

FINAL

**ENVIRONMENTAL CONDITION OF
PROPERTY REPORT**

**RUFUS N. GARRETT, JR.
U.S. ARMY RESERVE CENTER (AR009)
815 WEST 8TH STREET
EL DORADO, ARKANSAS 71730**

Prepared For:

**U.S. Army Corps of Engineers — Louisville District
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600 Dr. Martin Luther King, Jr. Place
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February 6, 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.

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.



LENARD P. GUNNELL, P.G.
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February 6, 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 Rufus N. Garrett, Jr. U.S. Army Reserve (USAR) Center (Facility ID AR009), hereafter referred to as the "Site" or "USAR Center." The Site is located at 815 West 8th Street in El Dorado, Union County, Arkansas.

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

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

The USAR Center is on 2.83 acres of land with two permanent structures, a 14,400-square-foot Training Building and a 1,455-square-foot Storage Building. The site is currently occupied by Detachment 1 of the 321st Material Management Center.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1936, the Site was an undeveloped lot prior to the U.S. government's purchase in 1959. The two buildings on the Site were constructed in 1961.

Areas of potential environmental concern were reviewed and the TEJV found no significant concerns relating to environmental condition of the Site. The vehicle wash rack on the Site did not have an associated oil-water separator, so the potential exists for residual petroleum products or their derivatives to have been released to the surrounding environment from this location. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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List of Acronyms and Abbreviations

| | |
|----------|---|
| ACM | asbestos-containing material |
| ADEQ | Arkansas Department of Environmental Quality |
| AST | aboveground storage tank |
| ASTM | American Society for Testing and Materials |
| BRAC | Base Realignment and Closure Act |
| BRRM | Base Redevelopment and Realignment Manual |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CERCLIS | CERCLA Information System |
| CFR | Code of Federal Regulations |
| CORRACTS | Corrective Action Sites |
| DoD | Department of Defense |
| EBS | Environmental Baseline Survey |
| ECCI | Environmental, Compliance & Construction, Inc. |
| ECP | Environmental Condition of Property |
| EDR | Environmental Data Resources, Inc. |
| ERNS | Emergency Response Notification System |
| FEMA | Federal Emergency Management Agency |
| HUD | Housing and Urban Development |
| kg | kilogram |
| LBP | lead-based paint |
| LQG | large-quantity generator |
| LUST | leaking underground storage tank |
| MEP | military equipment parking |
| NFRAP | No Further Remedial Action Planned |
| NPL | National Priorities List |
| OMS | organizational maintenance shop |
| OWS | oil-water separator |

| | |
|----------|---|
| PCB | polychlorinated biphenyl |
| pCi/L | picocuries per liter |
| POL | petroleum, oil, and lubricants |
| PMT | pole-mounted transformer |
| POV | privately owned vehicle |
| PWS | Public Water Supply |
| RCRA | Resource Conservation and Recovery Act |
| RQ | reportable quantity |
| RRC | Regional Readiness Command |
| SQG | small-quantity generator |
| TEJV | Terraine-EnSafe Joint Venture |
| TSD | treatment, storage, and disposal |
| USACE | U.S. Army Corps of Engineers |
| USACHPPM | U.S. Army Center for Health Promotion and Preventive Medicine |
| USAR | U.S. Army Reserve |
| USDA | U.S. Department of Agriculture |
| USEPA | U.S. Environmental Protection Agency |
| 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 Rufus N. Garrett, Jr. U.S. Army Reserve (USAR) Center (Facility ID AR009), 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 815 West 8th Street in El Dorado, Union County, Arkansas, is hereafter referred to as the "Site" or "USAR Center." In support of the ECP, a visual reconnaissance of the Site was conducted on August 16, 2006. The purpose of the reconnaissance was to visually obtain information indicating the likelihood of recognized environmental conditions in connection with the Site.

1.1 PURPOSE OF ENVIRONMENTAL CONDITION OF PROPERTY

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

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

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

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

1.2 SCOPE OF SERVICES

This ECP covers the 2.83-acre USAR Center located at 815 West 8th Street in El Dorado, Arkansas. The property is bounded by 8th Street and a church to the north; Murphy Street, a residential area, and James Simpson's Garage to the west; 7th Street then residential areas to the south; and residential areas to the east. A general Site location map, Site map, historical topographic maps and historical aerial photographs, and a Federal Emergency Management Agency (FEMA) flood plain map are provided in Appendix A. Appendix B provides photographs taken during the August 16, 2006 Site reconnaissance. Appendix C provides chain-of-title information. Historical environmental documents and reports are provided in Appendix D. The environmental database report is provided in Appendix E.

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

- Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Category 2: Areas where only release or disposal of petroleum products has occurred.

- Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
- Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
- Category 5: Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
- Category 6: Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.
- Category 7: Areas that are not evaluated or require additional evaluation.

1.3 ASSUMPTIONS AND LIMITATIONS

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

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

This ECP Report presents a summary of readily available information on the environmental conditions of, and concerns relative to, the land, facilities, and real property assets at the USAR Center. Its findings are based on a record search of readily available documents, a thorough review of the applicable and relevant documents, a visual reconnaissance conducted on August 16, 2006, and interviews with personnel knowledgeable about the Site and its history. 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

The visual Site reconnaissance included a driving tour of the facility and the surrounding area, and a walking assessment of the developed area of the Site and buildings including the Training Building and the Storage Building, which was formerly an organizational maintenance shop (OMS). The visual reconnaissance was conducted by TEJV personnel on August 16, 2006, to field-verify information produced in the document review and to identify recognized environmental conditions of property. All roads on the Site accessible by two-wheel drive vehicle were driven during the reconnaissance.

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

2.1 SITE LOCATION

The Site address is 815 West 8th Street in El Dorado, Union County, Arkansas. As shown on Figure 1 in Appendix A, the Site is in a developed area in northwest El Dorado. The Site is bordered by James Simpson's Garage and a residential area to the west, residential areas to the south and east, and a church to the north.

2.2 ASSET INFORMATION

Facility Name and Address: Rufus N. Garrett, Jr. USAR Center
815 West 8th Street
El Dorado, Arkansas 71730

Property Owner: U.S. Government

Date of Ownership: June 18, 1959

Current Occupant: Detachment 1 of the 321st Material Management Center

Zoning: R-1, Single Family Residential

County, State: Union County, Arkansas

USGS Quadrangle: El Dorado West, Arkansas

Section/Township/Range: Section 20, Township 17 South, Range 15 West

Latitude/Longitude: 33° 13' 29.6" N; 92° 40' 30.7" W

Legal Description: All those certain pieces or parcels of land being Lots 12 through 22, Block 1 of F.L. Dumas Subdivision No. 2, situated and lying in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 17 South, Range 15 West in the City of El Dorado, Union County, State of Arkansas.

2.3 PHYSICAL DESCRIPTION

A Site layout of the USAR Center is provided as Figure 2 in Appendix A. Photographs are provided in Appendix B. Photographs 1 through 8 show the adjacent properties. Photographs 9 through 26 show the Training Building area, the interior and exterior of the building, and specific environmental conditions or other Site-specific features. Photographs 27 through 42 show the Storage Building area, the interior and exterior of the building, and specific environmental conditions or other Site-specific features.

The USAR Center is located on 2.83 acres of land with two permanent structures: a 14,400-square-foot Training Building and a 1,455-square-foot Storage Building. Both buildings were constructed in 1961 of concrete block with brick veneer on a concrete slab. During the Site reconnaissance, the painted surfaces were observed to be in good condition and no peeling paint was observed. The present-day Storage Building was originally constructed for use as an OMS. According to USAR personnel, the OMS was converted to the Storage Building in 2000 or 2001.

In addition to the Training Building and Storage Building, the Site also contains five privately owned vehicle (POV) parking lots and a fenced military equipment parking (MEP) area. Two steel, mobile storage container boxes within the MEP fenced area stored field cooking equipment. Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) while the remainder is covered by lawn. Vehicle access is via entrances from 7th Street and Murphy Street.

Topographically, the Site slopes from south to north. No signs of erosion, excavation, or fill were observed on the Site. According to USAR personnel, no offsite soil or fill material has been brought onto the Site nor has any significant re-grading occurred on the Site.

The Training Building includes classrooms, a kitchen, restrooms, offices, an arms storage room, and mechanical room. The interior of the building appeared to be well maintained during the August 16, 2006 Site reconnaissance. Classrooms and the kitchen occupy the southern part of the Training Building. No concerns were identified in the classrooms. The kitchen is not in use; a grease trap associated with the kitchen is by the eastern outside wall. During the Site visit, the grease trap was opened and inspected. No grease was observed in the trap and it appeared in good condition. Offices, restrooms, an arms storage room, and a mechanical room occupy the northern part of the Training Building. No concerns were identified in the offices or restrooms. The arms storage room is currently used to store infantry small arms and ammunition.

An indoor firing range was formerly located in the mechanical room of the Training Building. The range was closed in 1996 by American Asbestos, Inc. Details regarding the indoor firing range are presented in Section 3.5.4. The mechanical room is accessible from an outside door only. Four 5-gallon paint cans and 30 to 40 used fluorescent tubes were stored in the room, along with the heating and air-conditioning equipment. According to USAR personnel, used fluorescent tubes are sent offsite for recycling. Small quantities of cleaning chemicals were stored in a janitor's closet. Floor drains in the restrooms and in the kitchen collect condensate from the chillers/refrigerators and facilitate floor cleaning. The floor drains discharge into the public sanitary sewer that serves the Site. No evidence of chemical or petroleum releases was observed inside any room in the Training Building.

Northeast of the Training building is a concrete pad with a Russian anti-aircraft gun confiscated by the unit during the Persian Gulf War. East of the Training Building is a wooden gazebo that was added to the Site in 1996.

The Storage Building is a one-story, rectangular structure located within the chain-link security fencing south of the Training Building. The interior of the Storage Building is an open area separated into sections by chain-link fencing and storage shelves. During the Site visit, the area was being used to store soldiers' field equipment. A concrete block storage room is attached to the Storage Building's southern side. When the building was an OMS, this room was used as a petroleum, oil, and lubricant (POL) storage area. After the building was converted, it was used to store soldiers' field equipment. An out of service forklift and an over-pack drum filled with what appeared to be clean sand were also in this area. A restroom and flammable materials storage room are in the northeastern corner of the building. There were two flammable materials storage cabinets inside the flammable materials storage room, which were being used to store items such as bleach, brake fluid, and paint in small quantities.

A 1998 Historical Architectural Report contained a figure dated August 29, 1998, showing a "Vehicle Wash Rack" north of the Storage Building (former OMS). During the Site visit, no evidence of a vehicle wash rack (VWR) was observed in the location depicted in the 1998 figure. USAR personnel confirmed the VWR was north of the Storage Building and it was reportedly removed when the OMS was converted to the Storage Building. According to previous reports and USAR personnel, an oil-water separator (OWS) was not associated with the VWR. No oil stains or any other stains were observed in what was believed to be the VWR area. The dates the VWR was in place and in use are not known, but it is estimated to be from 1961 to prior to 1994 (a 1994 aerial photograph shows the VWR had already been removed).

North of the Storage Building and within the chain-link security fencing are two steel, mobile storage container boxes used to store field cooking equipment, and the MEP area. There were three vehicles in the MEP area, each with an oil drip pan positioned beneath it. No oil staining or any other staining was observed in the MEP area.

2.4 SITE HYDROLOGY AND GEOLOGY

2.4.1 Surface Water Characteristics

Appendix A provides a topographic map (Figure 1) of the Site and surrounding area. As shown on the map, the Site slopes from south to north and is approximately 234 feet above mean sea level. The Site drains toward 8th Street. Four storm water drains were observed on the Site in the following locations: one each in the northeast corner of both POV lots; one in the MEP area north of the Storage Building; and one in the northwest corner of the property near the intersection of Murphy Street and 8th Street. No surface water bodies are present on the Site or adjacent areas. The nearest surface water body is an unnamed intermittent stream 0.6 mile west. The stream flows to the Smackover Creek, 5.4 miles north-northeast of the Site.

According to the FEMA Flood Insurance Rate Map (Figure 10) for the City of El Dorado, Arkansas (Community-Panel Number 050207 0010 B, November 15, 1979), the Site is in "Zone C." Zone C is defined by FEMA as "areas of minimal flooding." The Site is outside the 100-year and 500-year flood zones.

2.4.2 Hydrogeological Characteristics

Based on the Union County soils map from the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service, the predominant soil types on the Site are:

- ScC — Sacul-Sawyer complex, 1 to 8 percent slopes
- WsC — Warnock-Smithdale complex, 1 to 7 percent slopes

Sacul-Sawyer complex soils are very deep, moderately well-drained soils that formed in loamy and clayey marine sediments. Permeability is slow.

Warnock soils are deep, moderately well-drained soils that formed in loamy marine sediments. Permeability is moderate. Smithdale soils are very deep, well-drained soils that formed in loamy marine sediments.

Sacul-Sawyer complex soils are listed as hydric by the Natural Resource Conservation Service under certain circumstances such as in depressions. Because the Site is not located in a depression, it is not likely that Site soils comprised of Sacul-Sawyer complex soils are hydric. A complete discussion of the occurrence of hydric soils in Sacul-Sawyer complex soils is provided in Appendix D. Warnock-Smithdale complex soils are not listed as hydric by the Natural Resource Conservation Service.

There are three primary aquifers in the El Dorado area. They are the Cockfield, Upper Sparta, and Lower Sparta. The Cockfield aquifer is used primarily as a domestic drinking-water supply. The Upper Sparta is used for industrial and municipal purposes. The Lower Sparta (Greensand) aquifer is used for domestic supply and industrial purposes. According to an Environmental Baseline Survey (EBS) completed

for the Site in March 1995, due to the highly industrialized state of the El Dorado area there are numerous potential threats to groundwater, particularly the shallow Cockfield aquifer. The Arkansas Department of Environmental Quality (ADEQ) and the Arkansas Soil and Water Conservation Commission maintain an extensive groundwater monitoring program for the area. Because the Sparta aquifer is a major source of water supply in much of central and southern Arkansas and northern Louisiana, heavy pumpage from the Sparta aquifer has resulted in substantial drawdown of its potentiometric surface in some areas including the cities of Pine Bluff, Magnolia, and El Dorado.

No wells or springs were observed on the Site. The Site and surrounding area are served with public water by the City of El Dorado. A database search was conducted for federal U.S. Geological Survey (USGS), federal Public Water Supply (PWS) System wells, and state-registered wells within one mile of the Site (see pages A-7 to A-15 in the Environmental Data Resources [EDR] Report in Appendix E). No PWS wells were identified on databases for sites within one mile. One water supply well was reported within one mile. The well was reported to be approximately one-half mile south of the Site and 712 feet deep.

Site-specific groundwater flow direction was not available. However, based on the topography in the Site vicinity, shallow groundwater flow is expected to be generally west to northwest, toward unnamed intermittent streams.

The City of El Dorado is within the Gulf Coastal Plain Physiographic region. Information provided in environmental databases indicated that the lithology underlying the Site consists of the Tertiary-aged Claiborne Group.

2.5 SITE UTILITIES

The Site is served by public utilities. Electric power to the Site is provided by overhead lines from Entergy, Inc. Natural gas is provided by Arkla Gas Company. Potable water, sanitary sewer service, and solid waste disposal are provided by the City of El Dorado municipal services.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

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

3.0 SITE HISTORY

3.1 HISTORY OF OWNERSHIP

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

- June 17, 1947 — F. L. Dumas and Delva Dumas to Victor Dumas (Lots 6, 7, 16, and 17)
- August 2, 1950 — F. L. Dumas and Delva Dumas to Victor Dumas (Lots 12, 13, and 14)
- April 26, 1952 — F. L. Dumas and Delva Dumas to Victor Dumas and Augusta Dumas (Lot 15)
- June 18, 1959 — Victor Dumas and Augusta Dumas to United States of America

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

3.2 PAST USES AND OPERATIONS

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

| Year | Description |
|-------------|---|
| 1959 | Site property was acquired by the U.S. government |
| 1961 | Training Building and OMS were constructed |
| 1996 | Gazebo added |
| 2000–2001 | OMS converted to Storage Building |

Historical information sources suggest that the Site was undeveloped until the U.S. government built the USAR Center in 1961.

Historic uses of the USAR Center included administrative and educational operations, maintenance of military vehicles including vehicle washing, and an indoor firing range. The Site was historically used by reservists for drill activities on various weekends throughout the year. The indoor firing range was closed in 1996 by American Asbestos, Inc. Maintenance activities and vehicle washing ceased when the OMS was converted to the Storage Building in 2000 or 2001.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 3, 4, and 5 in Appendix A present topographical maps of the Site and surrounding area dated 1951, 1981, and 1985, respectively. Figures 6 through 9 present aerial photographs of the Site and surrounding areas dated 1936, 1975, 1994, and 2000, respectively.

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

- **1951 (Figure 3).** This figure was produced at a scale of 1:100,000 and does not show sufficient detail to make any site-specific observations. The Site property is shown within the El Dorado city limits.
- **1981 (Figure 4).** This figure shows one building on the Site labeled “Armory”. The church is shown north of the Site and adjacent properties are shown as urban development. The building marked “Armory” appears in the same configuration as the Training Building. It is likely that because the Storage Building is smaller than a typical residential structure for this area, it was not specifically shown on this map. Highly urbanized areas are often designated in red (urban development) without detailing the outline of each structure.
- **1985 (Figure 5).** This figure was produced at a scale of 1:100,000 and does not show sufficient detail to make any site-specific observations.

Pertinent observations on the historical aerial photographs are summarized below.

- **1936 (Figure 6).** This figure shows the Site as an undeveloped area. Most of the Site is open field, but it cannot be determined if the land has been or is being used for agricultural purposes. Surrounding properties are undeveloped or agricultural with a few interspersed residences.
- **1975 through 2000 (Figures 7 through 9).** The 1975 aerial photograph shows construction on the Site. Otherwise, these aerial photographs show the Site, adjacent properties, and the surrounding area in the same configuration as observed during the August 16, 2006 Site reconnaissance.

Available business directories including Worley’s City Directory, Hudspeth’s City Directory, and Polk’s City Directory were reviewed by EDR (EDR’s research spanned roughly five-year intervals between 1909 through 1993). City directories did not list the Site address from 1963 to 1996. The first listing for the Site address was in 2001. In addition, TEJV reviewed Polk’s City Directories dated 1961, 1975, and 1981 at the El Dorado Tax Assessor’s office. The Site address was not listed for any of those years. City directories could not be reviewed at the local public library because it was closed due to a recent fire. Despite the first listing of the Site in 2001, other historical information shows the Site was developed in 1961.

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

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.

3.3.1 Past Use and Storage of Hazardous Substances

Chemicals formerly used and stored at the Site were associated with vehicle and facility maintenance activities and janitorial services. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet in the Training Building.

A 1998 Historical Architectural Report contained a figure (Figure 11 of the Historical Architectural Report provided in Appendix D) dated August 29, 1998. This figure shows:

- 1 — Vehicle Wash Rack north of the Storage Building (former OMS)
- 2 — Petroleum, oil, and lubricant storage area attached to the south of the Storage Building, a room now used to store field equipment
- 3 — Flammable room attached to the Storage Building and still in use for non-vehicle maintenance storage
- 4 — Indoor Firing Range in the Training Building where the mechanical room is today

The Supply Building was labeled as a "Maintenance Shop" on the same figure. POL storage and use was likely associated with items 2 and 3.

During the August 16, 2006 Site visit, no evidence of a VWR was observed in the location depicted in the 1998 figure. USAR personnel confirmed the VWR was north of the Storage Building and it was reportedly removed when the OMS was converted to the Storage Building. According to previous reports and USAR personnel, an OWS was not associated with the VWR. No oil stains or any other stains were observed in what was believed to be the VWR area. The dates the VWR was in place and in use are not known, but it is estimated to be from 1961 to prior to 1994 (a 1994 aerial photograph indicates the VWR had already been removed). Also noted on the 1998 figure is a concrete block storage room attached to the Storage Building's southern side. When the building was an OMS, this room was used as a POL storage area. After the building was converted, the

room was used to store soldiers' field equipment. No OWS was associated with the VWR, so the potential that residual petroleum products or their derivatives were released to the surrounding environment from this location is present.

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.

No stained soil or stressed vegetation was observed during the August 16, 2006 Site visit. 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, it does not appear that aboveground storage tanks (ASTs) and/or underground storage tanks (USTs) have ever been located 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 these reports. Copies of the reports, unless otherwise specified, are provided in Appendix D. Only pertinent sections of reports that addressed multiple sites are presented in Appendix D.

3.5.1 Environmental Baseline Survey Report

On behalf of the 90th Regional Readiness Command (RRC), Environmental, Compliance & Construction, Inc. (ECCI) completed an EBS for the Site in March 2005. The EBS provides summary and general information about the Site. "In accordance with the ASTM Standard D 5746-98 for *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities*", ECCI classified the Site as an ECP Area Type 1 Property. An ECP Area Type 1 Property is an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or

their derivatives has occurred, including no migration of these substances from adjacent properties.

3.5.2 Architectural Assessment Report

Parsons Engineering Science, Inc., performed a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Arkansas* for the Department of the Army, 90th RRC, Office of the Engineer. The findings of the assessment were compiled in a report issued February 1998. The report concluded that the buildings on the Site were not eligible for placement on the National Register of Historical 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 2011. The Arkansas State Historic Preservation Officer concurred with the Parsons report recommendations in a letter dated February 2, 1998. The Architectural Assessment Report contained a figure dated August 29, 1998. This figure shows the layout of the facility prior to the conversion of the OMS to the Storage Building.

3.5.3 Lead-Based Paint Reports

Per a May 27, 1997, memorandum, the Department of the Army, Headquarters 90th RRC issued copies of LBP testing for the Site. Two samples were collected, one from each building. The testing was performed by Lewis Environmental Services, which did not find any concentrations above the established U.S. Department of Housing and Urban Development (HUD) action level of 1 milligram per cubic centimeter.

The March 2005 EBS report stated that a LBP survey was:

“. . . performed at the Site on January 11, 2005 by the Environmental Section from the 90th RRC. The survey identified LBP on a white metal support inside the OMS and on tan metal doors and frames outside the OMS. The yellow paint used for striping was also identified as LBP. LBP was found on the exterior brown metal doors, grates, and posts outside the main building mechanical room, and the tan door frames and posts on the outside of the original section of the main building. The survey indicated that no immediate action was necessary.”

3.5.4 Indoor Firing Range Report

The indoor firing range was closed in 1996 by American Asbestos, Inc. The abatement, cleanup, and encapsulation of all lead-containing dust and work items were completed in November 1996 and documented in the report titled *Final Submittals for Project 0001AB El Dorado USARC, Lead Abatement/Contract DABT 39-96-C-3047*. A formal release of the indoor firing range for re-occupancy and alternate use was issued March 8, 1997, by the 90th RRC.

3.5.5 Radon Reports

The March 2005 EBS reported that, "Testing was conducted at eight (8) areas within the two (2) USARC Buildings. The average activity reported for all of the areas was 0.70 or less. Consequently, the presence of radon is not considered a potential significant environmental concern with respect to this property."

3.5.6 Asbestos Reports

Per an October 4, 1993, memorandum, the Department of the Army, Headquarters 122D USAR Command issued copies of asbestos testing for the Site. The memorandum included the results of 22 asbestos samples. Eight of the samples tested positive for asbestos in concentrations ranging from 2 to 40%. Asbestos-containing material (ACM) was found in boiler room piping insulation, roofing tar, a crawl space and insulation, and flooring (tile and mastic).

A January 1997 asbestos report prepared by the U.S. Army 90th RRC, *Asbestos Building Inspection, Rufus N. Garrett USARC, El Dorado, AR*, indicated analysis of all samples collected from suspect building materials had asbestos concentrations less than 1%, so all suspect materials were considered to not contain asbestos. The report noted that the inspection was confined to rooms and areas accessible on the days of the survey and some rooms were not made accessible. Based on the 1997 report, there are no known asbestos containing building materials on the Site.

3.5.7 Cultural Resources Report

Parsons Engineering Science, Inc., performed an assessment and prepared a *Management Summary, Cultural Resources Assessment of 90th Regional Support Command, Facilities in Arkansas, Louisiana, New Mexico, Oklahoma and Texas* for the Department of the Army, 90th RRC. The assessments were compiled and issued February 1998. The assessments concluded that there were no architectural or archeological issues at the Site. The Site has a "low" archeological potential and is not eligible for the National Register of Historical Places.

3.5.8 Polychlorinated Biphenyls Report

The U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) performed a *Polychlorinated Biphenyls (PCB) Assessment No. 37-08-5615-97*. The assessment was compiled and issued on September 30, 1997, and addressed six pole-mounted transformers (PMTs) on the east side of the Site and fluorescent lighting fixtures on the Site. The PMTs are owned by Entergy Corp. Three PMTs on the northeast corner of the Site were manufactured by General Electric in 1975. Three PMTs on the southeast corner of the Site were manufactured by ERMCO in 1993. According to the report, all of the transformers are listed as non-PCB and were in good condition. During the Site visit, six PMTs on two poles (three per pole) were observed on the east side of the Site and all appeared in good condition. Some of the older

fluorescent lighting fixtures on the Site were identified in the USACHPPM report as having PCB-containing ballasts. According to USAR personnel, used fluorescent tubes are sent offsite for recycling.

4.0 ADJACENT PROPERTIES

Figure 9 in Appendix A provides a 2000 aerial view of the Site and adjacent properties. The property is bounded by 8th Street and a church to the north; Murphy Street, a residential area, and James Simpson's Garage to the west; 7th Street then a residential area to the south; and a residential area to the east. Table 2 provides a list of adjacent properties with their directional location from the Site. The zoning of the adjacent parcels is also listed in Table 2.

| Direction From Site | Name/Type of Property | Addresses | Zoning |
|----------------------------|--|-------------------------------------|---|
| North | Church | 800 block of 8 th Street | C2, Commercial |
| West | Single family residential property from the southwest corner of the Site to James Simpson's Garage on the northwest corner of the Site | Murphy Street | R1, Single-Family Residential and C2 for James Simpson's Garage |
| South | Single-family residential property | 800 block of 7 th Street | R1, Single-Family Residential |
| East | Single-family residential property | College Avenue | R1, Single-Family Residential |

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 from 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 over the years and does not appear to have impacted the environmental conditions of the USAR Center.

5.0 REVIEW OF REGULATORY INFORMATION

A component of the ECP is the review of all reasonably obtainable federal, state, and local government records for the Site and surrounding properties where there has been a release or likely release of any hazardous substance or any petroleum product and that are likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product on the federal real property. An environmental database summary was obtained from EDR on July 14, 2006. The environmental database summary consolidates standard federal, state, local, and tribal environmental record sources based on ASTM-recommended minimum search distances from the Site. A copy of the complete 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.

TEJV interviewed local authorities and reviewed reasonably accessible USAR environmental documents, ADEQ files, City of El Dorado records, and historical aerial photographs and maps to investigate environmental conditions at the Site and surrounding area. Available information for potential environmental impacts to the Site 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) is a subset of the CERCLA Information System (CERCLIS) and identifies more than 1,200 sites for priority cleanup under the Superfund Program. NPL sites are targeted for long-term remedial action under CERCLA. According to the environmental database report, the USAR Center is not an NPL site and there are no such sites within one mile of the Site.

5.1.2 Federal CERCLIS Sites within One-Half Mile

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 the Act. CERCLIS contains sites that are either proposed to be or are on

the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL. According to the environmental database report, the USAR Center is not a CERCLIS site and there are no CERCLIS sites within one-half mile of the Site.

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

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

Resource Conservation and Recovery Act (RCRA) corrective action sites (CORRACTS) represent facilities that have generated or managed hazardous wastes and require corrective action. According to the environmental database report, the USAR Center is not a CORRACTS 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 includes selective information on sites that generate, transport, treat, store, 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 site and there are no such sites within one-half mile of the USAR Center.

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. According to the environmental database report, the USAR Center is not an SQG or LQG. No RCRA SQGs or LQGs are within one-quarter mile of the Site.

5.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) provides information on reported releases of oil and hazardous substances. According to the environmental database report, 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 environmental database report. Supplemental information was also provided from research at the ADEQ.

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

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

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

The Site itself is not listed in the state leaking UST (LUST) database. According to the environmental database report, one LUST site is within one-half mile of the USAR Center. The listed facility is an abandoned property at 714 West Grove in El Dorado. This LUST site is approximately 2,245 feet south-southeast of the Site and at a higher topographic elevation. According to the environmental database report, the LUST has been abandoned since 1973. A release was detected in 1990 due to rising groundwater levels, and tank closure procedures are under way. This LUST site represents a low potential environmental risk to the Site due to its distance 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 Site is not listed in the state UST database. The environmental database report identified one state-registered UST site within one-quarter mile. The listed facility is Cupples Refrigeration at 1200 Harold Ellen in El Dorado. This UST site is approximately 1,200 feet west-northwest of the Site and at a lower topographic elevation. According to the environmental database report, the UST is active. There are no reported releases associated with this site and it represents a low potential environmental risk to the Site.

5.2.4 State Hazardous Waste Sites within One Mile

According to the environmental database report, no hazardous waste sites are within one mile of the USAR Center. The Site is not classified as a hazardous waste site.

5.2.5 State Solid Waste Illegal Dumps within One-Half Mile

According to the environmental database report, no illegal dumps have been identified within one-half mile of the USAR Center. There is no illegal dump on the Site.

5.2.6 State AST Sites within One-Quarter Mile

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

5.2.7 State Emergency Response Incidents Sites

According to the environmental database report, the USAR Center is not listed on the Arkansas emergency response incidents list.

5.2.8 State 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 onsite. According to the environmental database report, no state-registered sites with Institutional Engineering Controls are within one-half mile of the USAR Center.

5.2.9 State Voluntary Cleanup Program Sites within One-Half Mile

There are no State Voluntary Cleanup Program (VCP) sites with one-half mile of the USAR Center. According to the environmental database report, the USAR Center is not listed on the VCP list.

5.2.10 State Brownfields Program Sites within One-Half Mile

Included in the listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties targeted by Targeted Brownfields Assessments. According to the environmental database report, no state-registered Brownfield Program Sites are within one-half mile of the USAR Center. According to the environmental database report, the USAR Center is not listed on the brownfields list.

5.2.11 State Enforcement Sites

According to the environmental database report, the USAR Center is not listed on the enforcement list.

5.2.12 State Poultry Sludge Permit Sites within One-Half Mile

According to the environmental database report, there are no poultry sludge permit (Sludge) sites within one-half mile of the Site. According to the environmental database report, the USAR Center is not listed on the Sludge list.

5.2.13 State Permit Data System

According to the environmental database report, the USAR Center is not listed on the state permit data system.

5.2.14 State Facility Emission and Stack Data Sites

According to the environmental database report, the USAR Center is not listed on the facility emission and stack list.

5.2.15 State Asbestos Notification of Intent Database Sites

According to the environmental database report, the USAR Center is not listed on the asbestos database.

5.3 TRIBAL ENVIRONMENTAL RECORDS

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

5.4 UNMAPPED SITES

The environmental database search yielded 40 unmapped sites. Unmapped sites are those with address information sufficient only to identify as within the zip code of the target Site. Further research was conducted using maps of the Site and surrounding area. None of the Sites were estimated to be within the corresponding ASTM minimum search distance for the databases on which the sites are 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. Two sites were identified as potential risks to the Site as detailed in Sections 5.2.2 and 5.2.3. Based on an evaluation of available information and details concerning the identified sites, both sites are considered "Low Risk" sites. 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 16, 2006 Site and area reconnaissance, review of available Site records, and information obtained from USAR personnel.

6.1 UNDERGROUND AND ABOVEGROUND STORAGE TANKS

No USTs or ASTs were observed on the Site.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

During the August 16, 2006 Site reconnaissance, the only chemicals and hazardous substances observed on the Site were the consumer-sized quantities of cleaning supplies in the janitor's closet, four gallons of paint in the mechanical room (Training Building), and the six gallons of bleach, two gallons of brake fluid, and 30 gallons of paint in the flammable storage area (Storage Building).

6.3 WASTE DISPOSAL SITES

No signs of landfilling or illegal waste disposal activities were observed on the Site during the August 16, 2006 Site reconnaissance.

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

The Site is served by a sanitary sewer system from the City of El Dorado. Wastewater from within the buildings discharges to the sanitary sewer system. Floor drains are in the Training Building kitchen and restrooms. There is a grease trap outside the kitchen; however the kitchen is not in use.

Storm water sheet-flows to one of four storm drains along the perimeter of the Site property.

6.5 ASBESTOS-CONTAINING MATERIAL

Based on the 1997 asbestos survey report discussed in Section 3.5.6, there are no known asbestos containing building materials on the Site.

6.6 PCB-CONTAINING EQUIPMENT

The USACHPPM performed a PCB assessment on the Site in 1997. Six PMTs on the east side of the Site and fluorescent lighting fixtures were assessed. The PMTs are owned by Entergy Corp. Three PMTs on the northeast corner of the Site were manufactured by General Electric in 1975. Three PMTs on the southeast corner of the Site were manufactured by ERMCO in 1993. According to the report, all of the transformers are listed as non-PCB and were in good condition. During the Site visit, six PMTs on two poles

(three per pole) were observed on the east side of the Site and all appeared in good condition. Some of the older fluorescent lighting fixtures on the Site were identified in the USACHPPM report as having PCB-containing ballasts. According to USAR personnel, used fluorescent tubes are sent offsite for recycling.

6.7 LEAD

Based on the age of construction of the building prior to 1978, when USEPA banned the use of lead in paint, LBP is likely present. The March 2005 EBS report stated that LBP was identified at the site in 2005. During TEJV's Site visit, painted surfaces were observed to be in good condition and no peeling paint was observed.

The indoor firing range was closed in 1996 by American Asbestos, Inc. The abatement, cleanup, and encapsulation of all lead-containing dust and work items were completed in November 1996. A formal release of the indoor firing range for re-occupancy and alternate use was issued March 8, 1997. During the Site visit, the mechanical room of the Training Building was inspected and there was no indication of the former indoor firing range.

6.8 RADON

According to the USEPA Map of Radon Zones for Arkansas, Union County is in an area with low propensity for radon. Areas tested were classified in Zone 3, which is less than 2 picocuries per liter of air (pCi/L). The average activity for basements was reported as 0.70 pCi/L and 0.469 pCi/L for first-floor living areas. The USEPA recommended action level is 4.0 pCi/L.

The March 2005 EBS reported that, "Testing was conducted at eight (8) areas within the two (2) USARC Buildings. The average activity reported for all of the areas was 0.70 or less. Consequently, the presence of radon is not considered a potential significant environmental concern with respect to this property."

6.9 UNEXPLODED ORDNANCE

No indications were found during the August 16, 2006 Site reconnaissance or during the review of records to indicate the presence of unexploded ordnance at the Site.

6.10 RADIOACTIVE MATERIALS

During the August 16, 2006 Site reconnaissance and records review process, no indications were found of the past storage or use of radiological commodities at the USAR Center.

7.0 REVIEW OF SPECIAL RESOURCES

7.1 LAND USE

Based on an interview with El Dorado Public Works personnel, the Site is zoned R1, which is the strictest residential zoning for single-family residences. When El Dorado voters approved zoning regulations in 1997, the USAR Center was grandfathered into the R1 zone and is allowed to remain non-residential as long as the property is actively occupied. If the USAR Center is vacant for more than one year, it will revert to R1 status and a business will no longer be allowed to occupy the Site. The church north of the Site is zoned C2, which is commercial. James Simpson's Garage is zoned C2 and it falls under the same grandfather clause applicable to the Site, meaning the property will revert to R1 status if it is vacant for more than one year. Residential properties adjacent to the Site are zoned R1. Figure 9 in Appendix A provides a 2000 aerial photograph of the USAR Center and surrounding properties and depicts current land use.

7.2 COASTAL ZONE MANAGEMENT

There is no coastal zone management plan for Arkansas.

7.3 WETLANDS

The Site is upland and well drained. No wetlands were identified in the environmental database report. A search for wetland information was also conducted online from the U.S. Fish and Wildlife Service Web site, with no digital data available for the Site. Wetland information was also requested at the USDA office, but none was available. No vegetation typical of wetlands was observed on the Site.

7.4 100-YEAR FLOODPLAIN

FEMA Flood Hazard Area map (Figure 10, Appendix A) information obtained online from the FEMA Web site at <http://www.msc.fema.gov> and the environmental database report indicates that the Site lies outside the 100-year floodplain.

7.5 NATURAL RESOURCES

No survey has been conducted at the Site for threatened and endangered species. Information obtained from the Arkansas Heritage Program for Union County lists the Red-cockaded Woodpecker as the only endangered species and the following as the only state threatened species: southern tubercled-orchid, Durand's white oak, and *Xyris baldwiniana* a yellow-eyed grass. Except for potential incidental use by migrants, the threatened and endangered species are unlikely to occur at the Site due its urban nature.

7.6 CULTURAL RESOURCES

As described in Section 3.5.7, a cultural resource assessment was performed for the Site. The conclusion was that there were no architectural or archeological issues at the Site. The Site has a “low” archeological potential and is not eligible for the National Register of Historical Places.

7.7 OTHER SPECIAL RESOURCES

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

8.0 CONCLUSIONS

The TEJV, under contract to the USACE, Louisville District, has prepared this ECP Report for the Rufus N. Garrett, Jr. USAR Center (AR009), at 815 West 8th Street in El Dorado, Union County, Arkansas. The Site encompasses 2.83 acres and it is currently active; Detachment 1 of the 321st Material Management Center occupies the facility. The Site contains a Training Building and a Storage Building. The Site has primarily functioned as an administrative and educational facility. However, vehicle maintenance and washing was conducted in the past.

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

- **Hazardous Substances.** CERCLA hazardous substances would have been used and stored at the Site in amounts necessary to support unit-level vehicle and building maintenance activities. However, the quantities stored for one year or more would not have exceeded 1,000 kg or the RQ of designated hazardous substances, or one kg of acutely hazardous waste. There is no evidence that the chemicals used or stored were ever improperly handled, released, or disposed at the Site.
- **USTs/ASTs.** No petroleum USTs or ASTs have ever been located on the Site.
- **Non-UST/AST Petroleum Storage.** Petroleum storage would have occurred in designated areas within the OMS and POL storage shed in the OMS area. No OWS was associated with the VWR, so the potential that residual POLs were released to the surrounding environment from this location is present.
- **PCBs.** There are no known PCB-containing transformers on the Site. Some of the older fluorescent lighting fixtures on the Site were identified as having PCB-containing ballasts. According to USAR personnel, fluorescent tubes are shipped offsite for recycling.
- **ACM.** A 1993 Department of the Army memorandum included the results of 22 asbestos samples collected from Site buildings. Eight of the samples tested positive for asbestos in concentrations ranging from 2 to 40%. A January 1997 asbestos report prepared by the U.S. Army 90th RRC indicated analysis of all samples collected from suspect building materials had asbestos concentrations less than 1%, so all suspect materials were considered to not contain asbestos. Based on the 1997 report, there are no known asbestos containing building materials on the Site.

- **LBP.** A 1997 Department of the Army memorandum detailed LBP testing for the Site. Two samples were collected, one from each building. The testing was performed by Lewis Environmental Services and did not find any concentrations above the established HUD action level of 1 milligram per cubic centimeter. The March 2005 EBS report stated that a LBP survey was performed at the Site on January 11, 2005, by the Environmental Section of the 90th RRC. The survey identified LBP on a white metal support inside the OMS and on tan metal doors and frames outside the OMS. The yellow paint used for floor striping was also identified as LBP. LBP was found on the exterior brown metal doors, grates, and posts outside the main building mechanical room, and the tan door frames and posts on the outside of the original section of the main building. The survey indicated that no immediate action was necessary. During the August 16, 2006 Site visit, painted surfaces were observed to be in good condition and no peeling paint was observed.
- **Indoor Firing Range.** The indoor firing range was closed in 1996 by American Asbestos, Inc. The abatement, cleanup, and encapsulation of all lead-containing dust and work items were completed in November 1996. A formal release of the indoor firing range for re-occupancy and alternate use was issued March 8, 1997.
- **Radiological Materials.** No radiological materials were identified during the Site reconnaissance. There is no evidence of any release of radiological materials at the Site.
- **Radon.** The March 2005 EBS reported that, "Testing was conducted at eight (8) areas within the two (2) USAR buildings. The average activity reported for all of the areas was 0.70 or less. Consequently, the presence of radon is not considered a potential significant environmental concern with respect to this property." According to the USEPA Map of Radon Zones for Arkansas, Union County is in an area with low propensity for radon. Areas tested were classified in Zone 3, which is less than 2 pCi/L. The average activity for basements was reported as 0.70 pCi/L and 0.469 pCi/L for first-floor living areas. The USEPA recommended action level is 4.0 pCi/L. Based on the reported results and county averages, radon is not considered a concern at the Site.
- **Munitions and Explosives.** No evidence was found during the Site reconnaissance or records review process of the past presence of munitions and explosives of concern.
- **Surrounding Properties.** Potential environmental sites of concern, located within corresponding ASTM minimum search distances from the Site were evaluated. Land use at the adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

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

9.0 REFERENCES

Persons Contacted

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- Sergeant First Class Phillip Applewhite, USAR, (870) 863-5380. Meeting on August 16, 2006.
- Ralph Hasty, USAR, Facility Engineer, (903) 278-1756, Telecommunication on August 23, 2006.
- James Wheeler, 90th Regional Readiness Command, Chief, Environmental Division, (501) 771-7992.
- Doug Hunter, U.S. Department of Agriculture, Ouachita and Union County Farm Service Agency, (870) 836-2089. Meeting on August 14, 2006.
- Debbie Stinson, El Dorado Public Works, Administrative Assistant, (870) 862-7911, Telecommunication on August 23, 2006.

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Agencies Contacted

- Arkansas Department of Environmental Quality
- City of El Dorado Tax Assessors Office
- City of El Dorado Public Library
- U.S. Department of Agriculture, National Resources Conservation Service

Appendix A
Figures

FIGURES

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Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

PREVIOUS ENVIRONMENTAL REPORTS

1. American Asbestos, Inc. *Final Submittals for Project 0001AB, El Dorado USARC, Lead Abatement/Contract DABT39-96-C-3047 for Fort Sill Army Base.* December 16, 1996.
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14. USDA Soil Survey Map and Legend. (pertinent pages only)

Appendix E
Regulatory Database Search Reports