FINAL

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

BOSSIER CITY
U.S. ARMY RESERVE CENTER (LA007)
300 MILLER ROAD
BOSSIER CITY, LOUISIANA 71112

Prepared for:

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

February 8, 2007

CERTIFICATION

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

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

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

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

EXECUTIVE SUMMARY

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 Bossier City U.S. Army Reserve (USAR) Center (Facility ID LA007), hereafter referred to as the "Site" or "USAR Center." The Site is located at 300 Miller Road, Bossier City, Bossier Parish, Louisiana.

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 10.36 acres of land with two permanent structures, a 31,517-square-foot Training Building and a 5,280-square-foot organizational maintenance shop. The site is currently occupied by the 4013th Garrison Support Unit and Detachment 1 of the 820th Signal Company.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1955, the Site was a vacant area on the northeast side of Barksdale Air Force Base prior to the 1972 purchase by the U.S. government. The buildings on the Site were constructed in 1974 and the USAR has been the only occupant.

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

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List of Acronyms and Abbreviations

ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure Act
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CESQG	conditionally exempt small-quantity generator
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Sites
DoD	Department of Defense
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
I-20	Interstate 20
IFR	indoor firing range
kg	kilograms
LBP	lead-based paint
LDEQ	Louisiana Department of Environmental Quality
LDWF	Louisiana Department of Wildlife and Fisheries
LQG	large-quantity generator
LUST	Leaking Underground Storage Tank
MEP	military equipment parking
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
OMS	organizational maintenance shop
OWS	oil-water separator

PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PMT	pole-mounted transformer
POV	privately owned vehicle
PWS	Public Water Supply
RCRA	Resource Conservation and Recovery Act
RCRAInfo	RCRA Information
REC	Recreational
RRC	Regional Readiness Command
RQ	reportable quantity
SQG	small-quantity generator
TEJV	Terraine-EnSafe Joint Venture
TSD	treatment, storage, and disposal
USACE	U.S. Army Corps of Engineers
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
VWR	vehicle wash rack

1.0 INTRODUCTION

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 Bossier City U.S. Army Reserve (USAR) Center (Facility ID LA007), 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 300 Miller Road in Bossier City, Bossier Parish, Louisiana, 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 9, 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 10.36-acre Bossier City USAR Center at 300 Miller Road in Bossier City, Louisiana. Miller Road is north of the Site. The USACE Ft. Worth District Eastern Area Office is on the northwest side of the Site. Cooper Bayou is a water body that parallels the property boundary to the west and south. The perimeter of Barksdale Air Force Base is west and south of Cooper Bayou. Agricultural fields are east of the site. A general Site location map, Site maps, flood plain map, and historical topographic maps and aerial photographs are provided in Appendix A. Appendix B provides photographs taken during the 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 Site 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 Site reconnaissance conducted on August 9, 2006, and interviews with personnel knowledgeable about the Site and its history. Previous environmental investigations and reports and Site historical documents were reviewed in support of this ECP. Information obtained from these other studies is reflected within this report by reference. A complete list of references is provided as Section 9.0.

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

2.0 SITE LOCATION AND PHYSICAL DESCRIPTION

The 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 organizational maintenance shop (OMS). The Site reconnaissance was conducted by TEJV personnel on August 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 result in environmental contamination on the Site. TEJV personnel walked along the Site's 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 300 Miller Road in Bossier City, Bossier Parish, Louisiana. As shown on Figure 1 in Appendix A, the Site is on the north side of Barksdale Air Force Base, which is located approximately 2 miles southeast of Bossier City. The Site is bordered by Miller Road to the north. The USACE Ft. Worth District-Eastern Area Office is on the northwest side of the Site. Cooper Bayou is a water body that parallels the property boundary to the west and south. The perimeter of Barksdale Air Force Base is west and south of Cooper Bayou. Agricultural fields are east of the site.

2.2 ASSET INFORMATION

Facility Name and Address:	Bossier City USAR Center (LA007) 300 Miller Road Bossier City, Louisiana 71112
Property Owner:	U.S. Government
Date of Ownership:	1972
Current Occupant:	4013th Garrison Support Unit and Detachment 1 of the 820th Signal Company
Zoning:	A-1 Airbase Buffer Zone
County, State:	Bossier Parish, Louisiana
USGS Quadrangle:	Bossier City
Section/Township/Range:	Section 26, Township 18N, Range 13W

Latitude/Longitude: 32° 31’ 32.5’’N; 93° 40’ 25.0’’W

Legal Description: Being that parcel or tract of land, containing 10.36 acres of land, more or less, situated and lying in the northeast ¼ of Section 26, Township 18 North, Range 13 West in Bossier City, Parish of Bossier, state of Louisiana.

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

2.3 PHYSICAL DESCRIPTION

A Site map of the USAR Center is provided in Figure 2 in Appendix A. Photographs of the Site and surrounding area are presented in Appendix B. The exterior of the Training Building is shown on Photographs 1 through 4, and the exterior of the OMS is shown on Photographs 5 and 6. Various views of the Training Building, privately-owned vehicle (POV) parking, military equipment parking (MEP), vehicle wash rack (VWR), and oil-water separator (OWS) areas are shown on Photographs 7 through 22. The interior of the Training Building is shown on Photographs 23 through 28. The interior of the OMS is shown on Photographs 29 and 30. Properties adjacent to the Site are shown on Photographs 31 though 38.

The USAR Center is situated on 10.36 acres of land with two permanent structures. The 31,517-square-foot Training Building and the 5,280-square-foot OMS were constructed in 1974. Additional structures at the site include a 1,350-square-foot recreation (REC) shelter and a 594-square-foot VWR. There is also a portable metal flammable materials storage shed. Approximately two-thirds of the 10.36-acre tract is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn or bare turf and several trees along the west and south sides of the Training Building.

On the northwest side of the site, west of the Training Building, is a 4,131-square-foot POV parking area. A 3,381-square-foot MEP area is southwest of the OMS. These parking areas are asphalt-paved. Vehicle access is via the two POV parking lot entrances off of Miller Road. On the south end of the MEP are numerous metal shipping containers for the storage of miscellaneous materials.

The Training Building is a one-story building with a concrete foundation and concrete block and brick exterior walls that contains an assembly hall, kitchen and scullery, classrooms, offices, storage rooms, a locker room, latrines, a conference room, a mail room, a mechanical room, and an arms vault. A former indoor firing range (IFR) on the east side of the Training Building was closed and converted to a storage room in 1996. Floor drains are located inside the mechanical room, kitchen, scullery, restrooms, and on a concrete curbed kitchen/janitorial wash pad on the east side of the Training Building. All floor drains are connected to the sanitary sewer. A grease trap associated with the kitchen is also located

outside the Training Building. Figure 3 in Appendix A shows the floor plan of the Training Building.

The OMS is a one-story building with a concrete foundation and concrete block and brick exterior walls. The OMS has interior work and maintenance bays, storage areas, and an office area. Four overhead bay doors are on the east side of the building. Personnel doors are on the north and south ends of the building.

The VWR has a concrete foundation with a 6-inch containment curb on the north, south, and east sides, and a ramp on the west side. The floor of the foundation slopes toward a slotted floor drain that is connected to an underground 575-gallon OWS. The OWS is located on the east side of the VWR. The OWS is of steel construction, covered with fiberglass reinforced polyester resin, and is connected to the sanitary sewer. No permit is required for this OWS.

The flammable materials storage locker (Photograph 15, Appendix B) is an one-story metal enclosure that sits on a concrete base along the southeast end of the MEP area. No military vehicles were on the Site or within the MEP area during the Site visit.

Electric power to the Site is provided by overhead lines from the Southwestern Electric Power Company. One pad-mounted transformer is on the western side of the Training Building (Photograph 21, Appendix B). Four pole-mounted transformers (PMTs) are along Miller Road near the northeastern and northwestern corners of the Site (Photographs 34 and 35, Appendix B). A wall-mounted transformer is also located in the mechanical room of the Training Building.

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 gently slopes to the southwest toward Cooper Bayou and is approximately 164 feet above mean sea level. The Site drains south and west towards Cooper Bayou and north towards a drainage ditch that flows west along Miller Road to Bayou Cooper. Bayou Cooper is the only surface water body present on or near the Site.

Based on the Bossier Parish soil map from the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the predominant surface soil type on the Site is the Moreland soil component. Moreland soils are composed of clays with very slow infiltration rates. The soils have a high water table, or are shallow to an impervious layer. Moreland soils are not listed as hydric by the NRCS.

2.4.2 Hydrogeological Characteristics

The Moreland Clay series has a high runoff potential and it is somewhat poorly drained. This soil is classified as Hydrologic Group Class D. Soils in this group are clayey, have a high water table, or are shallow to an impervious layer, and have very slow infiltration rates. The water table can be expected at 1 to 3 feet.

A search was conducted for wells within one mile of the Site by Environmental Data Resources, Inc. (EDR), and the report is provided in Appendix E. The environmental database report included a search of the following well databases: federal U.S. Geological Survey (USGS), Federal Reporting Data System — Public Water Supply (PWS) System, and State Database. One PWS well, listed in both the PWS and the State databases, and 11 federal USGS wells were identified within one mile of the Site. The closest well, 0.2 mile northeast of the Site, is registered with the USGS and it has a reported depth of 250 feet. No further information about the well was provided in the well search.

The remaining wells are mapped over one-half mile from the Site. Well depths reported for four of the wells ranged from 56 to 73 feet, two wells had depths between 220 to 343 feet, and the remaining wells did not have depths reported. Eight wells were at a higher elevation than the Site and four wells were at a lower elevation. One of the remaining wells was a PWS System well for the “Green Acres Apartment and MHP” water system, while the rest of the wells are primarily used for water quality or site assessment purposes. Based on their distance and orientation from the Site, the presence of these wells does not indicate sites that may pose a risk to the Site.

2.5 SITE UTILITIES

The Site and the surrounding area are serviced by public utilities. Potable Water and sanitary sewer service are provided by Bossier City. Electricity is provided by the Southwestern Electric Power Company. Natural gas is supplied by AEP, Inc. Solid waste is placed in a Dumpster serviced by Browning-Ferrous Industries.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

As described in Section 2.4.2, the closest PWS well is over one-half mile from 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 1919. Appendix C contains a historical chain-of-title report completed for the Site. Key historical deed transfers of the Site within the last 60 years are as follows:

- February 5, 1952 — E. Kenneth Nelson John N. Birdwell
- December 14, 1955 — John N. Birdwell to Charles Maggio
- May 30, 1972 — Santa Maria Corporation (owned by Maggio) to the United States of America

The historical 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.

Table 1
Historical Summary of Bossier City USAR Center

Year	Description
1972	Site property was purchased by the U.S. government
1974	Training Building, OMS, and MEP were constructed
1980s	POV parking lot, VWR and OWS, and REC shelter constructed
1990s	Flammable materials storage locker added

Historical information sources suggest that the Site was previously part of a farm on the north side of Barksdale Air Force Base. The Site has served as a USAR Center since the U.S. government acquired the land in 1972 and developed the facility in 1974.

The Site has primarily functioned as an administrative and educational facility, with limited maintenance of military vehicles. The Site was also historically used by reservists for drill activities on various weekends throughout the year.

The site is active and is currently occupied by the 4013th Garrison Support Unit and Detachment 1 of the 820th Signal Company. The mission of the 4013th Garrison Support Unit is to provide support services for the garrison. Detachment 1 of the 820th Signal Company provides communications support. During the Site visit, the Training Building showed signs of active use, although no military units were training at the time. The OMS also showed signs of active use.

Available business directories, including Polk's city directories, were reviewed by EDR at roughly five-year intervals between 1963 and 2005. In addition, TEJV reviewed Bruggerhuff's City Directories dated 1933 and 1940 at the Bossier Parrish Library Historical Center in Bossier City. The 1933 and 1940 Bruggerhuff's City Directories reviewed by TEJV at the Bossier Parrish Library Historical Center had no listings for Miller Road. City directories first listed Miller Road and the Site address in 1983, with the "USAR Center" listed as the occupant from 1983 through 2005. Also beginning in 1983, adjacent addresses of 276 and 280 Miller Road were included; however, no occupants were listed for those addresses. The 1994 and 1999 city directories list the "USACE" and "U.S. Department of the Army," respectively, at 280 Miller Road, with no listings for 276 Miller Road. The 2005 city directory lists the "USACE" at both 276 and 280 Miller Road.

No historical Sanborn fire insurance maps were available for this Site, according to EDR which maintains copyright to the largest and most complete collection of Sanborn maps.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 5 through 9 in Appendix A present topographical maps of the Site and surrounding area dated 1955, 1969, 1975, 1978, and 1998, respectively. Figures 10 through 15 present aerial photographs of the Site and surrounding areas dated 1936, 1955, 1972, 1974, 1982, and 2002, respectively.

Pertinent observations on the historical topographic maps are summarized below.

- **1955 and 1969 (Figures 5 and 6).** The 1955 and 1969 Bossier City Quadrangle maps show the Site and surrounding areas as undeveloped. Miller Road is not yet developed on the maps. Cooper Bayou and Barksdale Air Force Base are west and south of the Site. The Illinois Central Gulf railroad tracks are north of the Site. On the 1969 map, Interstate 20 (I-20) appears to be under construction approximately 0.20 mile north of the Site. An unpaved road lies near what will become the eastern boundary of the Site property. Undeveloped land is east of the site. A large catfish pond or rice paddy is approximately one mile east of the site.

- **1975 and 1978 (Figures 7 and 8).** The 1975 and 1978 Bossier City Quadrangles are similar to the 1969 topographic map. The 1975 and 1978 topographic maps show I-20 completely developed. The USAR Center is not shown on either of these topographic maps.

- **1998 (Figure 9).** The 1998 Bossier City Quadrangle shows Miller Road, the USAR Center, and the adjacent USACE Ft. Worth District-Eastern Area Office building. The 1998 topographic map shows increased commercial development north of the Illinois Central Gulf railroad tracks, between the railroad tracks and I-20. The 1998 topographic map also shows expansion of the city limits of Bossier City to the north, west, and east of the Site.

Pertinent observations on the historical aerial photographs are summarized below.

- **1936 (Figure 10).** The 1936 aerial photograph shows the Site property to be undeveloped.

- **1955 (Figure 11).** The 1955 aerial photograph shows the Site property to be undeveloped.

- **1972 and 1974 (Figures 12 and 13).** The 1972 and 1974 aerial photographs show the Site property to be undeveloped and vacant, except for what appears to be a trailer or Quonset hut near the eastern boundary of the Site. No records were found regarding that structure.

- **1982 (Figure 14).** The 1982 aerial photograph shows the Training Building, OMS, and MEP area. The POV parking lot and REC shelter had not been developed. The trailer/Quonset hut structure observed in the 1972 aerial photograph had been removed.

- **2002 (Figure 15).** The 2002 aerial photograph shows the addition of the POV parking lot, the VWR, the REC shelter, and the flammable materials storage locker at the USAR Center. The USACE building on the northwest side of the Site is also present.

In addition, TEJV reviewed historical topographic maps dated 1939 and 1959 at the Bossier Parish Library Historical Center, and a 1966 aerial photograph available at the Shreveport City Engineering Department. The Site appears undeveloped; I-20 was under construction on the 1966 aerial photograph.

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 would have historically been stored in the designated storage area within the janitorial closet in the Training Building. Vehicle maintenance products and small amounts of petroleum, oil, and lubricant products were also stored in designated areas within the OMS building.

A 1998 historical architectural report provided in Appendix D (Parsons, 1998 [*Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Louisiana*]) contained a figure dated February 14, 1990. This figure showed an "Indoor Firing Range" on the east side of the Training Building. The IFR was closed and assessed for fugitive lead contamination in 1996. The figure also shows a "Vehicle Wash Rack With Oil-Water Separator," a "Grease Rack," and a "Flammable Materials Storage Locker" to the south of the OMS building, which is labeled as a "Maintenance Shop" on the same figure. The VWR and OWS were both noted during the Site visit.

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, disposal of hazardous materials or wastes has not occurred on the Site. The MEP area and POV parking area did not show any signs of stressed vegetation or staining, and no noxious or foul odors were noted during the Site visit.

3.4 PAST BULK PETROLEUM STORAGE TANKS

Based upon a review of available Site records, a search of federal and state environmental databases, and interviews with USAR personnel, it does not appear that aboveground storage tanks (ASTs) or underground storage tanks (USTs) have been used on the Site. The 575-gallon OWS is of steel construction, covered with fiberglass reinforced polyester resin, and is connected to the sanitary sewer. No permit is required for this OWS, nor is it required to be registered as a UST with the Louisiana Department of Environmental Quality (LDEQ).

3.5 REVIEW OF PREVIOUS ENVIRONMENTAL REPORTS

A review of Site records produced several applicable reports. 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

Environmental, Compliance & Construction, Inc. (ECCI) issued an *Environmental Baseline Survey for Bossier City, U.S. Army Reserve Center* in May 2005. The Environmental Baseline Survey 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 an assessment of the Site and prepared the *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Louisiana,* for the Department of the Army, 90th Regional Readiness Command (RRC), Office of the Engineer, in 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 2024.

3.5.3 LBP Assessment and Management Report

ETC Engineers, Inc. of Little Rock, Arkansas, performed a LBP assessment of the USAR Center in 1993 for the USACE, Little Rock District. The results were summarized in a *Report of Findings, Lead-Based Paint and Ozone Depleting Chemicals Assessment and Management, Bossier City USAR Center, Bossier City, Louisiana*, issued January 1994. The report stated that the date of construction for the USAR Center buildings was 1974, with the Site buildings painted and renovated in 1990. The assessment documented materials/surfaces containing LBP in the USAR Center.

Positive test results for LBP were indicated at eight locations at the USAR Center. The report recommended implementation of a management plan for LBP identified at the Site to reduce the risk of release and exposure to LBP through normal activities. The report recommended abatement of the following: overhead door jambs, building columns, the Site flag pole, specific office walls and doors, a floor stripe, and Site garbage cans.

3.5.4 Radon Report

A site-specific radon study was performed on February 14, 1994, by Radon Testing Corporation of America. Twenty two air samples were collected at the USAR Center for radon analysis. All results were "1.0 or less" picocuries per liter (pCi/L). The USEPA recommended action level is 4.0 pCi/L.

3.5.5 Asbestos Reports

Two asbestos inspections have been performed at the Site. According to the *Asbestos Building Reinspection, Bossier City U.S. Army Reserve Center, Bossier City, Louisiana,* November 1997, asbestos-containing material (ACM) was found in roof material, which was scheduled for replacement in the near future, on the Training Building. Floor tile (9-inch) and pipe insulation in the mechanical room of the Training Building were not ACM.

3.5.6 Archeological Resources Report

Parsons Engineering Science, Inc. performed a cultural assessment of the Site and prepared: *Archeological Assessment of the 90th Regional Support Command Facilities in Louisiana,* for the Department of the Army, 90th RRC, in February 1998. The archaeological assessment concluded the Site had a "high" archeological potential, because the Site is on Copper Bayou and 5.6 acres of the property have not been developed. Additionally, the report recommended a survey be done on the undeveloped portions of the Site.

3.5.7 Management Summary Report

Parsons Engineering Science, Inc. performed an architectural and cultural assessment of the Site and prepared: *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, in February 1998. The management summary report compiled results from all of the cultural assessments conducted for the 90th RRC, including the Site. The management summary report concluded the Site has no architectural issues (no buildings on the Site were eligible for placement on the National Register of Historic Places), but it does have the potential for undiscovered archaeological resources.

3.5.8 Polychlorinated Biphenyls Report

The U.S. Army Center for Health Promotion and Preventive Medicine prepared *Polychlorinated Biphenyls (PCB) Assessment No. 37-08-5615-97* for the 90th RRC facilities, in September 1997. The assessment addressed PMTs, pad-mounted transformers, and wall-mounted transformers at the Site, along with fluorescent lights in the Training Building. Four PMTs are located along Miller Road, near the northeastern and northwestern corners of the Site (Photographs 34 and 35, Appendix B). One pad-mounted transformer is located

on the western side of the Training Building (Photograph 21, Appendix B). One wall-mounted transformer is located in the mechanical room of the Training Building.

The report identified the pad- and pole-mounted transformers as owned by the Southwestern Electric Power Company. One PMT was manufactured by General Electric in 1986, and was found to be in good condition. Three of the PMTs were manufactured by Central Malone in the 1950s and 1960s, and were noted to be in fair condition due to their age. The pad-mounted transformer was manufactured by Allis Chalmers in 1962, and was in good condition.

The wall-mounted transformer in the Training Building is owned by the U.S. government and was manufactured by Westinghouse in 1973; the 1997 report stated it was in good condition.

The report said that all of the transformers had no leaks and were non-PCB-containing. The report also identified some of the fluorescent light fixtures as having PCB ballasts.

3.5.9 OWS Evaluation Report

According to the May 5, 2000, *Oil-Water Separator Evaluation* performed by EnSafe Inc., the 575-gallon OWS is of steel construction, covered with fiberglass reinforced polyester resin, and is connected to the sanitary sewer. No permit or monitoring was required for the OWS, which was installed in 1995 (Photograph 13, Appendix B). The evaluation noted that the OWS was connected to both the VWR and an abandoned nearby wash pad. Approximately 4 inches of sediment were noted in the discharge sump of the VWR, and the discharge sump of the abandoned wash pad was completely filled with sediment. The evaluation report recommended that the OWS and all drain lines and sumps leading to the OWS be cleaned out, the OWS be inspected on a routine basis, and the drain lines from the abandoned wash pad be disconnected from the OWS.

3.5.10 Indoor Firing Range Assessment Report

During 1996, the former IFR at the USAR Center was evaluated for lead bullet residue. The findings were published in the April 18, 1996, report *Alternate Use of Indoor Firing Range at the Bossier City, USAR Center, Bossier City, Louisiana.* Eight wipe samples were collected from the floor, walls, furniture, and exhaust fan, with results ranging from non-detect to 216 micrograms of lead per wipe. Four of the eight samples were below the detection limit. The report stated that the former IFR met the criteria for alternate use. After that investigation, the former IFR was converted to a supply room.

4.0 ADJACENT PROPERTIES

Figure 15 in Appendix A provides a 2002 aerial view of the Site and adjacent properties. To the north is Miller Road. Beyond Miller Road are the Illinois Central Gulf railroad tracks. Beyond the railroad tracks is I-20. Cooper Bayou is a water body that parallels the property boundary to the west and south. The perimeter of Barksdale Air Force Base is west and south of Cooper Bayou. The USACE Ft. Worth District — Eastern Area Office is on the northwest side of the Site. Agricultural fields are east of the site. Table 2 provides a list of adjacent properties with their directional location in regards to the Site. The zoning of the adjacent parcels is also listed in Table 2.

Table 2
List of Adjacent Properties

Direction from Site	Name/Type of Property	Address	Zoning
North	Miller Road; thence railroad right-of-way	N/A	A-1, Airbase Buffer
South	Cooper Bayou/ Barksdale Air Force Base	N/A	A-1, Airbase Buffer
East	Agricultural fields	N/A	R-A, Residential/Agricultural
West	Cooper Bayou/Barksdale Air Force Base/ USACE Center	280 Miller Road	A-1, Airbase Buffer

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 nearby properties that may have also impacted the environmental conditions at the Site. Historical land use 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 report was obtained from EDR on July 17, 2006. The EDR report consolidates standard federal, state, local, and tribal environmental record sources based on ASTM-recommended minimum search distances from the Site. A copy of the 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 Center environmental documents, LDEQ files, and historical information obtained from the USDA's Benton Service Center, and the Bossier Parish Library Historical Center. Available information on potential 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 Site visit. Section 9.0 of this report identifies the individuals interviewed with respect to conditions and operations at the Site and the information from those interviews incorporated into this report. The interviews included topics of general environmental interest and specific areas of interest identified during the records review and Site visit.

5.1 FEDERAL ENVIRONMENTAL RECORDS

5.1.1 Federal National Priorities List Sites within One Mile

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

5.1.2 Federal CERCLA Information System Sites within One-Half Mile

The CERCLA Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of CERCLA. CERCLIS contains sites that

are either proposed to be or are on the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL.

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

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

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

As stated in Section 5.1.7, Barksdale Air Force Base is adjacent to the Site to the west and south. TEJV reviewed the December 2004 *Environmental Restoration Management Action Plan Barksdale Air Force Base,* which summarized the status of the base's installation environmental restoration program. The sites investigated at Barksdale Air Force Base have included 16 sites undergoing combined investigations under RCRA and CERCLA. The EDR report did not list any of the Barksdale Air Force Base sites on RCRA CORRACTS.

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

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

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

Conditionally exempt small-quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. RCRA small-quantity generators (SQGs) are defined as facilities generating between 100 kg and 1,000 kg of hazardous waste per month, while a large-quantity generator (LQG) is defined as a facility generating more than 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month.

The USAR Center is listed as a CESQG on RCRAInfo. According to RCRAInfo, this facility has had no documented violations of hazardous waste rules.

According to the EDR report, no RCRA SQGs or LQGS were identified within one-quarter mile of the Site.

5.1.6 Federal Emergency Response Notification System List

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

5.1.7 Department of Defense Sites List

Barksdale Air Force Base is adjacent to the Site to the west and south. The base was listed as a DoD site in the EDR report. TEJV reviewed the *Environmental Restoration Management Action Plan Barksdale Air Force Base,* published in December 2004. This document summarized the status of the base's installation environmental restoration program. The sites investigated at Barksdale Air Force Base have included bomb ranges, disposal pits, spill areas, storage tanks, fire-training areas, landfills, wastewater treatment plants, and radiological waste sites. Approximately 21 of those sites are being investigated under CERCLA, with another 16 sites combined under both CERCLA and RCRA. Primary contaminants in soil and water have included fuels, waste solvents, paints, shop waste, debris, drilling fluids, petroleum products, pesticides, sludge, chemical warfare agents, radiological waste, and inorganic compounds. As of December 2004, 22 sites at the base had been closed, 10 sites had been recommended for no further action, and 20 sites required additional remedial investigation or action. According to the report, investigative work is expected to continue at several sites through fiscal year 2020, and monitoring is expected to continue at select sites through 2027. None of the sites under investigation at the Barksdale Air Force Base were specifically listed as NPL, CERCLIS, or RCRA sites in the EDR report.

5.2 STATE AND LOCAL ENVIRONMENTAL RECORDS

The regulatory information presented below was obtained from the EDR report. Supplemental information was also obtained from database searches of LDEQ's Electronic Document Management System.

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

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

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

According to the EDR report, five leaking underground storage tanks (LUST) sites were identified within one-half mile of the USAR Center. The Site itself is not listed in the LUST database. Table 3 lists the LUST sites along with their addresses and elevations relative to the Site. As shown in Table 3, one of the five LUST sites has received closure, indicating that no further remedial action is required and that residual petroleum contamination does not pose a concern for human health or the environment.

Based on review of piezometric information contained in reports obtained from the LDEQ for the Day and Night #34 and Gainesway sites, groundwater beneath the Industrial Drive area flows north-northwest. Based on a review of piezometric information contained in reports reviewed for Circle K #8189, groundwater beneath the East Texas Street area flows to the east. File information for the Industrial Drive Exxon indicated groundwater flows to the west. Circle K #8189 is at a higher elevation than the Site, but groundwater flow direction at Circle K is to the east so it is considered a low risk to the Site. The other leaking UST sites are at elevations lower than the Site and they too are considered to represent a low risk to 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. According to the EDR report, five registered UST facilities were identified within one-half mile of USAR Center. Table 4 lists the sites along with their address and elevation relative to the Site. The Site itself is not listed in the LDEQ UST database. Two of the sites in Table 4 are at elevations higher than the USAR Center, while the other three are at lower elevations. The active registered USTs are not known to have had releases and/or, as discussed above in the LUST section, these sites are considered to represent a low risk to the Site.

Table 3
Leaking Underground Storage Tank Sites

Site Name/ LDEQ Facility No.	Address	Distance and Direction from Site	Status	Elevation Relative to Site
Day and Night #34 #6980	3820 Industrial Drive	Approximately 673 feet North	1993 petroleum product release. Remedial action ongoing.	Lower
Gainesway #7378	3811 Industrial Drive	Approximately 861 feet North	1992 gasoline release. Remedial action ongoing.	Lower
Circle K #8189 #75326	4629 East Texas Street	Approximately 2,278 feet North	Petroleum product releases in 1992 and 2005. Remedial action ongoing.	Higher
Industrial Drive Exxon #08-004056	3818 Industrial Drive	Approximately 1,225 feet North	Petroleum release in 1994.	Lower
Southern Maid Donuts #08-013282	4701 East Texas Street	Approximately 2,359 feet North	1993 petroleum product release. Site granted No Further Action based on very low sample results.	Lower

Table 4
Underground Storage Tank Sites

Company/Site	Address	Distance and Direction from Site	Tank Status	Elevation Relative to Site
Day and Night #34 #6980	3820 Industrial Drive	Approximately 673 feet North	One 12,000-gallon and two 10,000-gallon gasoline USTs. One 10,000-gallon diesel UST in service. All fiberglass construction. Release documented (see Table 3).	Lower
Gainesway #7378	3811 Industrial Drive	Approximately 861 feet North	Four 6,000-gallon gasoline USTs removed. Release documented (see Table 3).	Lower
Delta Minimart #19 #13415	3818 Industrial Drive	Approximately 1,225 feet North	One 20,000-gallon and two 10,000-gallon gasoline USTs. One 12,000-gallon diesel UST in service. All composite construction. Two 10,000-gallon, one 8,000-gallon, and one 6,000-gallon gasoline USTs removed. One 1,000-gallon used oil UST removed. One 250-gallon "miscellaneous contents" UST removed. Release documented for Industrial Drive Exxon at this address (see Table 3).	Lower
Sundowner C Store #70413	3790 Industrial Drive	Approximately 1,271 feet North	One 12,000-gallon and two 10,000-gallon gasoline USTs. One 10,000-gallon diesel UST in service. All steel construction.	Higher
Circle K #8189 #75326	4629 East Texas Street	Approximately 2,278 feet North	Three 10,000-gallon gasoline USTs. All fiberglass construction. Release documented (see Table 3).	Higher

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

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

5.2.5 State-Registered AST Sites within One-Quarter Mile

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

5.2.6 State-Registered Sites with Engineering and 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. 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 EDR report, no state-registered sites with Institutional or Engineering Controls are located within one-half mile of USAR Center.

5.2.7 Voluntary Action Program Sites within One-Half Mile

Brownfields sites are included on the Superfund Voluntary Cleanup, Oversight, and Assistance Program listing. According to the EDR report, no state-registered Voluntary Action Program Sites are located within one-half mile of the USAR Center.

5.2.8 State Voluntary Cleanup and Superfund Site Status Reports within One Mile

There are no State Voluntary Cleanup and Superfund Sites with one mile of the USAR Center.

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

According to the EDR report, there are no state-registered dry-cleaning facilities within one-quarter mile of the USAR Center.

5.2.10 State Brownfields Program Sites within One-Half Mile

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

5.3 TRIBAL ENVIRONMENTAL RECORDS

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

5.4 UNMAPPED SITES

The EDR report yielded 22 unmapped sites. Unmapped sites are those with address information sufficient only to identify them as within the same zip code as the target Site. TEJV identified and/or estimated the location of each site and none of them were determined to be within the corresponding ASTM minimum search distances for the databases on which they were listed.

5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE

During review of environmental information summarized in Section 5, multiple databases and sites were reviewed to evaluate potential risks to the Site. Based on an evaluation of available information and details concerning the identified sites, no “High Risk” sites were identified in the area of the Site. “High Risk” properties are those that exhibit significant environmental conditions that have the probability of adversely affecting the environmental conditions at another site.

6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS

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

6.1 USTs/ASTs

No petroleum USTs or ASTs are currently on the Site. No permit is required for the 575-gallon OWS, which is not required to be registered with the LDEQ.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

During the Site visit, the only chemicals and hazardous substances observed on the Site were the cleaning supplies in the janitor's closet and the cleaning cart in the Training Building. The OMS contained a locker that held five containers, one gallon or less in size, which appeared to contain antifreeze, paint thinner, or oil.

Two empty, rusted, and unlabeled drums were noted near the southwest corner of the MEP area (Photograph 18, Appendix B). There was no evidence of a release associated with the empty drums.

6.3 WASTE DISPOSAL SITES

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

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

No sumps, pits, dry-wells, or catch basins were noted during the Site visit.

Floor drains are located inside the mechanical room, kitchen, scullery, restrooms, and on a concrete curbed kitchen/janitorial wash pad on the east side of the Training Building. All floor drains are connected to the sanitary sewer. Also, a grease trap associated with the kitchen is outside the Training Building.

The VWR has a concrete foundation that slopes toward a slotted floor drain that is connected to a buried, 575-gallon OWS, and ultimately discharges to the sanitary sewer.

6.5 ASBESTOS-CONTAINING MATERIAL

As described in Section 3.5.5, asbestos was found in the roof of the Training Building. TEJV did not assess the roof during the Site visit.

6.6 PCB-CONTAINING EQUIPMENT

As described in Section 3.5.8, there are no known PCB-containing transformers on the Site. Some of the fluorescent light fixtures were identified as having PCB ballasts. Any

light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, State and Federal requirements. The light ballasts observed at the Site were in good condition and no dielectric fluid was observed during the Site visit.

6.7 LEAD-BASED PAINT

As described in Section 3.5.3, LBP was detected on the Site in discrete locations during a 1997 site assessment by ETC Engineers, Inc., and recommendations were made for mitigation measures to reduce the risk of release and exposure to LBP through normal activities. During the Site visit, the paint in both buildings appeared to be in good condition.

6.8 RADON

As described in Section 3.5.4, radon tests were performed at 22 locations in the Training Building. All results were 1.0 pCi/L or less.

Bossier Parish, which includes the Site, is in USEPA's Radon Zone 3. Zone 3 has "Low Potential" for radon and the average short-term radon measurement that can be expected in a building is less than 2 pCi/L. The USEPA recommended action level is 4.0 pCi/L.

6.9 UNEXPLODED ORDNANCE

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

6.10 RADIOACTIVE MATERIALS

During the Site visit 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

According to information obtained from the City of Bossier City, the Site and surrounding area to the north, west, and south are zoned A-1, Air Base Buffer, while the surrounding area to the east is zoned R-A, Residential/Agricultural. Figure 15 in Appendix A provides a 2002 aerial photograph of the USAR Center and surrounding properties, and depicts current land use. As shown in that figure, Miller Road is north of the Site. The USACE Ft. Worth District — Eastern Area Office is on the northwest side of the Site. Cooper Bayou is a water body that parallels the property boundary to the west and south. The perimeter of Barksdale Air Force Base is west and south of Cooper Bayou. Agricultural fields are east of the site.

7.2 COASTAL ZONE MANAGEMENT

Bossier Parish is not one of the 19 parishes within the Louisiana coastal zone boundary. Therefore, there is no coastal zone management plan for Bossier City, Louisiana. The Site is approximately 190 miles north of the Gulf of Mexico.

7.3 WETLANDS

No wetlands or wetland vegetation were noted on the Site during the Site visit. A search for wetland information was conducted online from the U.S. Fish and Wildlife Service Web site, with no digital data available for the Site. According to USDA soil survey information, the predominant surface soil composition in the area of the Site (Moreland Clay) is not a hydric soil that would be associated with wetlands. EDR did not have wetlands information for the Site.

7.4 100-YEAR FLOODPLAIN

According to the online Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 2200330020C, obtained from the Bossier City Web site (Figure 16, Appendix A), the Site is not in the 100-year or 500-year floodplain. Cooper Bayou, which parallels the western boundary of the site, is in FEMA zone A-1 which is subject to inundation in the 100-year floodplain. The EDR report Overview Map (Appendix E) depicts the extent of the nearest 100-year and 500-year floodplain in relation to the site.

7.5 NATURAL RESOURCES

The USAR Center was not included in any threatened and endangered species habitat analysis previously performed for 90th RRC facilities. A statewide list of threatened and endangered species was obtained from the Louisiana Department of Wildlife and Fisheries (LDWF). No separate list was available for Bossier Parish. Statewide, the list includes three plants, five invertebrates, one amphibian, four fish, nine reptiles, 11 birds, and

eight mammals as threatened and endangered (see the LDWF Threatened or Endangered Table in Appendix D).

TEJV examined the LDWF Threatened or Endangered Table and determined that many of the marine and/or aquatic species would not be found in the upland habitat of the Site. Based on the developed nature of the Site, its small size, and lack of sensitive natural resources, no rare species are expected to be established on the Site. Except for potential incidental use by migrants, the threatened and endangered species are unlikely to occur at the Site.

7.6 CULTURAL RESOURCES

As described in Sections 3.5.2 and 3.5.6, architectural and archaeological assessments were performed for the Site. The architectural assessment 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 2024. The archaeological assessment concluded the Site has a “high” archaeological potential, because the Site is on Copper Bayou and 5.6 acres of the property have not been developed. Additionally, the report recommended a survey be done on the undeveloped portions of the Site.

7.7 OTHER SPECIAL RESOURCES

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

8.0 CONCLUSIONS

TEJV, under contract to the USACE, Louisville District, has prepared this ECP Report for the Bossier City USAR Center (Facility ID LA007), at 300 Miller Road, Bossier City, Bossier Parish, Louisiana. The Site encompasses 10.36 acres of land and is currently active; the 4013th Garrison Support Unit and Detachment 1 of the 820th Signal Company occupy the facility. The Site contains a Training Building, an OMS, a REC shelter, a flammable materials storage locker, and a VWR with OWS. The Site has primarily functioned as an administrative and educational training facility.

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

- ***Hazardous Substances.*** Chemicals containing CERCLA hazardous substances would have 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 ASTs or USTs are known to have been used on the Site since the U.S. Government's purchase of the property in 1972.

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

- ***PCBs.*** A PCB assessment was performed in 1997 on the Site of electric transformers and fluorescent lighting fixtures. The transformers were determined to be non-PCB containing, but some of the fluorescent light fixture ballasts contained PCBs. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, State and Federal requirements. The light ballasts observed at the Site were in good condition and no dielectric fluid was observed during the Site visit.

- ***ACM.*** In 1997, an asbestos survey of the Site indicated there was ACM in roof materials on the Training Building, which was scheduled for replacement.

- ***LBP.*** ETC Engineers, Inc. performed a LBP assessment of the USAR Center in 1993. The assessment documented materials/surfaces containing LBP in the USAR Center and presented abatement recommendations and a management plan. During the Site visit, painted surfaces in the buildings were observed to be in good condition.

- ***Radiological Materials.*** No radiological materials were identified during the Site visit. There is no evidence to suggest that radiological commodities were improperly managed at the Site, or that any radionuclides were ever released.

- ***Radon.*** In 1994, radon tests were performed at 22 locations in the Training Building. All results were 1.0 pCi/L or less. The USEPA recommended action level is 4.0 pCi/L. Based on actual measurements, radon is not an environmental concern at the Site.

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

- ***Surrounding Properties.*** Potential environmental properties of concern, located within the 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. No “High Risk” properties were identified.

Areas of potential environmental concern were reviewed and 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

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AGENCIES CONTACTED

- Bossier Parish Library Historical Center
- Bossier Parish Library
- Shreveport City Engineer
- U.S. Department of Agriculture, Benton Service Center

Appendix A
Figures

FIGURES

Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

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Appendix E
Regulatory Database Search Reports