm drain is located in the raised grassy median between the POV parking lot and Perimeter Park Drive. Two storm drains are located in the concrete drive along the northern property line. Two storm drains are located along the northern side of the corrugated metal building, which received storm water from this area. Three storm drains are located in the paved MEP area; two are in the center of the parking area between the warehouse and the northern property boundary and one is between the main facility building and the warehouse in the paved MEP area. Two storm drains are located in the grassy area behind the main facility building; one is between the main facility building and the corrugated metal building and the other is near the southwest corner of the main facility building.

USAR personnel stated that the facility obtained permission from the City of Houston to discharge "gray water" into the storm drains. "Gray water" is potable water that has been heated in a pan by electric or propane burners to keep prepared food warm after cooking. This disposal practice typically occurs after military deployment and training activities, which involve outdoor cooking. Documentation from the City of Houston is provided in Appendix D.

6.5 ASBESTOS-CONTAINING MATERIAL

The Site was originally surveyed for asbestos by the USACE, Fort Worth District, in 1989. ACM were found in floor tile and mastic, and roofing materials. This report was not made available for review.

A report titled *Asbestos Building Re-inspection, Houston #2 U.S. Army Reserve Center, Houston, Texas* was prepared for the Site in March 1999 by the U.S. Army 90th RRC. The purpose of this report was to re-inspect the ACM identified in the previous report. The following areas were identified as containing asbestos: floor tile and mastic, roof flashing, and mastic on HVAC roof-top units.

USAR personnel stated the main facility building was renovated in December 2005, January 2006, and May 2006. During those renovations, new floors and a new roof were installed and previously identified ACM was removed. Documentation of ACM removal was not available for review.

6.6 PCB-CONTAINING EQUIPMENT

Three PMTs were observed on the Site along the southern property boundary, adjacent to the warehouse (Photograph 23). These transformers were not included in the 1997 USACHPPM assessment report. The PCB content, age, and manufacturer of the post-1997 PMTs on the Site are unknown. During the TEJV's August 2006 Site reconnaissance, the PMTs on the Site appeared in good condition and no leaks were observed.

6.7 LEAD-BASED PAINT

A LBP survey conducted in August 2001 for the Site Identified white paint on the loading dock on the exterior of the warehouse to be lead-containing. No immediate action was deemed necessary by the Department of the Army. During the TEJV's August 2006 Site reconnaissance, the loading docks had been painted green and painted surfaces were in good condition.

6.8 RADON

According to the USEPA Map of Radon Zones for Houston, Harris County is in Radon Zone 3, which has radon levels less than 2.0 pCi/L. A radon survey was conducted on the main facility building and the warehouse in April 2000. Survey kits were placed at approximately 2,000-square-foot intervals, and the results were all below 4.0 pCi/L, the USEPA-recommended action level.

6.9 UNEXPLODED ORDNANCE

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

6.10 RADIOACTIVE MATERIALS

Radiological materials were identified during the August 2006 Site reconnaissance. Several storage cages in the warehouse had radioactive placards due to chemical agent detectors storage. The amount of radiological material contained within the detectors is minimal, according to USAR personnel. Figure 5 in Appendix A identifies the storage cages where the detectors are stored. Storage cages are locked and unauthorized personnel are not allowed. There is no evidence of a release of radiological materials at the Site.

7.0 REVIEW OF SPECIAL RESOURCES

7.1 LAND USE

There are no zoning ordinances for the City of Houston. The Site is located within a light industrial/commercial area. Warehouses and office buildings border the Site to the north, east, and west. The Houston #3 USAR Center is located south of the Site.

7.2 COASTAL ZONE MANAGEMENT

The Site is located in a coastal zone; however, it is not part of the Texas Coastal Zone Management Plan. The northern extent of the Houston-Galveston Area Coastal Zone is approximately 10 miles southeast of the Site. The Gulf of Mexico is approximately 56 miles southeast of the Site. Figure 19 in Appendix A shows the Houston-Galveston Area Coastal Zone boundary line.

7.3 WETLANDS

According to a U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no jurisdictional wetland areas are on the Site or adjacent properties. During the Site reconnaissance, the nearest wetland was observed along the western property boundary of the newly constructed warehouses to the west of the Site; this area is an unnamed freshwater forested/shrub wetland. A wetlands area was also identified to the northeast of the Site, between Hempstead Highway and U.S. Highway 290. Two wetlands are located on the south side of West Little York Road, to the southwest and southeast of the Site, respectively, between Beltway 8 and Hempstead Highway. Figure 20 in Appendix A shows the wetlands in the area of the Site.

7.4 100-YEAR FLOODPLAIN

According to the FEMA Flood Insurance Rate Map, the Site is not included in the 100-year floodplain elevation or the 500-year floodplain elevation. Figure 21 in Appendix A provides a map depicting the extents of the nearest 100-year and 500-year floodplains in relation to the Site.

7.5 NATURAL RESOURCES

Parsons performed a threatened and endangered species survey at the Houston #3 USAR Center in May 2004. The Houston #3 USAR Center is the adjacent property to the south of the Site, so threatened and endangered species for both properties would be considered similar. The survey identified federal- and state-listed threatened and endangered species for Harris County. The report concluded that identified species are unlikely to occur at the facility, except for incidental use during migration. The USFWS Texas Field Office was contacted during the survey and, according to correspondence, there have been no threatened/endangered species documented on the Houston #3 USAR Center property or adjacent properties.

A list of threatened/endangered species for Harris County, last revised on July 6, 2006, was obtained from Texas Parks and Wildlife Department in August 2006 (Appendix D). The list includes one amphibian, 13 birds, two fishes, five mammals, seven mollusks, seven reptiles, and six plants for Harris County. These species are unlikely to be encountered at the Site, because of the lack of suitable habitat.

7.6 CULTURAL RESOURCES

Parsons conducted an assessment of historic architectural, archaeological, and cultural resources for the 90th RRC facilities in Texas in 1998. The resource assessments concluded the buildings constructed in approximately 1980 did not meet the 50-year eligibility criteria for the National Register of Historic Places, nor did it appear to possess significant importance from a historical perspective. Also, the Site was considered to have a “low” archaeological potential. No additional architectural surveys and historical evaluations were recommended until the existing buildings of the Houston #2 USAR Center reach the 50-year eligibility requirement or unless specific undertakings require compliance with Section 106 of the National Historic Preservation Act. The Texas State Historic Preservation Office concurred with these recommendations in a letter, dated July 23, 1997.

7.7 OTHER SPECIAL RESOURCES

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

8.0 CONCLUSIONS

The TEJV, under contract to the USACE, Louisville District, has prepared this ECP Report for the Houston #2 USAR Center (Facility ID TX040), located at 7077 Perimeter Park Drive in Houston, Harris County, Texas. The USAR Center encompasses approximately 6 acres of land with three permanent structures: a 15,826-square-foot main facility building, a 23,600-square-foot warehouse, and an approximately 2,500-square-foot corrugated metal building. The Site is currently occupied by five units: 450th Chemical Battalion; 808th Engineering Company, Pipeline; 340th Chemical Company; 450th Headquarters Detachment for Chemical Battalion; and 463rd Engineering Platoon, Fire Fighting.

Findings of this ECP are based on existing environmental information, including visual observations, Site records, and federal, state, and local database and file information, related to the storage, release, treatment, or disposal of hazardous substances or petroleum products or derivatives on the 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 would not have exceeded 1,000 kg or the RQ of designated hazardous substances, or kg of acutely hazardous waste. There is no evidence that the chemicals used or stored were improperly handled, released, or disposed at the Site.
- **USTs/ASTs.** No petroleum USTs or ASTs have historically been or are currently located on the Site.
- **Non-UST/AST Petroleum Storage.** Five hazardous/flammable materials storage sheds, cage storage, and spill pallets are located in the MEP area at the Site. Petroleum storage for the Site is in the storage sheds, cage storage and spill pallets. No stained soil or stressed vegetation was observed during the TEJV's August 2006 Site reconnaissance.
- **PCBs.** Three PMTs were observed on the Site during the August 2006 Site reconnaissance. These PMTs were not part of the 1997 PCB assessment (USACHPPM, 1997) of the Site and the PCB content and age of the PMTs are unknown. The PCB assessment report (USACHPPM, 1997) stated six interior electrical transformers on the Site of unknown age were identified as non-PCB containing and fluorescent lighting in this facility is operated by non-PCB containing ballasts.

- **ACM.** A 1999 Department of the Army Asbestos Building Re-inspection report included the results of 13 asbestos samples collected from the Site buildings. Four of the samples tested positive for asbestos. During building renovations, which took place in December 2005, January 2006, and June 2006, new flooring and a new roof were installed at the Site. Previously identified ACM (floor tiles and mastic, roof flashing, and mastic on HVAC roof units) was reportedly removed during the renovations.
- **LBP.** A 2001 Department of the Army LBP survey detailed LBP testing for the Site. Samples were collected on the interior and exterior of the buildings using a Niton Spectrum Analyzer. As a result, LBP was found in white paint located on the loading dock on the exterior of the warehouse. The survey indicated that no immediate action was necessary. During the TEJV's August 2006 Site reconnaissance, the loading docks had been painted green and painted surfaces were in good condition.
- **Radiological Materials.** Radiological materials were identified during the Site reconnaissance. Several storage cages in the warehouse had radioactive placards due to chemical agent detectors storage. The amount of radiological material contained within the detectors is minimal, according to USAR personnel. There is no evidence of a release of radiological materials at the Site.
- **Radon.** A radon survey was conducted on the main facility building and the warehouse in April 2000. Survey kits were placed at approximately 2,000-square-foot intervals, and the results were all 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 on the Site.
- **Surrounding Properties.** Potential environmental sites of concern, located within corresponding ASTM D 6008-recommended minimum search distances from the Site, were evaluated. The construction of a five-warehouse complex to the west of the Site in 2005 is the only significant land use change noted at adjacent properties. Land use on the adjoining properties does not appear to have impacted the environmental conditions at the USAR Center.

Areas of potential environmental concern were reviewed and the TEJV found one significant concern relating to the environmental condition of the Site. In May 1995, approximately 25 gallons of diesel fuel were spilled on the Site due to vehicle equipment failure. The report was classified as "minor" by the TCEQ and no additional measures were reported. No further information was available concerning the May 1995 diesel spill. In accordance with DoD policy defining the classifications (see

S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

9.0 REFERENCES

PERSONS CONTACTED

- Harris County employee, Harris County Tax Assessor, (713) 368-2000. Meeting on August 8, 2006.
- Master Sergeant Thomas Pastrano, III, Senior Maintenance Supervisor, Houston #2 USAR Center, (713) 466-7955. Meeting on August 9, 2006.
- Ray Roberts, Facility Manager, Houston #2 USAR Center, (713) 466-7955. Meeting on August 9, 2006.
- Kathy McCoy, U.S. Department of Agriculture, Harris County Service Center, National Resources Conservation Service (713) 397-6996. Teleconference on August 8, 2006.

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 - Property Record Card dated 1980 provided by the Harris County Tax Assessors office.
 - Texas Commission of Environmental Quality. PST Registration Database Query, LPST Database Query, Industrial and Hazardous Waste Applications, Central Registry Query Web site: www.tceq.state.tx.us
 - Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division. 4150 Westheimer, Houston, Texas, 77027. Letter regarding leaking product storage tanks case closure at USAR Center at 6903 Perimeter Park, Facility ID No. 0040535 (LPST ID No. 109138). April 8, 1996.

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AGENCIES CONTACTED

- Texas Commission of Environmental Quality
- Harris County Tax Assessors Office
- Harris County Public Library
- U.S. Department of Agriculture, Harris County Service Center, National Resources Conservation Service

Appendix A
Figures

List of Figures

Figure 1	General Site Location Map
Figure 2	Site Layout Plan
Figure 3	Main Facility Building Floor Plan
Figure 4	Existing Warehouse Building Floor Plan
Figure 5	Warehouse Cage Storage Floor Plan
Figure 6	1918 Hillendahl Topographic Map
Figure 7	1919 Addicks Topographic Map
Figure 8	1955 Addicks Topographic Map
Figure 9	1970 Hedwig Village Topographic Map
Figure 10	1982 Hedwig Village Topographic Map
Figure 11	1995 Hedwig Village Topographic Map
Figure 12	1944 Aerial Photograph
Figure 13	1953 Aerial Photograph
Figure 14	1969 Aerial Photograph
Figure 15	1979 Aerial Photograph
Figure 16	1986 Aerial Photograph
Figure 17	1996 Aerial Photograph
Figure 18	2002 Aerial Photograph
Figure 19	Coastal Zone Map Houston-Galveston Area
Figure 20	National Wetlands Inventory
Figure 21	FEMA Flood Plain Map

Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

PREVIOUS ENVIRONMENTAL REPORTS

1. AMPI, Associated Milk Producers, Inc., Southern Region. Letter regarding leased property in Houston, Texas dated November 25, 1997. Includes Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division, letter regarding leaking product storage tanks case closure at USAR Center at 6903 Perimeter Park, Facility ID No. 0040535 (LPST ID No. 109138) dated April 8, 1996.
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12. Record of communications.

13. Texas Commission of Environmental Quality. PST Registration Database Query, LPST Database Query, Industrial and Hazardous Waste Applications, Central Registry Query Web site: www.tceq.state.tx.us
14. Texas Parks and Wildlife Department. August 2006. List of threatened and endangered species in Harris County, at Web site: <http://gis.tpwd.state.tx.us/TpwEndangeredSpecies/DesktopDefault.aspx>
15. U.S. Army Center for Health Promotion and Preventive Medicine. *Polychlorinated Biphenyls (PCB) Assessment No. 37-08-5615-97* (for 90th Regional Support Command). September 30, 1997.

Appendix E
Regulatory Database Search Reports