

***FINAL***

**ENVIRONMENTAL CONDITION OF  
PROPERTY REPORT**

**WATTS-GUILLOT MEMORIAL  
U.S. ARMY RESERVE CENTER (TX072)  
2800 WEST 15<sup>th</sup> STREET  
TEXARKANA, TEXAS 75501**

***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 14, 2007**

## CERTIFICATION

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

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**JAMES WHEELER II**  
**Chief, Environmental Division**  
**90<sup>th</sup> Regional Readiness Command**

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**DATE**

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



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**U.S. Army Corps of Engineers**

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February 14, 2007

**DATE**

## EXECUTIVE SUMMARY

The Terraine-EnSafe Joint Venture (TEJV), under contract to the U.S. Army Corps of Engineers, Louisville District, has prepared this Environmental Condition of Property (ECP) Report for the Watts-Guillot Memorial U.S. Army Reserve (USAR) Center (Facility ID TX072), hereafter referred to as the "Site" or "USAR Center." The Site is located at 2800 West 15<sup>th</sup> Street in Texarkana, Bowie County, Texas.

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

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

The USAR Center is on approximately 7 acres of land with a storage shed and two permanent buildings: an 11,326-square-foot Training Building and a 2,638-square-foot organizational maintenance shop (OMS). The site is currently occupied by the 755<sup>th</sup> Postal Company.

Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1909, the Site was an undeveloped lot prior to the U.S. government's purchase in 1957. The two buildings on the Site were constructed in 1958.

Areas of potential environmental concern were reviewed and the TEJV found no significant concerns relating to the environmental condition of the Site. A former oil-water separator (OWS) on the Site, which was registered as an underground storage tank with the Texas Commission on Environmental Quality, was filled in place and replaced with the current OWS. The existing, inactive OWS is east of the OMS, below surface grade, and is enclosed by an open, covered, concrete secondary containment structure that was in good condition, free of stains or liquids. The existing OWS contains residual wastewater from previous use and it discharges to Cowhorn Creek to the east. Also, Site records indicate that a spill of approximately 3 to 5 gallons of smoke oil occurred in the paved parking lot on March 16, 2004. The spill, which occurred due to a faulty hose connection, was removed with sorbent materials.

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
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CFR	Code of Federal Regulations
CONEX	military shipping container boxes
CORRACTS	Corrective Action Sites
DNAPL	dense non-aqueous phase liquid
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
HVAC	heating, ventilating, and air conditioning
IOP	Innocent Owner/Operator Program
kg	kilogram
LBP	lead-based paint
LPST	leaking petroleum storage tank
LQG	large-quantity generator
MEP	military equipment parking
MF-1	Multiple Family-1
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
OMS	organizational maintenance shop
OWS	oil-water separator

Parsons	Parsons Engineering Science, Inc.
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PCP	pentachlorophenol
PMT	pole-mounted transformer
POL	petroleum, oil, and lubricants
POV	privately owned vehicle
PST	petroleum storage tank
PWS	Public Water Supply
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision
RQ	reportable quantity
RRC	Regional Readiness Command
SQG	small-quantity generator
SUP	Specific Use Permit
SWEPCO	Southwestern Electric Power Company
TBA	Targeted Brownfields Assessments
TCEQ	Texas Commission on Environmental Quality
TEJV	Terraine-EnSafe Joint Venture
USACE	U.S. Army Corps of Engineers
USACHPPM	U.S. Army Center for Health Promotion and Preventive Medicine
USAR	U.S. Army Reserve
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program
VWR	vehicle wash rack

## **1.0 INTRODUCTION**

The Terraine-EnSafe Joint Venture (TEJV), under contract to the U.S. Army Corps of Engineers (USACE) Louisville District, was authorized to prepare an Environmental Condition of Property (ECP) Report for the Watts-Guillot Memorial U.S. Army Reserve (USAR) Center (Facility ID TX072), 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 2800 West 15<sup>th</sup> Street in Texarkana, Bowie County, Texas, is hereafter referred to as the "Site" or "USAR Center." In support of the ECP, a visual reconnaissance of the Site was conducted on July 25, 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 approximately 7-acre USAR Center at 2800 West 15<sup>th</sup> Street in Texarkana, Texas. The property is bounded by residences across 15<sup>th</sup> Street to the north, residences across Victory Drive to the west, a wooded area to the south, and Cowhorn Creek to the east. A general Site location map, Site map, historical topographic maps and aerial photographs, and a Federal Emergency Management Agency (FEMA) flood plain map are provided in Appendix A. Appendix B provides photographs taken during the July 25, 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 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 Site reconnaissance conducted on July 25, 2006, and interviews with personnel knowledgeable about the Site and its history. Extensive environmental investigations and reports and Site historical documents were reviewed in support of this ECP. Information obtained from these other studies is reflected within this report by reference. A complete list of references is provided as Section 9.0.

All Site buildings were visually inspected during the Site reconnaissance. However, a 100% visual reconnaissance of each building (e.g., attics, crawl spaces, etc.) was not practical due to accessibility restrictions. The TEJV was not allowed to enter the arms storage room due to security 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 Site and buildings including the Training Building and the organizational maintenance shop (OMS). The Site reconnaissance was conducted by TEJV personnel on July 25, 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 or walked 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 2800 West 15<sup>th</sup> Street in Texarkana, Bowie County, Texas. As shown on Figure 1 in Appendix A, the Site is in a residentially developed area in the west central portion of Texarkana. It is bordered by residential areas to the north, west, and east, and undeveloped, wooded property to the south.

### 2.2 ASSET INFORMATION

Facility Name and Address:	Watts-Guillot Memorial USAR Center (TX072) 2800 West 15 <sup>th</sup> Street Texarkana, Texas 75501
Property Owner:	U.S. Government
Date of Ownership:	March 3, 1957
Current Occupant:	755 <sup>th</sup> Postal Company
Zoning:	Multiple Family-1 (MF-1) with Specific Use Permit (SUP) #14 for armory use
County, State:	Bowie County, Texas
USGS Quadrangle:	Texarkana, Texas
Section/Township/Range:	Not applicable to this area
Latitude/Longitude:	33° 25' 49.1"N; 94° 4' 31.1"W

**Legal Description:**

A tract or parcel of land in the city of Texarkana, Bowie County, Texas, being a part of Lot "H" of Block 7 of the subdivision of a part of the M.E.P. and P. Ry Survey, Abstract No 433. The first plot is described as: Begin at said point being 104.00' East of the intersection of the centerline of West 15<sup>th</sup> Street and Victory Drive; thence East along the centerline of West 15<sup>th</sup> Street 362.60'; thence S. 17° 27' W. 305.5'; thence south 438.64', more or less, to a point on the centerline of West 13<sup>th</sup> Street extended; thence West along the extended centerline of West 13<sup>th</sup> Street, 280.0', more or less, to a point, said point also being the southeast corner of a tract of land owned by the Texarkana Housing Authority; thence North 730.0', more or less, to the point of beginning. The area is designated as Tract No. A-100-USAR Training Center Site, Texarkana, Texas, and contains 5.0 acres, more or less. The second plot is described as: Beginning at the intersection of the centerlines of West 15<sup>th</sup> Street and Victory Drive; thence East 104.00' along the centerline of said West 15<sup>th</sup> Street; thence South 730.00 feet, more or less, to a point on centerline of West 13<sup>th</sup> Street extended; thence West along the extended centerline of West 13<sup>th</sup> Street 195.00 feet, more or less, to a point on the centerline of said Victory Drive, thence in a northeasterly and northerly direction along centerline of Victory Drive to the point of beginning. The area is designated as Tract No. A-101-USAR Training Center Site, Texarkana, Texas, and contains 2.00 acres, more or less. SUBJECT, however, to existing easements for public roads, streets, highways, public utilities, railroads and pipe lines.

**2.3 PHYSICAL DESCRIPTION**

A Site map of the USAR Center is provided as Figure 2 in Appendix A. Photographs are provided in Appendix B. Photographs 1 through 8 show the perimeter of the property. Photographs 9 through 15 show the adjacent properties. Photographs 16 through 48 show Site improvements, the interior and exterior of the buildings, and specific environmental conditions, or other Site-specific items.

The USAR Center is on approximately 7 acres of land with two permanent buildings. The permanent buildings are the Training Building and the OMS, which is currently vacant. The Training Building and OMS walls are concrete block with brick veneer and the shed walls are concrete block. Other improvements on the Site include a storage shed, two portable office buildings, a vehicle wash rack (VWR) and associated oil-water separator (OWS), and paved privately owned vehicle (POV) parking and military equipment parking (MEP) areas.

Three steel mobile military shipping containers (CONEX) used to store field equipment are also located on the Site.

The perimeter of the Site is secured by a chain-link fence, with two vehicle access gates located on the west side, along Victory Drive. 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. The Site is bordered to the north by 15<sup>th</sup> Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border.

Topographically, the Site is flat with a gentle slope to the east-southeast. No signs of erosion, excavation, or fill were observed on the Site.

The Training Building includes classrooms, a kitchen/break room, restrooms, offices, an arms storage room, supply rooms, assembly hall, and mechanical room. The interior of the building appeared to be well maintained during the Site reconnaissance. Classrooms, the mechanical room, and the kitchen/break room occupy the southern part of the Training Building, with the assembly hall located further south of the kitchen/break room. No environmental concerns were identified in the interior. Offices, restrooms, and supply rooms occupy the northern part of the Training Building. No environmental concerns were identified in the offices or restrooms. The arms storage room is reportedly used to store infantry small arms and ammunition and was not accessible to the TEJV due to security reasons.

Small quantities of cleaning chemicals were stored in a janitor's closet. A flammable materials storage cabinet is located in the assembly hall. The cabinet contains items such as carburetor cleaner, paints, and thinner in small containers (1 gallon and less). No evidence of chemical or petroleum releases was observed inside any room in the Training Building.

Southwest of the Training Building is a covered concrete pad used as an outdoor break area. The heating, ventilating, and air conditioning (HVAC) system is on the east side of the Training Building.

The OMS is a one-story, rectangular structure within the chain-link security fencing south of the Training Building. The interior of the OMS is one room separated into sections by chain-link fencing and storage shelves. During the Site reconnaissance, the OMS was vacant. A concrete block storage room and the VWR and associated OWS are east of the OMS. When the OMS was active, petroleum, oil, and lubricants (POLs) were stored in portable metal storage containers in a fenced area east of the VWR. The metal storage containers were removed as part of the OMS transfer to Red River Army Depot in December 2004. According to the records review, the Site also had an OWS that was closed in place. The former OWS was approximately 15 feet south of the VWR.

Two portable office buildings and the MEP parking area are also within the OMS security fence. North of the MEP parking area and outside the OMS security fence are a solid waste Dumpster owned by Waste Management, Inc., and an empty CONEX. CONEX are also located along the east property boundary in the POV parking area and west of the assembly hall. A disconnected HVAC unit is also located to the west of the assembly hall. No significant 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 gently slopes to the south-southeast toward Cowhorn Creek and is approximately 287 feet above mean sea level. The Site drains east toward Cowhorn Creek. Cowhorn Creek is the only surface water body present on the Site or adjacent areas. T and P Lake, located approximately one-half mile southwest of the Site, is the next nearest surface water body.

According to the FEMA flood insurance rate map for the City of Texarkana, Texas (Community-Panel Number 4800600010C), the Site is located within the 100-year flood zone.

Based on the Bowie County soils map from the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS), the predominant surface soil type on the Site is the Sawyer soil component. Sawyer soils are composed of silty clay loam and are moderately well-drained soils with slow infiltration rates. Sawyer soils are not listed as hydric by the NRCS.

### **2.4.2 Hydrogeological Characteristics**

No wells or springs were observed on the Site. The Site and surrounding area are served with public water by the City of Texarkana. 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 the Environmental Data Resources, Inc. [EDR] Report in Appendix E). No PWS System wells were identified on databases within one mile of the Site.

The Site is located in the North East Texas Regional Water Planning Area, within the Sulfur Basin. The two major aquifers in this area are the Carrizo-Wilcox and Trinity aquifers. Also, four minor aquifers exist in the region: the Blossom, Nacatoch, Queen City, and Woodbine aquifers. Groundwater is limited in quality and quantity in large portions of the North East Texas Region, and, consequently a majority of the region relies on surface water supplies. For example, in the Sulphur Basin, 91% of the water used is surface water; 89% of water used in the Cypress Creek Basin is surface water, and in the Sabine River Basin, 81% of the need is met by surface water. In

the portion of the Red River Basin in the region, 88% of the water supply used is surface water.

The Wilcox Group consists of sand units, silts, clays and lignites. Water transmissive units in the Wilcox Group are discontinuous both vertically and laterally; therefore, the water-bearing zones in the Wilcox cannot be classified as a single, homogeneous water-bearing zone. Groundwater, confined in some areas, and unconfined in others, flows south to southeast.

The nearest registered water well is located approximately one-half mile to the northeast and is owned by the Coca-Cola Bottling Company. Three environmental soil borings are registered for Kason Transmission, located approximately one-half mile to the northeast. The borings were completed to a depth of 28 feet in 2003. Geology was reported as red sand fill underlain by stiff red clay.

Based upon surface topography, shallow groundwater flow is expected to be generally south-southeast, toward Cowhorn Creek.

The City of Texarkana is within the West Gulf Coastal Plain Physiographic region. Information provided in environmental database report indicates that the lithology underlying the Site consists of the Tertiary-aged Eocene Wilcox Group.

## **2.5 SITE UTILITIES**

The Site is served by public utilities. Southwestern Electric Power Company (SWEPCO) provides electricity to the Site. CenterPoint Entergy provides natural gas to the Site. Texarkana Water Utilities provides water and sanitary sewer services. Waste Management, Inc. provides solid waste disposal 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 1911. Appendix C contains a historical Chain-of-Title Report completed for the Site by NETR. The key historical deed transfer of the Site within the last 60 years is as follows:

- March 8, 1957 — Gifford-Hill and Company, Incorporated to the 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.

<b>Year</b>	<b>Description</b>
1957	Site acquired by U.S. Government
1958	Watts-Guillot Memorial USAR Center constructed
1996	Transfer and acceptance of Site by Department of Army Department of Public Works Real Property, Fort Hood, Texas to Headquarters, 90 <sup>th</sup> Regional Support Command
2004	OMS transferred to Red River Army Depot

Historical information sources suggest that the Site was undeveloped prior to the construction of the USAR Center in 1958.

Historic uses of the USAR Center included administrative and educational operations, and maintenance of military vehicles including vehicle washing. The Site was historically used by reservists for drill activities on various weekends throughout the year. Maintenance activities and vehicle washing ceased when the OMS was transferred to the nearby Red River Army Depot in December 2004.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 3 through 12 in Appendix A present aerial photographs of the Site and surrounding areas dated 1935, 1949, 1954, 1961, 1970, 1975, 1988, 1995, (two scales), and 2004, respectively. Figures 13 through 19 present topographic maps of the Site and surrounding area dated 1909, 1954 (two scales), 1970, 1975, 1985, and 2001, respectively.

Pertinent observations on the historical aerial photographs are summarized below.

- **1935, 1949, and 1954 (Figures 3 through 5).** These aerial photographs show the Site as undeveloped and the surrounding area properties as residentially developed or undeveloped.
- **1961 through 2004 (Figures 6 through 12).** These aerial photographs show the Site, adjacent properties, and the surrounding area in the same configuration as observed during the July 25, 2006 Site reconnaissance.

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

- **1909 and 1954 (Figures 13 through 15).** These topographic maps show the Site as undeveloped. Surrounding properties appear undeveloped in 1909 and residentially developed in 1954.
- **1970 through 2001 (Figures 16 through 19).** These topographic maps show the Site to be within a developed area of Texarkana but do not show specific details because highly urbanized areas are designated in red (urban development) without detailing the outline of each structure.

Available business directories including *Worley's City Directory* and *Polk's City Directory* were reviewed by EDR (EDR's research spanned roughly five-year intervals between 1922 through 1994). In addition, the TEJV reviewed *Polk's City Directories* dated 1943 through 2004 at roughly five-year intervals at the Texarkana Public Library. City directories did not list the Site address from 1922 to 1959. The Site address was listed as occupied by the "USARC" in the 1960 and later Polk's city directories.

The TEJV reviewed historical Sanborn fire insurance maps dated 1905, 1929, 1935, 1948, and 1952 at the Museum of Regional History. In addition, the TEJV reviewed historical Texas Digital Sanborn fire insurance maps dated 1888, 1896, 1900, 1905, 1909, 1915, and 1924 available online through the Texas State Library and Archives Commission. The Site was not included in Sanborn maps reviewed.

### **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**

The Site contains an OMS in which vehicle maintenance activities were previously performed. According to USAR personnel, the OMS operations were transferred to the nearby Red River Army Depot in December 2004. No information was available regarding

the commencement date of vehicle maintenance activities at the Site. Hazardous substances stored and used in vehicle maintenance activities included POLs, paints, antifreeze, adhesives, sealants, and degreasers. Except for those stored in a flammable materials storage cabinet in the OMS, POLs, hazardous materials, and waste were stored in two CONEX that were removed when vehicle maintenance activities were transferred to the Red River Army Depot. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet in the Training Building.

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

### **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 hazardous wastes has not occurred on the Site.

According to USAR personnel, the offsite disposal of hazardous waste was contracted through various qualified disposal companies that were awarded contracts through a bid system. Site records indicate that a spill of approximately 3 to 5 gallons of smoke oil occurred in the paved parking lot on March 16, 2004. The spill, which occurred due to a faulty hose connection, was removed with sorbent materials. No other releases of hazardous substances or petroleum products were identified.

No stained soil or stressed vegetation was observed during the Site reconnaissance. The MEP area and POV parking area did not show any signs of significant 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 bulk petroleum aboveground storage tanks (ASTs) or underground storage tanks (USTs) have been used on the Site.

A former OWS on the Site was registered as a UST. The former OWS was approximately 15 feet south of the VWR and it was installed in 1987 and filled in place in 2000, at which time it was replaced with the current OWS. The current OWS is not required to be registered as a UST. No surface stains were noted around the area of the former OWS or near the current OWS.

### **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**

An Environmental Baseline Survey (EBS) dated November 2004 was prepared by Engineering, Compliance & Construction, Inc. (ECCI), for the USAR 90<sup>th</sup> Regional Readiness Command (RRC). At the time of the ECCI EBS, the OMS vehicle maintenance shop was operational. The ECCI EBS identified the following:

- Oil drips in the parking area
- No closure report regarding the closed in place OWS
- Pole-mounted transformers (PMTs) not tested for polychlorinated biphenyls (PCBs) and some fluorescent ballasts containing PCBs

ECCI classified the Site as a Type 3 — An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. Additionally, ECCI stated the previous OWS location “would be” considered a Type 7, which is an area or parcel of real property that is unevaluated or requires additional evaluation because no investigation was performed at the time of the OWS closure to determine whether it had adversely impacted the property.

#### **3.5.2 Asbestos Inspection Report**

The USAR performed an asbestos inspection of the Site on November 19, 1997. During the inspection, samples were collected of suspect asbestos-containing material (ACM) including, but not limited to, a flex connector, 12-inch vinyl floor tile and mastic, acoustical ceiling tile, baseboard mastic, and sheetrock.

Findings of the asbestos inspection were as follows:

- Based on the report, there were no materials identified as containing asbestos (ACM is defined by the USEPA and the State of Texas as containing more than 1% asbestos).
- Based on visual observation, the thermal insulation was composed of fiberglass.
- The flexible duct was presumed to contain asbestos.
- No non-friable ACM was found.

The scope of the 1997 inspection was confined to rooms and areas accessible on the days of the survey. Some rooms and areas were reportedly not made available for inspection or were inaccessible for reasons of safety or inclement weather and were not included in the inspection. Inaccessible suspect materials were placed into two categories:

1. "Materials which may contain asbestos but which are not sampled because of physical barriers: i.e., cores within fire-rated/insulation door, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.)"
2. "Materials which are visible but which are not sampled due to inaccessibility; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces that cannot be safely accessed by inspection personnel."

Based on the 1997 inspection, it is possible that ACM exists on the Site within inaccessible areas.

### **3.5.3 Radon Report**

Site-specific radon studies were performed for the USAR Center with results published in an August 29, 1994, memo. Testing was performed at five areas in the Training Building and one in the OMS. The average activity level for the Training Building was 0.5 picocuries per liter (pCi/L), and the OMS samples contained less than 0.3 pCi/L.

### **3.5.4 Lead-Based Paint Report**

The USAR performed a LBP survey of the Site; the report is dated February 2002. The following places had surfaces where LBP was detected:

- On some gray metal doors and frames on the exterior of the Training Building
- On the flag pole

- On a green support beam in the OMS
- On the yellow and black bumper guards outside of the OMS

No immediate recommendations/actions were advised, but the survey stated if lead-positive areas are disturbed, proper working and environmental protection procedures must be followed. Also, if untested paint was “uncovered”, additional testing would be necessary.

### **3.5.5 Polychlorinated Biphenyls Report**

The U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) performed a PCB assessment on the Site with results recorded in a report dated September 30, 1997. Three PMTs, marked #10718N, #10660N, and #10658N, were identified during the assessment on the east side of the Training Building. The report states that the PMTs were owned by SWEPCO, manufactured by Allis Chalmers in 1962, had not been tested for PCB content, and that each transformer’s condition was “Good: no leaks.” Also, the report noted that some of the fluorescent light ballasts in the Training Building contained PCBs.

### **3.5.6 Cultural Resources Report**

Parsons Engineering Science, Inc. (Parsons) performed an assessment and prepared a *Management Summary, Cultural Resources Assessment of 90<sup>th</sup> Regional Support Command, Facilities in Arkansas, Louisiana, New Mexico, Oklahoma, and Texas* for the Department of the Army, 90<sup>th</sup> RRC. The assessments, which were compiled and issued February 1998, concluded that there were no architectural or archeological issues at the Site. According to the summary report, the Site has a “high” archeological potential due to the proximity of Cowhorn Creek, but is not eligible for the National Register of Historic Places.

#### 4.0 ADJACENT PROPERTIES

Figure 12 in Appendix A provides a 2004 aerial view of the Site and adjoining properties. The property is bordered on the west, north, and east by residential properties and on the south by undeveloped, wooded property. Table 2 provides a list of adjacent properties with their directional location from the Site and zoning.

<b>Direction From Site</b>	<b>Name/Type of Property</b>	<b>Address</b>	<b>Zoning</b>
North	Residential	Victory Drive	Single-Family 1
South	Undeveloped	Victory Drive	MF-1
East	Residential (across Cowhorn Creek)	West 15 <sup>th</sup> Street	MF-1
West	Residential	West 15 <sup>th</sup> Street	MF-1

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. No environmental database-listed facilities were identified on the adjoining properties during the records review. 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 19, 2006. The environmental database summary consolidates standard federal, state, local, and tribal environmental record sources based on ASTM D 6008-recommended minimum search distances from the Site. A copy of the complete EDR report is included in Appendix E.

The Site was previously permitted to discharge storm water under National Pollutant Discharge Elimination System Multi-Sector General Permit TXR05G790. Permit coverage was dropped due to no exposure in 2003 documented in a completion of a No Exposure Certificate. There were no other 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.

A review of reasonably accessible USAR environmental documents, Bowie County, and Texarkana, Texas records, and aerial photographs of the property were reviewed to investigate land uses at the Site. The Texarkana Historical Society, Bowie County Tax Assessor, and Texarkana Public Library were contacted to learn about historic uses of buildings and lands on the Site. Available information on past land uses and their potential impacts to the Site was assessed.

The TEJV conducted multiple interviews with relevant personnel to discuss general environmental interest and specific areas of interest identified during the records review and Site reconnaissance. Section 9.0 of this report identifies the individuals interviewed with respect to conditions and operations at the Site and the information from those interviews incorporated into this report.

The interviews included topics of general environmental interest and specific areas of interest identified during the records review and Site reconnaissance. Pertinent information from these interviews is incorporated into this report.

### **5.1 FEDERAL ENVIRONMENTAL RECORDS**

#### **5.1.1 Federal National Priorities List Sites within One Mile**

The National Priorities List (NPL) is a subset of the CERCLA Information System (CERCLIS) and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites are targeted for long-term remedial action under CERCLA.

One NPL site was identified within one mile of the Site. The property is identified as Koppers Industries, a creosote wood treating facility that was in operation from 1903 to 1961. Koppers Industries was located on West 3<sup>rd</sup> Street in Texarkana, approximately 3,256 feet (0.62 mile) from the Site. The status of this property is "Currently on the final NPL."

Koppers Industries is a closed 62-acre wood processing plant located within the 100-year flood plain. The processes used by Koppers involved creosote, pentachlorophenol (PCP), and zinc and various other metals. Following the plant's closure in 1961, 33.5 acres of the property were developed into a residential subdivision known as Carver Terrace. The Mount Zion Missionary Baptist Church occupied a 0.5-acre lot at the southeast corner of the subdivision at approximately the midpoint of the eastern boundary of the property. A small parcel of the property immediately east of the church is owned by Mr. Jesse Pace. The remainder of the property, the southern portion, is the former Kennedy Sand and Gravel Company, and consists of mixed fields and woodlands with two gravel pits. The city of Texarkana owns a drainage easement and a right-of-way in the southern portion of the Koppers property.

The Texas Department of Water Resources, presently the Texas Commission on Environmental Quality (TCEQ), became aware of the property in 1979 through a groundwater survey. A preliminary assessment was completed in 1980, TCEQ and the USEPA collected samples on the property in the early to mid-1980s, and the results of the samples indicated that 45,000,000 gallons of groundwater and 2,150 cubic yards of soil (to a depth of 1 foot) were contaminated with polynuclear aromatic hydrocarbons. Sampling activities also confirmed groundwater contaminated with PCP, zinc, benzene, and toluene. Based on the sampling results, the TCEQ ordered Kennedy Sand and Gravel Company to cease operations and constructed a fence prohibiting access. The property was listed on the NPL on June 6, 1986.

A Record of Decision (ROD) addressing the entire site, including groundwater, was signed on September 23, 1988. On March 4, 1992, USEPA amended the ROD to change the land use of the property from residential to non-residential, including a buyout of the Carver Terrace Subdivision, providing for relocation assistance for all affected residents and the demolition of the houses. The amended ROD did not alter the remedial alternatives selected for the property or the groundwater remediation goals determined in 1988. At that time, several open gravel pits filled with water were located on the southern portion of the property. Oil stains and seeps were observed in the pits, which discharged directly to Wagner Creek, thence draining into Cowhorn Creek at a location downstream of the USAR Center.

An Explanation of Significant Differences was signed on August 20, 2002, which modified the 1992 ROD. In March 2003, a "Ready for Reuse" determination was completed. Currently, a dense non-aqueous phase liquid (DNAPL)/groundwater remediation system is removing DNAPL from the property as designed. Appendix D includes a status report published by the USEPA on September 7, 2006. Presently, there is no evidence that contamination on Koppers Industries property has impacted the subject 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 CERCLA. CERCLIS contains sites that are either proposed to be or are on the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL. According to the environmental database report, the USAR Center is not a CERCLIS site and there are no CERCLIS sites 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. No RCRA CORRACTS were located within one mile of the Site.

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

The RCRA Information Database includes selective information on facilities that generate, transport, or treat, store, and/or dispose of hazardous waste as defined by RCRA. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. No RCRA transporters or treatment, storage, and/or disposal facilities were identified within one-half mile of the Site.

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

A conditionally exempt small-quantity generator generates less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. A RCRA small-quantity generator (SQG) is defined as a facility generating between 100 kg and 1,000 kg of hazardous waste per month, while a large-quantity generator (LQG) is defined as a facility generating more than 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month.

The USAR Center is not a SQG or LQG. No Federal RCRA SQGs or LQGs were located within one-quarter mile of the Site. The nearest RCRA generator is the Cunningham One Hour Cleaners located approximately one-half mile northwest of the Site.

### **5.1.6 Federal Emergency Response Notification System List**

The 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 search report. Supplemental information was provided from database searches of the TCEQ Central Registry Query available at <http://www4.tceq.state.tx.us/crpub/>.

### **5.2.1 State-Permitted Landfills or Solid Waste Disposal Sites within One-Half Mile**

Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. There were no permitted solid waste disposal facilities/landfills within one-half mile of the Site. There is no solid waste landfill, incinerator, or transfer station on the Site.

### **5.2.2 State-Registered Leaking Petroleum Storage Tank Sites within One-Half Mile**

According to the environmental database report and the state of Texas' Leaking Petroleum Storage Tank (LPST) Database Query Web site, six LPST sites were identified within one-half mile of the USAR Center. Table 3 lists the sites along with their addresses and elevations relative to the Site. The Site itself is not listed in the Texas LPST database. As shown in Table 3, the LPST sites have all 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.

### **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 was listed in the TCEQ Petroleum Storage Tank (PST) database. According to the environmental database report and review of available TCEQ file information (Appendix D), the Site had a 561-gallon single-wall concrete, gravity-operated OWS registered with TCEQ under Facility ID# 69250. The OWS was installed on August 31, 1987, and was closed in place on August 25, 2000. The location of the registered OWS was approximately 15 feet south of the VWR. No reported releases were identified for the registered OWS.

**Table 3  
Leaking Petroleum Storage Tank Sites**

<b>Site Name/ TCEQ Facility No.</b>	<b>Address</b>	<b>Distance and Direction from Site</b>	<b>Status</b>	<b>Elevation Relative to Site</b>
Moore & Heintschel, Inc. Goodyear facility #0037183	2601 New Boston Road	Approximately 1,534 feet north- northeast	Petroleum leak discovered in February 6, 1988; two 10,000-gallon and one 500-gallon USTs removed; closure letter issued by TCEQ May 05, 1990.	Higher
Great American Flea Market #0059878	2615 New Boston Road	Approximately 1,546 feet north	Petroleum leak discovered February 5, 1992; four 4,000-gallon gasoline USTs removed; closure letter issued by TCEQ July 15, 2002.	Higher
Circle "K" 8145 #0050197	2314 New Boston Road	Approximately 2,061 feet northeast	Petroleum leak discovered February 2, 1990; two 10,000-gallon gasoline USTs removed; closure letter issued by TCEQ November 15, 1999.	Higher
Barber Shop-Alteration Shop #0055632	2222 New Boston Road	Approximately 2,349 feet northeast	Petroleum leak discovered February 5, 1991; two 550-gallon USTs (content unknown) removed; closure letter issued by TCEQ September 15, 2000.	Higher
American Auto Lube #0064739	2900 New Boston Road	Approximately 2,357 feet northwest	Gasoline leak discovered March 1, 1987; two gasoline USTs (1,954-gallon and unknown capacity); closure letter issued by TCEQ May 11, 2001.	Higher
ATCO Distributing Company #0032687	700 Plum Street	Approximately 5,583 feet south- southeast	Petroleum leak discovered August 28, 1995; no tank information; closure letter issued by TCEQ March 21, 1997.	Lower

According to the environmental database report, in addition to the USAR Center, one registered UST site was identified within one-quarter mile of the USAR Center. Table 4 lists all UST sites reported by EDR, along with the address, elevation relative to the Site, and current tank status.

<b>Table 4 Underground Storage Tank Sites</b>					
<b>Company/Site</b>	<b>Address</b>	<b>Distance and Direction from Site</b>	<b>Tank Status</b>	<b>Closure Status</b>	<b>Elevation Relation to Site</b>
Montgomery Ward #0019028	10 Oaklawn Village	Approximately 1,048 feet west-southwest	One 1,000-gallon gasoline UST. Steel construction.	Tank closed in place.	Higher
Watts-Guillot Memorial USAR Center (Site) #00069250	2800 West 15 <sup>th</sup> Street	Site	One 561-gallon OWS	OWS closed in place	Equal

#### **5.2.4 State Spills Incidents**

No spills incidents for the Site were listed on the TCEQ Spills Database.

#### **5.2.5 Records of Contaminated Public Wells**

No contaminated public water supply wells were identified during this investigation. In addition, no wells were identified on the Site or adjoining property during the Site reconnaissance.

#### **5.2.6 State Voluntary Cleanup Program Sites within One-Half Mile**

The Texas Voluntary Cleanup Program (VCP) was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. The TCEQ and the Texas Railroad Commission maintains databases. The Texas Railroad Commission's VCP database includes sites for which incentives have been offered by the state for remediating oil- and gas-related pollutants by participants, as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup. According to the environmental database report, there are no VCP sites located within one-half mile of the Site.

#### **5.2.7 State Brownfields Program Sites within One-Half Mile**

Included in the listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties targeted by Targeted Brownfields Assessments (TBA). The TBA program is designed to assist states, tribes, and municipalities in minimizing the uncertainties of contamination often associated with brownfields. Under the TBA program, USEPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. TBA supplement

and work with other efforts under USEPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. No State Brownfields sites were listed within one-half mile of the Site.

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

Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. No state-registered sites with Engineering Controls were listed within one-half mile of the Site.

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

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

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

There are no dry-cleaning facilities within one-quarter mile of the Site.

#### **5.2.11 Industrial and Hazardous Waste Database**

The TCEQ maintains an Industrial and Hazardous Waste Database, which is developed from summary reports reported by waste handlers, generators, and shippers in Texas. According to the environmental database report, the USAR Center is not listed on the Industrial and Hazardous Waste Database.

#### **5.2.12 Commercial Hazardous and Solid Waste Management Facilities Listing**

The TCEQ maintains a Commercial Hazardous and Solid Waste Management Facilities Listing that includes commercial recycling facilities and facilities permitted or authorized (interim status) by the TCEQ. According to the environmental database report, the USAR Center is not listed on the Commercial Hazardous and Solid Waste Management Facilities Listing.

#### **5.2.13 Innocent Owner/Operator Program**

The TCEQ maintains the Innocent Owner/Operator Program (IOP) Database, which contains information on all sites that are in IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the

source or sources of contamination. According to the environmental database report, the USAR Center is not in the IOP Database.

#### **5.2.14 State Superfund Sites within One Mile**

The TCEQ maintains a State Superfund Registry database which includes listed and de-listed state Superfund sites. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using status funds are identified along with sites where cleanup will be paid for by potentially responsible parties. According to the environmental database report, there are no listed or de-listed state Superfund sites located within one mile of the Site.

#### **5.2.15 Current Emission Inventory Database**

The TCEQ maintains the Current Emission Inventory Database that lists, by company, actual emissions and TCEQ air accounts that emit USEPA criteria pollutants. According to the environmental database report, the USAR Center is not in the Current Emission Inventory Database.

#### **5.2.16 Notice of Violations Listing**

The TCEQ maintains a Notice of Violations Listing for permit violations. According to the environmental database report, the USAR Center is not in the Notice of Violations Listing.

#### **5.2.17 Edwards Aquifer Permits**

The Edwards Aquifer Authority regulates the withdrawal of water from the Edwards Aquifer, the primary drinking water source for the San Antonio area. The TCEQ maintains a listing of permits in the Edwards Aquifer Protection Program database. The Site is not within the Edwards Aquifer zone, and is not listed in the database.

#### **5.2.18 Environmental Liens Listing**

The state maintains an Environmental Liens Listing, which includes TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover costs incurred by TCEQ. According to the environmental database report, the USAR Center is not in the Environmental Liens Listing.

#### **5.2.19 Manufactured Gas Plant Sites within One Mile**

EDR maintains a proprietary Manufactured Gas Plants database. The database includes records of coal gas plants (manufactured gas plants) compiled by EDR. Manufactured gas sites were used in the United States from the 1800s to 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and

non-volatile chemicals), sludge, oils, and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. According to EDR, there are no manufactured gas plants located within one mile of the Site.

### **5.2.20 Historical Auto Stations and Dry Cleaners**

EDR maintains proprietary databases of historical auto stations and dry cleaners, which were compiled from selected national collections of business directories. Historic gas stations include gas, gas station, filling station, auto, automobile repair, auto service station, and service station businesses; whereas historical dry cleaners include dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry businesses. According to the environmental database report, the USAR Center is not in the either of these databases.

## **5.3 TRIBAL ENVIRONMENTAL RECORDS**

According to the environmental database report, no designated Indian Reservations or tribal environmental records are listed for the Site.

## **5.4 UNMAPPED SITES**

Nineteen unmapped sites were listed in the environmental database report. 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 unmapped sites were found to be within the corresponding ASTM D 6008-recommended minimum search distance for the databases on which the sites were listed.

## **5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE**

To summarize Section 5.0, eight properties in addition to the USAR Center were evaluated as potential risk properties to the Site. The properties evaluated were identified as a result of information obtained during area reconnaissance and regulatory database searches and are listed in Table 5.

Based on an evaluation of available 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.

<b>Table 5 Summary of Properties Evaluated</b>				
<b>Company/Site</b>	<b>Database</b>	<b>Elevation in Regards to Site</b>	<b>Potential Risk to Site?</b>	<b>Comment</b>
Watts-Guillot Memorial USAR Center	PST	Equal	Yes	Listed as a UST site for a former 561-gallon OWS. No information was on file regarding closure.
Koppers Industries	NPL	Higher	Low	A groundwater remediation system is currently operating at the site.
Moore & Heintschel, Inc.	LPST	Higher	Low	Two 10,000-gallon and one 500-gallon gasoline USTs removed from the ground. Case closed by TCEQ.
Great American Flea Market	LPST	Higher	Low	Four 4,000-gallon USTs removed from the ground. Case closed by TCEQ.
Circle "K" 8145	LPST	Higher	Low	Two 10,000-gallon USTs removed from the ground. Case closed by TCEQ.
Barber Shop-Alteration Shop	LPST	Higher	Low	Two 550-gallon USTs filled in place. Case closed by TCEQ.
American Auto Lube	LPST	Higher	Low	Two gasoline USTs of unknown capacity removed from the ground. Case closed by TCEQ.
ATCO Distributing Company	LPST	Lower	Low	No specific UST information available. Case closed by TCEQ.
Montgomery Ward	PST	Higher	Low	Inactive 1,000-gallon gasoline UST filled in place.

## **6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS**

Findings documented in the following subsections are based on the July 25, 2006 Site reconnaissance, review of available Site records, and information obtained from USAR personnel.

### **6.1 UNDERGROUND AND ABOVEGROUND STORAGE TANKS**

The TEJV did not observe any signs of bulk petroleum USTs or ASTs located on the Site during the Site reconnaissance.

A former OWS on the Site was registered as a UST. The former OWS was approximately 15 feet south of the VWR and it was installed in 1987 and filled in place in 2000, at which time it was replaced with the current OWS. The existing OWS is inactive and it is not required to be registered as a UST. The OWS is east of the OMS, below surface grade, and it is enclosed by an open, covered, concrete secondary containment structure. During the Site reconnaissance, the OWS was in good condition with no discernable defects or breaches and the secondary containment did not have any stains or liquids. The OWS within the secondary containment is no longer active and it contains residual wastewater from previous vehicle washing activities. The gravity operated OWS is plumbed to the VWR, which discharges to the adjacent Cowhorn Creek.

### **6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES**

During the Site reconnaissance, the only chemicals or hazardous substances observed were various cleaners, paints, and POL in household consumer-sized containers. Flammable materials are stored in a flammable materials storage cabinet located in the assembly hall. The following is a list of products observed:

- Aerosol Enamel
- Aerosol Oxide II
- Brayco 855 Lub. Oil Wpns. (LAW)
- Break-Free CLP
- Type Cleaner
- Elmer's Probond Wood Filler
- Klean Strip Pain Clean-up
- Odorless Mineral Spirits
- Brite Bore Solvent
- RemOil
- RemDriLube
- SuperTech Carburetor Cleaner
- WD-40
- Embossing Tape
- Sortkwik Moistening Compound
- Correction Fluid, Opaque White

- White-Out
- Evans Tacky Finger
- Super Kleen Screen
- Permanone Arthropod Repellent

Permanone Arthropod Repellent is listed in the Site's chemical inventory. Permanone Arthropod Repellent is permethrin-based insecticide registered for unrestricted use. No other pesticide usage was identified at the Site.

### **6.3 WASTE DISPOSAL SITES**

No signs of landfilling or illegal waste disposal activities were observed on the Site during the July 25, 2006 Site reconnaissance.

### **6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS**

Other than the OWS secondary containment located below surface grade discussed in Section 6.1, no pits, sumps, dry wells, or catch basins were observed on the Site. Additionally, no floor drains were observed in either the Training Building or the OMS. Storm water is drained by curbs and sheet flows to the east, where two depressions in the undeveloped, grassed portion of the Site direct it east and southeast to Cowhorn Creek. No stressed vegetation or staining was observed in the storm water pathways.

### **6.5 ASBESTOS-CONTAINING MATERIAL**

The USAR performed an asbestos inspection of the Site on November 19, 1997. There were no materials identified as containing asbestos; however, a flexible duct connector in the assembly hall was assumed to contain asbestos but not sampled. During the TEJV Site reconnaissance, building materials and condition appeared similar to those noted in the 1997 asbestos inspection report.

### **6.6 PCB-CONTAINING EQUIPMENT**

The USACHPPM performed a PCB assessment on the Site with results recorded in a report dated September 30, 1997. Three PMTs, marked #10718N, #10660N, and #10658N, were identified during the assessment on the east side of the Training Building. The report states that the PMTs were owned by SWEPCO, purchased from Allis Chalmers in 1962, had not been tested for PCB content, and that each transformer's condition was "Good: no leaks." Also, the report noted that some of the fluorescent light ballasts in the Training Building contained PCBs.

During the Site reconnaissance, three PMTs observed on the east side of the Training Building, where it connects to the assembly hall, were in good condition with no visible leaks. The transformers located on the Site are owned and maintained by SWEPCO, the local electricity provider. The TEJV contacted SWEPCO personnel

regarding its transformer management practices and they stated that all transformers manufactured prior to 1979 are assumed to contain PCBs, while transformers manufactured after 1979 are assumed to be free of PCBs. Transformers are tested for PCBs by SWEPCO when they are taken out of service.

## **6.7 LEAD-BASED PAINT**

The USAR performed a LBP survey of the Site; the survey report is dated February 2002. There were several areas where LBP was identified:

- On the training building, some gray metal doors and frames on the exterior
- On the flag pole
- In the maintenance shop, a green support beam
- Outside the maintenance shop, the yellow and black bumper guards outside of the building

No immediate actions were recommended. The report advised following proper worker and environmental protection procedures in lead-positive areas that would be disturbed. The report also recommended additional testing if untested paint is "uncovered." During the TEJV Site reconnaissance, painted surfaces were observed to be in good condition.

## **6.8 RADON**

Bowie County is in the USEPA Radon Zone 3, which has an indoor average level of less than 2 pCi/L. Five sites were tested in the 75501 zip code of the Site. The results averaged 0.5 pCi/L, with a maximum 1.5 pCi/L. Radon information was obtained from the National Radon Database, which was developed by the USEPA and is a compilation of the USEPA/State Residential Radon Survey and the National Residential Radon Survey conducted from 1986 to 1992.

A Site-specific study was performed on the USAR Center with results published in an August 29, 1994, memo (Appendix D). No information was provided in the memo regarding methodology or personnel performing the testing. Testing was performed at five areas in the Training Building and one in the OMS. The average activity level for the Training Building was 0.5 pCi/L, while the OMS level was less than 0.3 pCi/L. The USEPA recommended action level for radon is 4.0 pCi/L. Therefore, radon is not considered an environmental concern at the Site.

## **6.9 UNEXPLODED ORDNANCE**

No indications were found during the Site reconnaissance or during the review of records to indicate the presence of munitions and explosives of concern at the Site. The arms storage room is reportedly used to store infantry small arms and ammunition and was not accessible to the TEJV due to security reasons.

## **6.10 RADIOLOGICAL MATERIALS**

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

## **7.0 REVIEW OF SPECIAL RESOURCES**

### **7.1 LAND USE**

Based on the 2004 EBS, the property is zoned MF-1, and has a SUP #14 for Armory use. The SUP was listed when the city zoning ordinance was revised and adopted in 1970. Shirley Jaster, Director of Planning and Zoning for Texarkana, confirmed the Site and surrounding zoning and stated that no zoning changes have occurred since the 2004 EBS. The adjacent properties are classified as MF-1 to the south, east, and west and single family-2 to the north.

### **7.2 COASTAL ZONE MANAGEMENT**

The Texas Coastal Management Plan is administered by the Texas General Land Office. The Texas coastal zone extends southwest along the coast from the Sabine River to the Rio Grande River, seaward into the Gulf of Mexico for a distance of 10.35 miles, and inland to include 36 counties. The coastal zone includes all counties bordering the Gulf of Mexico and extends as much as 40 miles inland. It includes all estuaries and tidally influenced streams and bounding wetlands. The USAR Center is approximately 275 miles inland from the Gulf of Mexico and Bowie County is not included in the Texas Coastal Management Plan.

### **7.3 WETLANDS**

A search for wetland information was conducted online from the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map data Web site, with no digital data available for the Site. Additionally, EDR did not have wetlands information for the Site. No vegetation typical of wetlands was observed on the Site.

### **7.4 100-YEAR FLOODPLAIN**

FEMA Flood Hazard Area map (Community-Panel Number 4800600010C), information included in the environmental database report indicates that the Site lies within the 100-year floodplain for Cowhorn Creek (Figure 20, Appendix A).

### **7.5 NATURAL RESOURCES**

A search of the USFWS Endangered Species List indicated that the Bald Eagle, Least Tern, and the Louisiana Black Bear are listed as threatened or endangered in the Texarkana, Bowie County, Texas area. No records were found to indicate that any of these species, or any other species, listed as endangered or threatened have been identified on the Site, except for potential incidental use by migrants. No Site-specific natural resource reports were provided to the TEJV.

## **7.6 CULTURAL RESOURCES**

Parsons performed a Cultural Resources Assessment of the Site, in February 1998 for the USAR 90<sup>th</sup> RRC. Findings concluded that the Site was not eligible for inclusion on the National Register of Historic Places. The report indicated that, based on its location within 500 feet of intermittent drainage or within 1,000 feet of a permanent water source — Cowhorn Creek, there is a “high” level of archeological potential.

## **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 Watts-Guillot Memorial USAR Center (Facility ID TX072), at 2800 West 15<sup>th</sup> Street in Texarkana, Bowie County, Texas. The USAR Center is on approximately 7 acres of land with a storage shed and two permanent buildings: an 11,326-square-foot Training Building and a 2,638-square-foot OMS. The site is currently occupied by the 755<sup>th</sup> Postal Company.

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

- **Hazardous Substances.** CERCLA hazardous substances would have historically been used and stored at the Site in amounts necessary to support unit-level vehicle and building maintenance activities. However, the quantities stored would not have exceeded 1,000 kg or the RQ of designated hazardous substances, or 1 kg of acutely hazardous waste. Site records indicate that a spill of approximately 3 to 5 gallons of smoke oil occurred in the paved parking lot on March 16, 2004. The spill, which occurred due to a faulty hose connection, was removed with sorbent materials. No other releases of hazardous substances or petroleum products were identified and there is no evidence that the chemicals used or stored on the Site were improperly handled or disposed of at the Site.
- **USTs/ASTs.** No bulk petroleum USTs or ASTs have historically been, or are currently, on the Site. A former OWS on the Site, which was registered as a UST with the TCEQ, was filled in place and replaced with the current OWS. The existing, inactive OWS is east of the OMS, below surface grade, and it is enclosed by an open, covered, concrete secondary containment structure that was in good condition and free of stains or liquids. The existing OWS contains residual wastewater from previous use and it discharges to Cowhorn Creek to the east.
- **Non-UST/AST Petroleum Storage.** Petroleum storage would have occurred in designated areas within the OMS and in a POL storage shed in the OMS area that was removed when the Site transferred the OMS operations to the Red River Army Depot in December 2004.
- **PCBs.** A PCB assessment was performed by the USACHPPM in 1997 on three PMTs on the east side of the Training Building and fluorescent lights in the Training Building. The assessment report stated some of the fluorescent ballasts at the Site contained PCBs. Additionally, the assessment report stated the PMTs were owned by SWEPCO, manufactured by Allis Chalmers in 1962, none had been tested for PCBs, and all were in good condition. During the TEJV Site reconnaissance, the PMTs appeared in good condition.

The TEJV contacted SWEPCO personnel regarding its transformer management practices and all SWEPCO transformers manufactured prior to 1979 are assumed to contain PCBs, while transformers manufactured after 1979 are assumed to be free of PCBs. Transformers are tested for PCBs by SWEPCO when they are taken out of service. The SWEPCO personnel confirmed that the transformers at the Site are owned and maintained by SWEPCO. Therefore, the PMTs on the Site are assumed to contain PCBs.

- **ACM.** The USAR performed an asbestos inspection of the Site on November 19, 1997. Samples were collected of suspect ACM including but not limited to 12-inch vinyl floor tile and mastic, acoustical ceiling tile, baseboard mastic, and sheetrock. There were no materials identified as containing asbestos; however, a flexible duct connector in the assembly hall was not sampled and it is assumed to contain asbestos.
- **LBP.** The USAR performed a LBP survey at the Site in a report dated February 2002. LBP was identified in several places, including: at the Training Building on gray metal doors and frames on the exterior and on the flag pole; on a green support beam in the OMS; and on the yellow and black bumper guards outside of the OMS. During the TEJV Site reconnaissance, painted surfaces were observed to be in good condition.
- **Radiological Materials.** No radiological materials were identified during the Site reconnaissance. There is no evidence of a release of radiological materials at the Site.
- **Radon.** A Site-specific radon study was performed on the USAR Center with results issued in an August 29, 1994, memo. Testing was performed at five areas in the Training Building and one in the OMS. The average activity level for the Training Building was 0.5 pCi/L and for the OMS less than 0.3 pCi/L. The USEPA-recommended action level is 4.0 pCi/L. Based on the 1994 test results, radon is not considered an environmental concern at the Site.
- **Munitions and Explosives.** No evidence was found during the Site reconnaissance or records review process of the presence of munitions and explosives of concern.
- **Surrounding Properties.** Potential environmental sites of concern, located within corresponding ASTM D 6008-recommended minimum search distances from the Site, were evaluated. None of the properties evaluated are considered "High Risk." "High Risk" properties are those that exhibit environmental conditions that have the probability of adversely affecting the environmental conditions at the Site. Land use on the adjoining properties does not appear to have impacted the environmental conditions at the USAR Center.

Areas of potential environmental concern were reviewed and the TEJV found 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

- Sammey Wacasey, Museum of Regional History — Texarkana, Research Librarian and Archivist, (903) 793-4831, July 25, 2006.
- Toni Barron, Tax Assessor — Collector (Bowie County, Texas), (903) 628-6730, July 25, 2006.
- Ralph “Dewayne” Hasty, Area Facility Manager, Watts-Guillot Memorial USAR Center, (903) 278-1756, August 22, 2006.
- Greg Davis, HMER Supervisor, Watts-Guillot Memorial USAR Center, (903) 334-3632, August 24, 2006.
- Becky McJenkins, SWEPCO Environmental Coordinator, (888) 216-3523, August 22, 2006.
- Specialist Gerber, Watts-Guillot Memorial USAR Center, (903) 278-1756, July 25, 2006.
- Sergeant First Class Horacio Botero, Watts-Guillot Memorial USAR Center, (903) 278-1756, July 25, 2006.

### RESOURCES CONSULTED

- Engineering, Compliance & Construction, Inc. *Environmental Baseline Survey: Watts-Guillot Memorial USARC (TX072)*. November 2004.
- Environmental Data Resources Inc. *The EDR Radius Map with GeoCheck*. Inquiry No. 1718363.2s. (July 19, 2006). 440 Wheeler Farms Road, Milford, Connecticut (800) 352-0050.
  - *The EDR City Directory Abstract*. Inquiry No. 1718363.6 (July 21, 2006).
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- FEMA Flood Hazard Insurance Map,  
<http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView>

- Goodman, S.W. *Memorandum: Clarification of "Uncontaminated" Environmental Condition of Property at Base Realignment and Closure (BRAC) Installations.* October 21, 1996.
- National Wild and Scenic Rivers, at <http://www.nps.gov/rivers/wilddriverslist.html#tx>
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- Parsons Engineering Science, Inc. *Management Summary, Cultural Resources Assessment of 90<sup>th</sup> Regional Support Command, Facilities in Arkansas, Louisiana, New Mexico, Oklahoma, and Texas* (for Department of the Army, 90<sup>th</sup> Regional Support Command). February 1998.
- Texas Digital Sanborn Maps, 1867-1970, <http://sanborn.umi.com/>
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- U.S. Army, 90<sup>th</sup> Regional Support Command. *Asbestos Building Inspection, Watts-Guillot U.S. Army Reserve Center, Texarkana.* November 1997.
- U.S. Army, Headquarters III Corps and Fort Hood. *Results of Radon Testing: Watts-Guillot USAR Center.* August 29, 1994.
- U.S. Army Center for Health Promotion and Preventive Medicine. *Polychlorinated Biphenyls (PCB) Assessment NO. 37-08-5615-97.* September 20, 1997.
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- U. S. Environmental Protection Agency Map of Radon Zones, <http://www.epa.gov/radon/zonemap.html>
- U.S. Fish and Wildlife Service, Endangered Species List, Texarkana, Texas, <http://www.fws.gov/ifw2es/endangeredspecies/lists/ListSpecies.cfm>
- U.S. Fish and Wildlife Service, National Wetlands Inventory, <http://www.fws.gov/nwi/>

- U.S. Geological Survey TerraServer-USA. (2001 aerial photograph). Retrieved from <http://www.terraserver-usa.com/>

#### **AGENCIES CONTACTED**

- Texas Commission on Environmental Quality, Petroleum Storage Tank Database
- City of Texarkana, TX, Planning and Zoning Department
- U.S. Fish and Wildlife Service, Endangered Species Program
- City of Texarkana Public Library

**Appendix A**  
**Figures**

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**FIGURES**

Figure 1	General Site Location Map
Figure 2	Site Layout Plan
Figure 3	1935 Aerial Photograph
Figure 4	1949 Aerial Photograph
Figure 5	1954 Aerial Photograph
Figure 6	1961 Aerial Photograph
Figure 7	1970 Aerial Photograph
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Figure 13	1909 Topographic Map
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Figure 15	1954 Topographic Map
Figure 16	1970 Topographic Map
Figure 17	1975 Topographic Map
Figure 18	1985 Topographic Map
Figure 19	2001 Topographic Map
Figure 20	FEMA Flood Plain Map

**Appendix B**  
**Site Reconnaissance Photographs**

**Appendix C**  
**Chain-of-Title Report**

**Appendix D**  
**Previous Environmental Reports**

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**PREVIOUS ENVIRONMENTAL REPORTS**

1. ECCL. *Environmental Baseline Survey*. November 2004.
2. North East Texas Regional Water Plan. January 5, 2006.
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**Appendix E**  
**Regulatory Database Search Reports**