

FINAL

**ENVIRONMENTAL CONDITION OF
PROPERTY REPORT**

**WICHITA FALLS
U.S. ARMY RESERVE CENTER (TX077)
3315 9th STREET
WICHITA FALLS, TEXAS 76309**

Prepared For:

**U.S. Army Corps of Engineers — Louisville District
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February 14, 2007

CERTIFICATION

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

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

DATE

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



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February 14, 2007

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EXECUTIVE SUMMARY

The Terraine-EnSafe Joint Venture (TEJV), under contract to the U.S. Army Corps of Engineers, Louisville District, has prepared this Environmental Condition of Property (ECP) Report for the Wichita Falls U.S. Army Reserve (USAR) Center (Facility ID TX077), hereafter referred to as the "Site" or "USAR Center." The Site is located at 3315 9th Street in Wichita Falls, Wichita County, Texas.

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

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

The USAR Center encompasses approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building and a 2,752-square-foot organizational maintenance shop (OMS). The site is currently occupied by three units: 2nd Battalion 355th Regiment Field Artillery 1st Brigade, 95th Division Institutional Training, and 304th Maintenance Company Ground Support Detachment 1.

The U.S. government purchased the Site property in 1941. Based on a review of historical street maps, aerial photographs, and U.S. Geological Survey topographical maps dating back to 1918, the Site was undeveloped until 1942 when a building was constructed near 10th Street and occupied by the Westover Hills housing project office, a part of the Public Housing Administration. The Site was transferred to the USAR in 1956 and its occupancy of the building near 10th Street began in 1957. The northern portion of the Training Building and OMS were constructed in 1964.

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.

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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
CESQG	conditionally exempt small-quantity generator
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Sites
DoD	Department of Defense
EBS	Environmental Baseline Survey
ECCI	Environmental, Compliance & Construction, Inc.
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
IFR	indoor firing range
kg	kilogram
LBP	lead-based paint
LPST	leaking petroleum storage tank
LQG	large-quantity generator
MEP	military equipment parking
MSDS	material safety data sheet
NFRAP	No Further Remedial Action Planned
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
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
RCRAInfo	RCRA Information
RQ	reportable quantity
RRC	Regional Readiness Command
SQG	small-quantity generator
TEJV	Terraine-EnSafe Joint Venture
TCEQ	Texas Commission on Environmental Quality
TSD	treatment, storage, and disposal
USACE	U.S. Army Corps of Engineers
USACHPPM	U.S. Army Center for Health Promotion and Preventive Medicine
USAR	U.S. Army Reserve
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey
UST	underground storage tank
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 Wichita Falls U.S. Army Reserve (USAR) Center (Facility ID TX077), 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 3315 9th Street in Wichita Falls, Wichita 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 August 29, 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 2.8-acre USAR Center located at 3315 9th Street in Wichita Falls, Texas. The property is bounded by 9th Street to the north, beyond which is a single-family dwelling reportedly used as a fraternity house; East Wenonah Boulevard and a residential area to the east; 10th Street and a residential area to the south; and West Wenonah Boulevard and a residential area to the west. A general Site location map, Site map, historical topographic maps and aerial photographs, and a Federal Emergency Management Agency (FEMA) floodplain map are provided in Appendix A. Appendix B provides photographs taken during the August 2006 Site reconnaissance. Appendix C provides chain-of-title information for the Site. Historical environmental documents and reports, along with Wichita County Appraisal District Field Review Cards, are provided in Appendix D. The environmental database report is provided in Appendix E.

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

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

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

1.3 ASSUMPTIONS AND LIMITATIONS

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

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

This ECP Report presents a summary of readily available information on the environmental conditions of, and concerns relative to, the land, facilities, and real property assets at the USAR Center. Its findings are based on a record search of readily available documents, a thorough review of the applicable and relevant documents, a visual Site reconnaissance conducted on August 29, 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 in Section 9.0.

All Site buildings were visually inspected during the Site reconnaissance. However, a 100% visual reconnaissance of each building (e.g., attics, crawl spaces, etc.) was not practical due to accessibility restrictions. No sampling or analysis of any media was conducted during this survey.

2.0 SITE LOCATION AND PHYSICAL DESCRIPTION

The visual Site reconnaissance included a driving tour of the facility and the surrounding area, and a walking assessment of the developed area of the Site and buildings including the Training Building and the organizational maintenance shop (OMS). The visual reconnaissance was conducted by TEJV personnel on August 29, 2006, to field-verify information produced in the document review and to identify recognized environmental conditions of property. All roads on the Site accessible by two-wheel drive vehicle were driven during the reconnaissance.

A reconnaissance of the Site perimeter was conducted to evaluate adjacent property uses that could result in environmental contamination 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 is located at 3315 9th Street in Wichita Falls, Wichita County, Texas. As shown on Figure 1 in Appendix A, the Site is in a developed area in west Wichita Falls. It is surrounded by residential areas.

2.2 ASSET INFORMATION

Facility Name and Address: Wichita Falls USAR Center (TX077)
3315 9th Street
Wichita Falls, Texas 76309

Property Owner: U.S. Government

Date of Ownership: August 13, 1941; internal transfer to USAR on October 23, 1956

Current Occupants: 2nd Battalion 355th Regiment Field Artillery 1st Brigade, 95th Division Institutional Training, and 304th Maintenance Company Ground Support Detachment 1.

Zoning: Single Family 2, Residential

County, State: Wichita County, Texas

USGS Quadrangle: Wichita Falls West, Texas

Section/Township/Range: System not used in this area of the State of Texas

Latitude/Longitude: 33° 54' 13.0" N; 98° 32' 6.0" W

Legal Description: All those certain pieces or parcels of land being known as Lots 1 & 2 of Block 3 in the Westover Hills Addition to the City of Wichita Falls, lying and situate in the County of Wichita, State of Texas.

2.3 PHYSICAL DESCRIPTION

A Site map of the USAR Center is provided as Figure 2 in Appendix A. Photographs 1 through 7 show the adjacent properties. Photographs 8 through 30 show the interior and exterior of the Training Building and specific environmental conditions or other Site-specific features. Photographs 31 through 51 show the interior and exterior of the OMS and specific environmental conditions or other Site-specific features.

The USAR Center is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Both buildings are constructed of concrete block with brick veneer on a concrete slab and with metal roofs. All painted surfaces appeared in good condition and no peeling paint was observed.

In addition to the Training Building and OMS, the Site also contains one privately owned vehicle (POV) parking lot and two fenced military equipment parking (MEP) areas. A vehicle wash rack (VWR), a flammable materials storage cabinet, and six secondary containment storage units are inside the eastern MEP. One steel, mobile storage container box used to store tools and miscellaneous office equipment such as shelving and computers is also within the OMS MEP fenced area. Approximately two-thirds of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. Vehicle access is via entrances from 9th Street and 10th Street.

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

The Training Building includes classrooms, a Drill Hall, offices, a supply room, a breakroom, restrooms, an arms storage vault, and a mechanical room. The interior of the building appeared to be well maintained during the August 29, 2006 Site reconnaissance. The northern portion of the Training Building contains offices, classrooms, restrooms, the arms vault, the breakroom, and a small janitor's closet. No concerns were identified in the classrooms, offices, or restrooms. The shower in the men's restroom has a floor drain that discharges to the sanitary sewer. The arms vault is currently used to store infantry small arms and ammunition. The janitor's closet contained a sink and cleaning supplies as well as chemical cleaning solutions. A list of the janitorial cleaning solution material safety data sheets (MSDSs) is provided in Appendix D; the list contains more chemicals than

were observed in the closet. The containers were all one gallon or smaller in size, and no evidence of leaks or spills of the chemicals was observed.

According to USAR personnel, the kitchen area was converted into offices and a break room in approximately 1995. One floor drain in the breakroom was closed, and one has remained open to collect condensate from the refrigerator and icemaker. The floor drain discharges to the sanitary sewer. A grease trap and wash pad associated with the former kitchen is outside to the east of the breakroom. Neither of these has been used since 1995, when the kitchen was closed, according to USAR personnel. No records regarding the previous disposal of grease from the grease trap were available for review.

North of the grease trap and wash pad is a loading dock that opens into one of the office areas, which contains several desks separated by partitions. USAR personnel stated that the loading dock may have once been used to deliver office supplies and equipment, and that the office area had never been used for any other purpose.

The southern portion of the building houses the Drill Hall and supply room. The supply room was once an indoor firing range (IFR). The range was closed in 1997 by American Asbestos, Inc. Details regarding the IFR are presented in Section 3.5.5. The former target area was converted into a caged supply storage area. A locker inside the caged area is marked with radiation warnings due to containing equipment with luminous dials. According to USAR personnel, the radiation warnings are no longer required because the radioactive material used to create the dials has been delisted by the Nuclear Regulatory Commission.

The mechanical room is accessed from an outside door. One partial gallon of adhesive was noted in the corner of the mechanical room. New fluorescent light bulbs are stored in the room. The remainder of the room contains heating and air-conditioning equipment. According to USAR personnel, the air-conditioning equipment was replaced with a new chiller and rooftop unit in 2000. The mechanical room contains a floor drain to collect condensate from the equipment. The chiller is located in an open-top, concrete-slab-floored, freestanding cinder-block enclosure west of the Drill Hall. One 55-gallon drum of ethylene glycol was outside the chiller enclosure and was not staged in a secondary containment unit. There was an area of dead vegetation around the drum of ethylene glycol, but no stains were observed during the Site reconnaissance.

No evidence of chemical or petroleum releases was observed inside any room in the Training Building.

The OMS is a one-story, rectangular structure within the chain-link security fencing east of the Training Building. The interior of the OMS contains a workroom with two garage bays, an approximately 60-square-foot office, a bathroom, and a generator room accessible from outside. During the August 29, 2006 Site reconnaissance, the OMS was not in use and the interior of the building had been cleaned. Several drums of spent oil-containing absorbent were in the building, along with two unused spill kits. Testing equipment, an oil filter

crusher, a locked safety locker, and a parts washer that still contained solvent remained inside the OMS. USAR personnel stated the safety locker contained eye goggles, ear plugs, and other items of personal protective equipment. One MSDS remained in the building for the parts washer solvent, a d-limonene substance designated as Skysol and Breakthrough (two names for the same chemical). The office contained two desks, a refrigerator, and a wall-mounted air-conditioning unit.

A flammable materials storage cabinet in the OMS parking area was empty and USAR personnel stated it had never been used. Four secondary containment units for drums were in the parking lot. One of these contained a partially filled drum of used oil. Another contained an unopened drum of the parts washer solvent and three 5-gallon cans of diesel fuel. A locked steel storage container on a concrete pad on the southeast side of the OMS contained tools, manuals, shelving, and filing cabinets, according to USAR personnel. The generator room, the safety locker inside the OMS, and the steel storage container were not accessed during the Site reconnaissance; however, the contents of each of these spaces were provided by USAR personnel.

A VWR is located east of the OMS. The VWR was constructed with a sump and an oil-water separator (OWS) that discharges to the sanitary sewer system. USAR personnel stated that the VWR had not been used "in years."

In the grass outside the northwest corner of the OMS was an open-top metal pipe about 4 inches in diameter, flush with the ground surface. The pipe extended at least 3 feet into the subsurface before terminating or turning. USAR personnel stated that the pipe may be a bull-point for an electrical line, based on as-built drawings. At the time of the Site reconnaissance, the purpose and origin of the pipe were not apparent to the TEJV.

No vehicles were parked in the OMS MEP lot, and no adverse conditions were observed during the Site reconnaissance.

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 is nearly level and is approximately 1,012 feet above mean sea level. The Site drains in all directions toward the streets surrounding the property. No surface water bodies are present on the Site or adjacent areas. Review of the topographic map of the Site area indicates that an unnamed pond is present on an intermittent basis, approximately 350 feet northeast of the Site. The Wichita River is approximately 1,500 feet north-northwest of the Site.

According to the FEMA Flood Insurance Rate Map for the City of Wichita Falls, Texas (Community-Panel Number 480662 0025 E, January 19, 2000), the Site is in "Zone X." Zone X is defined by FEMA as "Areas of moderate to minimal hazard subject to flooding from severe storm activity or local drainage problems." The Site is located outside the 100-year and 500-year flood zones.

2.4.2 Hydrogeological Characteristics

Based on the Wichita County soil survey obtained from the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the predominant soil types on the Site are:

- BuB — Bluegrove-Urban land complex, 1 to 3 percent slopes
- KcB — Kamay-Urban land complex, 0 to 3 percent slopes

These soils are part of the Kamay-Bluegrove-Deandale Association, and are nearly level to gently sloping soils on uplands. The Bluegrove-Urban land complex is scattered throughout built-up areas in the city of Wichita Falls on convex ridges and knobs. The Bluegrove soils have a surface layer of reddish-brown loam about 7 inches thick, under which is a layer of reddish-brown firm clay loam about 22 inches thick. The underlying material is light-gray, weakly cemented sandstone. The Kamay-Urban land complex is nearly level to gently sloping and is on upland areas. The Kamay soil has a surface layer of brown silt loam about 12 inches thick, below which is a reddish-brown to red very firm clay. Underlying the clay is red clayey shale. Urban land consists of works and structures, such as houses, streets, parking lots, and schools.

Neither of the soils identified on the Site is listed as hydric by the NRCS.

The City of Wichita Falls is within the Central Lowlands Physiographic region. Information provided in the environmental database report indicated that the lithology underlying the Site consists of the Permian-aged Early Leonardian Group. There are three aquifer systems in the region: the Seymour, a near-surface aquifer system consisting of unconsolidated sands and gravels; the Blaine aquifer system of carbonate rock; and the Trinity aquifer system, also a carbonate aquifer. However, the water supply for the city of Wichita Falls comes from surface water sources — Lake Kickapoo and Lake Arrowhead — rather than from groundwater.

No wells or springs were observed on the Site. The Site and surrounding area are served with public water by the City of Wichita Falls. A database search was conducted for federal U.S. Geological Survey (USGS), federal Public Water Supply (PWS) System, and state-registered wells within one mile of the Site (see the Environmental Data Resources, Inc. [EDR] Report in Appendix E). The database search indicated no PWS or water wells within one mile of the Site.

A total of 17 wells were identified within one mile of the Site and all were listed as monitoring wells. The monitoring wells are shallow, with total depths of 40 feet or less. Based upon a review of historical topographic maps, shallow groundwater flow is expected to be generally to the north, toward the Wichita River.

2.5 SITE UTILITIES

The Site is served by public utilities. Electric power to the Site is provided by overhead lines from BP Energy. Natural gas is provided by TXU Gas Company. Potable water, sanitary sewer service, and solid waste disposal are provided by the City of Wichita Falls municipal services.

2.6 WATER SUPPLY WELLS AND SEPTIC SYSTEMS

As described in Section 2.4.2, there are no PWS 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

Property ownership information for the Site was researched at the Wichita County Appraisal District, the Wichita County plat office, and the County Clerk's office. Copies of records provided by these offices are in Appendix D. The *Historical Chain-of-Title Report* for the Site, provided in Appendix C, was reviewed. The chain-of-title report indicated that the property has been owned by the United States of America since at least 1900, but deed records at the County Clerk's office indicate that the Site was acquired in 1941. Key historical deed transfers of the Site are as follows:

- August 13, 1941 — Multiple tracts of land in the Westover Hills subdivision were transferred to the United States of America by eminent domain, including the approximately 2.8-acre USAR Site. The purpose stated for the taking was "for a site for housing for persons engaged in national defense activities."
- March 28, 1955 — Approval of the plat of Westover Hills Subdivision by the Board of Aldermen of the City of Wichita Falls, Texas.
- October 23, 1956 — Transfer of the Site from the Public Housing Administration through the General Services Administration to the U.S. Army Reserve.

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 below:

Year	Description
1941	Site property was acquired by the U.S. government
1942	A building was constructed on the southeast portion of the Site near 10 th Street and used as Westover Hills housing project office
1956	Transfer of property from the Public Housing Administration to the U.S. Army Reserve
1957	U. S. Army Reserve occupies building on 10 th Street
1964	Northern portion of the Training Building and OMS constructed. The USAR Center reportedly occupied by the 980 th Engineer Battalion.
1968 — 1973	Southern portion of the Training Building constructed sometime during these years
1988 — 1989	USAR Center is occupied by the 2 nd Battalion 355 th Regiment; 980 th Engineer Battalion no longer present
2001 — 2002	304 th Maintenance Company occupies Site along with the 2 nd Battalion 355 th Regiment

Historic uses of the USAR Center included administrative and educational operations, maintenance of military vehicles including vehicle washing, and an IFR. The Site was historically used by reservists for drill activities on various weekends throughout the year.

The 980th Engineer Battalion occupied the Site beginning in 1964. They conducted vehicle maintenance in the OMS, operated a grease rack on a concrete pad near the OMS, and had use of the VWR and associated OWS. The 980th Engineer Battalion used the IFR for practice with .22-caliber rifles. In 1988 or 1989, the 980th Engineer Battalion vacated the USAR Center.

The 2nd Battalion 355th Regiment is an administrative unit that began occupying the USAR Center in 1988. The IFR was closed and the OMS was not used for vehicle maintenance. In 2001 or 2002, the 304th Maintenance Company joined the 2nd Battalion 355th Regiment at the USAR Center, and began using the OMS to rebuild engines, generators, and starters. No other vehicle maintenance activities were conducted. The 304th Maintenance Company discontinued vehicle maintenance activities in 2005 in preparation for moving out of the USAR Center, and removed most of the equipment, materials, and supplies within the OMS.

Historical topographic maps and aerial photographs provide information about the Site and surrounding area. Figures 3 through 6 in Appendix A present topographical maps of the Site and surrounding area dated 1918, 1957 (1:62,500 scale), 1957 (1:24,000 scale), and 1972, respectively. Figures 7 through 14 present aerial photographs of the Site and surrounding areas dated 1954, 1961, 1968, 1973, 1979, 1991, 1995, and 2004, respectively.

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

- **1918 (Figure 3).** This figure depicts the Site as undeveloped land outside of the Wichita Falls city limits. No features are shown on the Site.
- **1957 through 1972 (Figures 4, 5, and 6).** In these figures, the Site is within the Wichita Falls city limits. The streets around the Site are shown, and a building is depicted on the adjacent property north of 9th Street. The Site and areas east, south, and west are shaded red; on topographic maps, highly urbanized areas are often designated in red (urban development) without detailing the outline of each structure.

Pertinent observations on the historical aerial photographs are summarized below.

- **1954 (Figure 7).** Features on this figure are difficult to distinguish due to the scale and color of the photograph, but the houses of Westover Hills subdivision are visible. Most of the Site appears to be undeveloped; however, there appears to be a small structure on the east side of the Site.

- **1961 (Figure 8).** This photograph clearly depicts the residences of the Westover Hills subdivision and a structure in the southeastern corner of the Site.
- **1968 (Figure 9).** The northern portion of the Training Building is visible on the Site, as is the OMS. A parking lot is west of the OMS and a drive to the OMS from 9th Street can be seen. The property north of the Site has a structure on it similar to the one present during the TEJV Site reconnaissance, and the houses of Westover Hills subdivision are to the east, south, and west of the Site.
- **1973 and 1979 (Figures 10 and 11).** Both the north and south portions of the Training Building are present, as is the OMS.
- **1991 and 1995 (Figures 12 and 13).** The parking lots on the west side of the Training Building and the east side of the OMS are present, as is the parking lot between the Training Building and OMS.
- **2004 (Figure 14).** This aerial photograph shows the Site, adjacent properties, and the surrounding area in the same configuration as observed during the August 29, 2006 Site reconnaissance. The chiller enclosure and the VWR are both visible in this photograph.

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 1920 through 1993). In addition, the TEJV reviewed *Worley's city directories* dated 1907, 1912, 1920, 1925, 1930, 1931, 1935, 1938, 1941, 1942, 1945, 1946, and 1952 through 1957, and *Polk's city directories* dated 1958 and 1960 through 1967 at the Wichita Falls public library. The Site address was not listed for any years prior to 1965.

In 1964, 3300 9th Street is listed as "Government offices, Department of Defense Training Center." In 1965 and 1966, the Site address was listed as "Government Offices Army Reserve Training Center." In 1967 and subsequent years, the Site address was listed as "USA Reserve Center." Although the Site address on 9th Street was not listed, a listing in the 3300 block of 10th Street was noted beginning in 1942.

The 3300 10th Street address is listed as Westover Hills (office). This address would correspond to the north side of 10th Street, indicating development on the Site property. The Westover Hills (office) listing continues through subsequent directories until 1952, when the listing becomes Westover Hills Housing Project (office), and continues through 1955. In 1956, the address is listed as vacant. In 1957 through 1963, 3300 10th Street is listed as Army Reserve Training Center. Beginning in 1964, there is no listing in the 3300 block of 10th Street, but there is a listing in that block on 9th Street, as summarized previously.

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

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

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

3.3.1 Past Use and Storage of Hazardous Substances

Chemicals formerly used and stored at the Site were associated with vehicle and facility maintenance activities and janitorial services. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet in the Training Building. Petroleum, oil, and lubricant (POL) storage and use were associated with the OMS when it was in use. Spent absorbent with oily residue was noted inside the OMS in drums, and used oil was stored in a drum inside a secondary containment unit in the OMS parking lot.

The Architectural Assessment Report and the Archaeological Assessment Report, discussed in Sections 3.5.2 and 3.5.3 respectively, contained a map dated August 30, 1989, that depicted waste locations at the Site. Six locations were depicted: the IFR; a flammable materials storage room where the generator room is currently located; a POL shed south of the OMS; a grease rack on the concrete pad adjacent to the OMS; the VWR with OWS on the southeast corner of the Site; and an aboveground storage tank (AST) adjacent to the VWR.

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

3.3.2 Past Disposal and Release of Hazardous Substances

Information related to past disposal and potential release of hazardous substances at the Site was compiled through review of available Site records, search of federal and state environmental databases, and interviews with USAR personnel. According to USAR personnel and Site records, the disposal of hazardous materials or hazardous wastes has not occurred on the Site.

The Site is listed on the Resource Conservation and Recovery Act (RCRA) Information database as a conditionally exempt small quantity generator (CESQG) of hazardous waste, which indicates that the facility has generated up to 100 kg of hazardous waste or 1 kg of acutely hazardous waste in a calendar month. USAR personnel stated the facility has not had a hazardous waste disposal event since 2000.

The VWR located east of the OMS was reportedly constructed in the 1960s and has not been used in recent years, according to USAR personnel. An OWS is associated with the VWR. A 2000 report on the condition of the OWS is summarized in Section 3.5.10.

No stained soil or stressed vegetation was observed during the August 29, 2006 Site reconnaissance. The MEP area and POV parking areas did not show any signs of staining, and no noxious or foul odors were noted.

3.4 PAST BULK PETROLEUM STORAGE TANKS

The Architectural Assessment Report and the Archaeological Assessment Report, discussed in Sections 3.5.2 and 3.5.3, respectively, contained a map dated August 30, 1989, that depicted an AST on the southeast side of the Site near the VWR. No records were available that identified the contents of the AST.

Based on a review of available Site records, a search of federal and state environmental databases, and interviews with USAR personnel, it does not appear that any other ASTs have been on the Site.

The environmental database report lists the OWS associated with the VWR as a registered petroleum underground storage tank (UST), described in the Texas Petroleum Storage Tank (PST) database as a concrete OWS with a 958-gallon capacity, installed in 1987. The facility identification number is 0069251, and the owner identification number is 49607. No evidence was found that other USTs have been on the Site. No information regarding the operation of the VWR or the OWS was available for review during the preparation of this report.

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

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

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

Appendix A of the EBS contained a *Real Estate Planning Report, Army Reserve Center Site, Wichita Falls, Texas*, prepared in 1962. The report stated the Wichita Falls Site was inspected “for determination of location of proposed improvements and disposition of existing improvements.” The report described a T-shaped building on the southeast corner of the property, 2,443 square feet in size, with a boiler room and a loading dock on the northwest side of the building. The report also noted a garage and storage building that was 960 square feet in size. The description of the building in this report corresponds to the structure on the southeast corner of the Site observed in the 1954 and 1961 aerial photographs and listed in city directories from 1942 through 1963 at the 3300 10th Street address. The city directory information indicated the building was used as the Westover Hills housing project office until 1956, and then occupied by the USAR through 1963. The buildings currently on the Site were constructed in 1964, and the structure described in the *Real Estate Planning Report* is no longer present. No other information about the former building was obtained during this investigation.

3.5.2 Architectural Assessment Report

Parsons Engineering Science, Inc. (Parsons) prepared a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th RRC Office of the Engineer. The findings of the assessment were compiled in a report issued February 1998. The report concluded that the buildings on the Site were not eligible for placement on the National Register of Historic Places because they did not meet the 50-year age criteria and they did not appear to possess exceptional historical importance. No further architectural surveys were recommended for this Site until 2014. The Texas Historical Commission concurred with the report recommendations in a letter dated July 23, 1997. The Architectural Assessment Report contained a map dated August 30, 1989, that showed the layout of the facility and waste storage locations in 1989.

3.5.3 Archaeological Assessment Report

Parsons prepared an *Archaeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th RRC Office of the Engineer. The findings of the assessment were compiled in a report issued February 1998. The report concluded that the archaeological potential of the USAR Center is low due to the lack of nearby surface water and the extent of construction-related disturbance of the Site. No archaeological survey was recommended for this Site. The Texas State Historic Preservation Office concurred with the report recommendation in a letter dated July 15, 1997. The Archaeological Assessment Report contained a map dated August 30, 1989, that showed the layout of the facility and waste storage locations in 1989.

3.5.4 Cultural Resources Management Summary

Parsons prepared a *Management Summary, Cultural Resources Assessment of 90th Regional Support Command Facilities in Arkansas, Louisiana, New Mexico, Oklahoma, and Texas* for the Department of the Army, 90th RRC Office of the Engineer. The February 1998 report summarized the findings of the architectural and archaeological assessments that had been performed by Parsons. The summary confirmed the information provided in the Architectural Assessment Report and the Archaeological Assessment Report for the Wichita Falls USAR Center.

3.5.5 Indoor Firing Range Closure Report

From 1968 through 1996, an IFR was located in what is now used as a supply room. The range was used for firing .22-caliber rifles. A pit on the south end of the firing range served as a lead drop. The lead drop area was accessed via a trap door from the Drill Hall. USAR personnel stated that the abatement of lead-containing dust and work items was performed in two stages, and that the lead drop area was filled with concrete. The first sampling event occurred in February 1996 and the second in January-February 1997. Abatement, cleanup, and encapsulation of lead-containing dust and work items were completed in 1997. A Quality Assurance Report dated March 31, 1997, stated that American Asbestos, Inc. removed range equipment, partially remodeled the space, and applied encapsulant. The 1997 lead sampling results indicated that all samples were below 100 micrograms per square foot. The report provided a spreadsheet summary of IFR closures listing the USAR Center with a "final report and remediation completed" date of March 7, 1997, and it provided lead sampling results, with the highest result reported as 7,250 micrograms per square foot, which corresponds to the 1996 sampling event.

3.5.6 Radon Report

A memorandum dated August 29, 1994, from the Chief, Environmental Management Branch, Department of the Army in Fort Hood, Texas, stated that the results of radon testing for the USAR Center showed an average of 0.8 picocuries per liter (pCi/L) of air, based on three samples collected in three different rooms. The highest value was 1.3 pCi/L.

3.5.7 Asbestos Report

An *Asbestos Building Survey* report dated March 2000 was prepared for the USAR Center by the U.S. Army 90th Regional Support Command (now the RRC). The report detailed the findings of an asbestos-containing materials (ACM) inspection and sampling event. Four of the 15 samples collected contained asbestos in concentrations ranging from 2 to 10%. Asbestos was found in the mechanical room tan floor tile, in the rifle range ceiling tile, and in a layer of floor tile and underlying mastic beneath the surface floor tile in the OMS office.

3.5.8 Threatened and Endangered Species Report

The 2005 EBS stated that Parsons conducted a Threatened and Endangered Species Survey for the Site in May 2004, identifying 13 threatened and endangered species in Wichita County but listing their potential occurrence on the Site as "Not Likely." The 2005 EBS stated that "Parson's concluded that, with the exceptions of incidental use by migrants, listed species are unlikely to occur at the facility." The May 2004 Threatened and Endangered Species Survey report prepared by Parsons was not available for review during the preparation of this report.

3.5.9 Polychlorinated Biphenyls Report

The U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) performed a *Polychlorinated Biphenyls (PCB) Assessment No. 37-08-5615-97* for the 90th RRC. The assessment was compiled and issued on September 30, 1997, and addressed three pole-mounted transformers (PMTs) on the north side of the Site. The PMTs were listed as owned by TU Electric and were manufactured by Westinghouse Electric in 1972. Within the USACHPPM assessment report, the PCB status of the three transformers is listed as "Not Tested." The condition of each of the PMTs is listed as good, with no leaks. During the August 29, 2006 Site reconnaissance, the three PMTs were observed on a pole on the north side of the Site property and all appeared to be in good condition.

A handwritten memo dated November 5, 1998 to Chris Kinslow of the 90th RRC, stated that the overhead fluorescent lighting fixtures in the OMS and the "old firing range" are potentially PCB-containing ballasts.

3.5.10 Oil-Water Separator Evaluation

EnSafe Inc. performed an evaluation and issued an *Oil-Water Separator Evaluation* for the Department of the Army, 90th RRC on May 5, 2000. The report stated that the OWS was installed during the 1950s or 1960s to service an adjacent VWR that did not have a canopy or curbing/speed reducers to reduce the inflow of storm water. The report stated that the VWR was not being used in 2000.

EnSafe described the OWS as a concrete, two-chamber, rectangular vessel with a capacity of approximately 500 gallons. The OWS received wash and rinse water from the VWR and precipitation, and discharged it to the city of Wichita Falls sanitary sewer system. The OWS was reportedly limited to a discharge of 100 milligrams per liter of oil and grease, but no permit, monitoring, or reporting was required. The OWS was reported to be registered as a petroleum UST with the state of Texas Natural Resources Conservation Commission (which is now the Texas Commission on Environmental Quality [TCEQ]). TCEQ lists the UST at the Site as 958 gallons in capacity, rather than 500 gallons, but otherwise the TCEQ description is consistent with the OWS description.

At the time of EnSafe's inspection, the OWS influent chamber contained up to 10 inches of sediment, and the effluent chamber contained approximately 3 inches of sediment. EnSafe's report recommended eliminating the OWS if an evaluation indicated the facility does not need it; cleaning liquids and sludge from the OWS; establishing a schedule for routine sludge and oil removal; installing a VWR canopy to reduce the inflow of storm water to the OWS; inspecting the OWS annually; and developing a site-specific written program that describes procedures and management practices to ensure compliance with the Clean Water Act. During the TEJV's Site reconnaissance, it was noted that a canopy had been added to the VWR.

4.0 ADJACENT PROPERTIES

Figure 14 in Appendix A provides a 2004 aerial view of the Site and adjacent properties. The property is bounded by 9th Street and residential property (reportedly now used as a fraternity house) to the north; West Wenonah Boulevard and a residential area to the west; 10th Street and a residential area to the south; and East Wenonah Boulevard and a residential area to the east. Further to the west, northwest, and northeast are areas zoned general commercial. Table 2 provides a list of adjacent properties with their directional location from the Site and zoning.

Table 2 List of Adjacent Properties			
Direction From Site	Name/Type of Property	Addresses	Zoning
North	Single-family residential property	3300 block of 9 th Street	Single Family 2, Residential
West	Single-family residential property	900 block of West Wenonah Boulevard	Single Family 2, Residential
South	Single-family residential property	3300 block of 10 th Street	Single Family 2, Residential
East	Single-family residential property	900 block of East Wenonah Boulevard	Single Family 2, Residential

Appendix A provides historical aerial photographs and topographic maps and Appendix E presents an environmental database report that was used to evaluate potential environmental impacts from adjacent and nearby properties that may have also impacted the environmental conditions at the Site. Land use at the adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

5.0 REVIEW OF REGULATORY INFORMATION

A component of the ECP is the review of all reasonably obtainable federal, state, and local government records for the Site and surrounding properties where there has been a release or likely release of any hazardous substance or any petroleum product and that are likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product on the federal real property. An environmental database summary was obtained from EDR on July 14, 2006. The environmental database summary consolidates standard federal, state, local, and tribal environmental record sources based on ASTM D 6008-recommended minimum search distances from the Site. A copy of the complete EDR report is included in Appendix E.

There were no environmental permits issued for the Site; therefore, there were no permit applications or associated permit documentation available for review. There were no known contamination events on the Site that required an environmental cleanup; therefore, the Site did not participate in the Installation Restoration Program, Military Munitions Response Program, or a Compliance Cleanup program.

The TEJV interviewed local authorities and reviewed reasonably accessible USAR environmental documents, TCEQ files, and historical aerial photographs and maps to investigate environmental conditions at the Site and surrounding area. Available information on 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 visual reconnaissance. Copies of the interview reports are included in Appendix D. Section 9.0 of this report identifies the individuals interviewed with respect to conditions and operations at the Site and the information from those interviews incorporated into this report.

The interviews included topics of general environmental interest and specific areas of interest identified during the records review and visual Site 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 more than 1,200 sites for priority cleanup under the Superfund Program. NPL sites are targeted for long-term remedial action under CERCLA. According to the environmental database report, the USAR Center is not an NPL site and there are no such sites within one mile of the USAR Center.

5.1.2 Federal CERCLA Information System 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 USAR Center.

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

5.1.3 RCRA Corrective Action Sites within One Mile

RCRA corrective action sites (CORRACTS) represent facilities that have generated or managed hazardous wastes and require corrective action. According to the environmental database report, the USAR Center is not a CORRACTS. No CORRACTS were identified within one mile of the USAR Center.

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

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

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

As discussed in Section 3.3.2, the USAR Center is listed on RCRAInfo as a CESQG. 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.

One RCRA SQG is listed within one-quarter mile of the Site, Key Science and Technology Association, Inc., at 3202 Seymour Highway, 958 feet north-northeast of the Site and at a lower relative elevation. No violations are reported for the SQG. This property is considered to represent a low risk to the USAR Center based on its distance, interpreted groundwater flow direction, and relative elevation to the Site. No LQGs are within one-quarter mile of the Site.

5.1.6 Federal Emergency Response Notification System

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

5.2 STATE AND LOCAL ENVIRONMENTAL RECORDS

The regulatory information presented below was obtained from the environmental database report. Supplemental information was also provided from research at the TCEQ.

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

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

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

The Site itself is not listed in the state Leaking PST (LPST) database. According to the environmental database report, seven LPSTs sites are within one-half mile of the USAR Center. Information about the listed LPST sites is summarized in Table 3. Additional information was obtained from the TCEQ Web site for LPST sites. Four of the cases have been closed by the TCEQ. The records of the three active cases were reviewed to assess the potential environmental threat to the Site; all three are in monitoring-only status. Based on the distances of these three facilities from the Site (over one-quarter mile), the status of each per TCEQ comments on the LPST Web site database, and the ongoing efforts to monitor the contamination at each facility, they are considered to represent a low risk to the USAR Center.

5.2.3 State-Registered PST Sites within One-Quarter Mile

USTs are regulated under RCRA Subtitle I and must be registered with the state department responsible for administering the UST program. The Site is listed in TCEQ's PST database because of the underground OWS.

Table 3
Leaking Petroleum Storage Tank Sites

Facility Name And Address	Facility ID	Distance, Direction, and Topographic Setting in relation to the Site	Release Details	Status
Dave's Auto Repair 901 Beverly Drive	0031631	679 feet east; lower elevation	Reported date: December 7, 1995; no groundwater impact, no apparent threats or impacts to receptors	Final concurrence issued; case closed.
Eagle Mart 16 3200 Seymour Highway	0006173	1,132 feet north-northeast; lower elevation	Recorded date: September 12, 1996; no groundwater impact; no apparent threats or impacts to receptors	Final concurrence issued; case closed.
Preston One Stop 3201 Seymour Highway	0045852	1,132 feet north-northeast; lower elevation	Reported date: August 9, 1996; impacted groundwater within 500 feet to 0.25 mile to surface water used by humans and endangered species	Final concurrence pending documentation of well plugging.
Eagle Mart LC 414 South Beverly	0006182	1,746 feet north; lower elevation	Recorded date: November 18, 1996; groundwater impact, public/domestic water supply well within 0.25 to 0.5 mile	Monitoring. TCEQ comments indicate the groundwater plume migration to be northeastward (not toward the Site), with the Wichita River serving as the receptor.
K C Oil Company 3141 Seymour Highway	0027577	1,925 feet northeast; lower elevation	Recorded date: July 15, 1996; no groundwater impact, no apparent threats or impacts to receptors	Final concurrence issued; case closed.
Kocks No 2 3124 5 th Street	0049587	2,013 feet northeast; lower elevation	Reported date: August 16, 1996; groundwater impact, public/domestic water supply well within 0.25 to 0.5 mile	Monitoring. TCEQ comments indicate the groundwater plume migration to be directed toward the north-northeast, southeast, and northwest (not toward the Site). The Wichita River appears to be a potential receptor. A risk assessment has been performed.
Hayes Street Conoco 1702 Hayes Street	0014221	2,483 feet southeast; higher elevation	Reported date: October 17, 1996; a major or minor aquifer is impacted	Monitoring. TCEQ comments indicate that plume stability is being monitored, that a risk assessment has been performed, and that future offsite groundwater ingestion is the major pathway of concern.

Table 4
Underground Storage Tank Sites

Facility Name and Address	Facility ID	Distance, Direction, and Topographic Setting in relation to the Site	Number, Size, and Contents of Tanks	Status
Dave's Auto Repair 901 Beverly Drive	0031631	679 feet east; lower elevation	(2) 4,000-gallon, (1) 3,000-gallon unspecified contents	Removed from the ground
Beverly Shopping Center 3209 Seymour Highway	0025340	959 feet north-northeast; lower elevation	(1) 1,000-gallon, (1) 600-gallon used oil	Removed from the ground
Billups Station 7916 530 South Beverly Drive	0000451	1,001 feet northeast; lower elevation	(2) 6,000-gallon unspecified contents	Removed from the ground
Warehouse 520 Beverly	0006634	1,086 feet northeast; lower elevation	(1) 10,000- gallon gasoline	Removed from the ground
Eagle Mart LC 3202 Seymour Highway	0006175	1,088 feet north-northeast; lower elevation	(1) 3,000-gallon unspecified contents	Removed from the ground
Eagle Mart 16 3200 Seymour Highway	0006173	1,132 feet north-northeast; lower elevation	(1) 550-gallon gasoline, (1) 1,000-gallon gasoline, (4) 4,030-gallon gasoline, (2) 6,000-gallon gasoline, (1) 8,000-gallon gasoline	Removed from the ground
Preston One Stop 3201 Seymour Highway	0045852	1,132 feet north-northeast; lower elevation	(2) 6,000-gallon gasoline, (1) 10,000-gallon gasoline	Removed from the ground

The environmental database report identified seven state-registered PST sites within one-quarter mile. Information about the listed facilities is summarized in Table 4. All of the USTs within one-quarter mile are reported as “removed from the ground.” Three of the PST sites are also listed on the LPST database, as “case-closed” facilities. Because the USTs at these locations have been removed, and those that were leaking are considered closed, these sites are considered to represent a low risk to the USAR Center.

5.2.4 State Hazardous Waste Sites within One Mile

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

5.2.5 State Closed Landfills within One-Half Mile

According to the environmental database report, no closed or abandoned landfills have been identified within one-half mile of the USAR Center. There is no closed landfill on the Site.

5.2.6 State AST Sites within One-Quarter Mile

According to the environmental database report, there is one state-registered AST within one-quarter mile of the USAR Center. The property is Eagle Mart LC, at 3202 Seymour Highway, 1,088 feet north-northeast at a lower elevation relative to the Site. The Eagle Mart is listed as having 11 ASTs temporarily out of service: (1) 12,000-gallon diesel; (1) 10,000-gallon diesel; (1) 4,000-gallon diesel; (2) 3,000-gallon diesel; (3) 12,000-gallon gasoline; (1) 3,000-gallon gasoline; and (2) 2,000-gallon gasoline. The ASTs are listed as out of service as of August 31, 1995. Because the tanks are out of service and no releases have been reported, this facility is considered to represent a low risk to the USAR Center.

5.2.7 State Spills Incidents

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

5.2.8 State Sites with Institutional Controls within One-Half Mile

Institutional controls include administrative procedures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post-remediation care requirements intended to prevent exposure to contaminants remaining on the site. According to the environmental database report, no state-registered sites with Institutional Engineering Controls are within one-half mile of the USAR Center.

5.2.9 State Voluntary Cleanup Program Sites within One-Half Mile

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

5.2.10 State Brownfields Program Sites within One-Half Mile

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

5.2.11 State Enforcement Sites

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

5.2.12 State Facility Emission Sites

According to the environmental database report, the USAR Center is not listed on the state's database of facilities with emissions of USEPA criteria pollutants.

5.3 TRIBAL ENVIRONMENTAL RECORDS

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

5.4 UNMAPPED SITES

The environmental database search yielded 37 unmapped sites. Unmapped sites are those with address information sufficient only to identify as within the zip code of the target Site. Every effort was made to locate these sites and assess their relevance to this ECP report. Further research was conducted using maps of the Site and surrounding area. None of the sites were estimated to be within the corresponding ASTM D 6008-recommended minimum search distance for the databases on which the sites are listed.

5.5 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO SITE

During review of environmental information summarized in this section, multiple databases and sites were reviewed to evaluate potential risks to the Site. Facilities identified as potential risks to the Site are detailed in Sections 5.2.2, 5.2.3, and 5.2.6. Three of the facilities described in Section 5.2.2 are LPST sites that have not been closed by the TCEQ, and are locations that pose the greatest potential of risk to the Site. However, each of the

three facilities is more than one-quarter mile from the Site and in active monitoring programs under TCEQ supervision. Based on an evaluation of available information and details concerning these facilities and the other identified sites, the facilities are considered "Low Risk" sites. No "High Risk" sites were identified. "High Risk" properties are those that exhibit significant environmental conditions that have the probability of adversely affecting the environmental conditions at the Site.

6.0 SITE INVESTIGATION AND REVIEW OF HAZARDS

Findings documented in the following subsections are based on the August 29, 2006 Site and area reconnaissance, review of available Site records, and information obtained from USAR personnel.

6.1 UNDERGROUND AND ABOVEGROUND STORAGE TANKS

One AST was shown on the Site in a figure dated 1989; the contents of the former AST are unknown (Parsons, 1998). No ASTs are currently on the Site. The OWS is registered as a petroleum UST on TCEQ's PST database, according to the environmental database search report. No evidence of other USTs at the Site was noted during this investigation.

6.2 INVENTORY OF CHEMICALS/HAZARDOUS SUBSTANCES

During the August 29, 2006 Site reconnaissance, the only chemicals and hazardous substances observed on the Site included: consumer-sized quantities of cleaning supplies in the Training Building janitor's closet (a list of the current cleaning supply MSDSs is in Appendix D); a 55-gallon drum of ethylene glycol outside the chiller enclosure; a partial gallon of adhesive in the Training Building mechanical room; solvent contained in a parts washer in the OMS; and four 5-gallon containers of diesel fuel, one 55-gallon drum of parts washer solvent, and one partially full 55-gallon drum of used oil in containment in the MEP parking lot north of the OMS.

USAR personnel reported that pesticide services have been contracted through an outside pesticide control company since 2000. Lawn maintenance is also contracted to an outside company. No pesticides or herbicides were observed in storage on the Site.

6.3 WASTE DISPOSAL SITES

No signs of landfilling or illegal waste disposal activities were observed on the Site during the August 29, 2006 Site reconnaissance.

6.4 PITS, SUMPS, DRY WELLS, AND CATCH BASINS

The Site is served by the City of Wichita Falls sanitary sewer system. Wastewater from within the buildings discharges to the sanitary sewer system. Floor drains are in the Training Building breakroom, restrooms, and mechanical room. There is a grease trap outside the breakroom that was associated with a kitchen formerly on the Site; however, the kitchen was closed and the grease trap is not in use.

A 4-inch diameter pipe was observed in the ground outside of the OMS, near the northwest corner of the building. The metal pipe extends into the ground at least 3 to 4 feet, and then either terminates or turns. USAR personnel stated that, based on as-built drawings, this may be a bull-point for an electrical line.

Storm water sheet-flows to storm drain inlets in the curbs along the streets on the perimeter of the Site, and then into the City of Wichita Falls storm water drainage system.

6.5 ASBESTOS-CONTAINING MATERIAL

A March 2000 *Asbestos Building Survey* was conducted for the USAR Center by the U.S. Army 90th Regional Support Command (now the RRC). The survey identified homogeneous areas of suspect ACM and samples were collected for analysis. Materials identified as ACM included: nonfriable floor tile and mastic beneath existing newer floor tile in the OMS office; nonfriable 9-inch tan floor tile in the mechanical room; and friable 12-inch ceiling tile in several offices and the supply room. The sample results indicated an asbestos content of 2 to 10%. The asbestos survey did not include inspection or sampling of materials in inaccessible areas. Destructive testing of drywall joint compound was not performed.

The October 2005 EBS reported that asbestos abatement was performed by Inca-Sol Environmental Services in April 2001.

6.6 PCB-CONTAINING EQUIPMENT

As described in Section 3.5.9, there are three PMTs on the north side of the Site on 9th Street (USACHPPM, 1997). The PMTs were listed as owned by TU Electric and manufactured by Westinghouse Electric in 1972. The PCB assessment report listed the PCB status of the three transformers as "Not Tested" and the condition of each as good, with no leaks. During the August 29, 2006 Site reconnaissance, the three PMTs were observed on a pole on the north side of the Site and all appeared to be in good condition.

A 1998 memo (Department of the Army) stated that the overhead fluorescent lighting fixtures in the OMS and in the old firing range are potentially PCB-containing ballasts. PCBs may be contained in light ballasts in older type light fixtures. Based on the construction date of the buildings, some ballasts could potentially contain PCBs. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, State and Federal requirements

6.7 LEAD AND LEAD-BASED PAINT

No evidence that an LBP survey has been conducted at the Site was found during this investigation. Based on the age and construction date of the facility, there is the potential for LBP to be present in the facility.

A former IFR was closed in 1997 by American Asbestos, Inc. The final clearance wipe sampling for lead dust — following the abatement, cleanup, and encapsulation of lead-containing dust and work items — indicated that all lead samples were below 100 micrograms per square foot. The TEJV reviewed the quality assurance report for the

final clearance, but no documentation of the formal release of the IFR for re-occupancy and alternate use was provided to the TEJV. The former firing range area is now in use as a supply room and office space.

6.8 RADON

According to the USEPA, Wichita County is in an area with low propensity for radon. The USEPA classifies the 76309 zip code area as Zone 3, which has radon levels less than 2.0 pCi/L. The USEPA tested one site in this zip code; the site had a radon level of 3.4 pCi/L for the first-floor living area. The Texas Radon database tested 14 sites in Wichita County and found that the mean radon level was 1.4 pCi/L, and the maximum level was 4.3 pCi/L.

The TEJV reviewed a memorandum dated August 29, 1994, that reported the results of radon testing at the Site. Three locations were tested: Room 003, Room 010, and Room 013. The average radon level for the USAR Center was 0.8 pCi/L and the maximum level was 1.2 pCi/L.

6.9 UNEXPLODED ORDNANCE

The arms locker at the Site contains unused ammunition. No ordnance is stored in other locations. 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.

6.10 RADIOACTIVE MATERIALS

M2 aiming circle equipment and collimators, which are instruments used for weapons aiming, are stored in a locker inside the supply room. Both types of equipment have luminous dials that are radioactively illuminated; however, the radioactive substance used for lighting has been de-listed by the Nuclear Regulatory Commission, according to USAR personnel. At the time of the Site reconnaissance, the radioactive labels and placards had not been removed from the supply cage or locker.

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

7.0 REVIEW OF SPECIAL RESOURCES

7.1 LAND USE

According to the City of Wichita Falls Planning Division Zoning Map, the Site is zoned Single Family 2, single-family residential district, standard lot, as are the areas immediately north, south, east, and west of the Site. Further west, northwest, and northeast, areas are zoned General Commercial. Figure 14 in Appendix A is a 2004 aerial photograph that shows the USAR Center and surrounding properties and depicts current land use. Figure 15 in Appendix A provides a zoning map of the USAR Center area that depicts land use allowances.

7.2 COASTAL ZONE MANAGEMENT

The Texas Coastal Management Plan is administered by the Texas General Land Office. The Texas coastal zone extends southwest along the coast from the Sabine River to the Rio Grande River, seaward into the Gulf of Mexico for a distance of 10.35 miles, and inland to include 36 counties. The coastal zone includes all counties bordering the Gulf of Mexico and extends approximately 40 miles inland. It includes all estuaries and tidally influenced streams and bounding wetlands. The USAR Center is approximately 350 miles inland from the Gulf of Mexico and Wichita 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 Web site, with no digital data available for the Site. Wetland information was also requested at the USDA office, but none was available. Additionally, no wetlands information was provided in the environmental database report. The Site is upland, well drained, and no vegetation typical of wetlands was observed on the Site.

7.4 100-YEAR FLOODPLAIN

FEMA Flood Hazard Area map (Figure 16, Appendix A) information obtained online from the FEMA Web site at <http://www.msc.fema.gov> and the environmental database report indicates that the Site lies outside the 100-year floodplain.

7.5 NATURAL RESOURCES

A review of the potential for threatened and endangered species at this Site was conducted by Parsons and documented in a report issued May 2004. The 2004 report identified 13 threatened and endangered species in Wichita County, but listed their potential occurrence on the Site as "Not Likely." A copy of the May 2004 Threatened and Endangered Species Survey report prepared by Parsons was not available for review during the preparation of this report.

Three endangered species are listed on the U.S. Fish and Wildlife Service Web site for Wichita County: the bald eagle, the least tern, and the whooping crane. Except for potential incidental use by migrants, the threatened and endangered species are unlikely to occur at the Site due its urban nature.

7.6 CULTURAL RESOURCES

As described in Section 3.5.4, a cultural resource assessment was performed for the Site. The conclusion was that there were no architectural or archaeological issues at the Site. The Site has a “low” archaeological potential and is not eligible for the National Register of Historic Places.

A Historic Preservation Survey and Plan for Wichita Falls, Texas, prepared for the Wichita County Heritage Society by a Preservation Planning Consultant, also concluded that no buildings in the Site area were recommended for preservation consideration.

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 Wichita Falls USAR Center (Facility ID TX077), located at 3315 9th Street in Wichita Falls, Wichita County, Texas. The USAR Center encompasses approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building and a 2,752-square-foot OMS. The site is currently occupied by three units: 2nd Battalion 355th Regiment Field Artillery 1st Brigade, 95th Division Institutional Training, and 304th Maintenance Company Ground Support Detachment 1.

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

- **Hazardous Substances.** CERCLA hazardous substances would have been used and stored at the Site in amounts necessary to support unit-level vehicle and building maintenance activities. However, the quantities stored for one year or more would not have exceeded 1,000 kg or the RQ of designated hazardous substances, or one kg of acutely hazardous waste. There is no evidence that the chemicals used or stored were ever improperly handled, released, or disposed at the Site.
- **USTs/ASTs.** One AST was shown on the Site in a figure dated 1989; the contents of the former AST are unknown. The OWS associated with the VWR is registered as a PST with TCEQ, but the VWR and OWS have not been used in recent years. No evidence was found to indicate that other USTs or ASTs have been on the Site.
- **Non-UST/AST Petroleum Storage.** Petroleum storage would have occurred in designated areas within the OMS and the POL storage shed south of the OMS during the years that vehicle maintenance was conducted, particularly 1964 through 1989, when the 980th Engineer Battalion occupied the Site. No visual evidence of a release to the environment was observed during the Site reconnaissance.
- **PCBs.** There are three PMTs located on the north side of the Site whose PCB-containing status is unknown. PCBs may be contained in light ballasts in older type light fixtures. Based on the construction date of the buildings it is possible that some ballasts could potentially contain PCBs. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with local, state, and federal requirements

- **ACM.** An *Asbestos Building Survey*, dated March 2000, identified ACM on the Site, including: nonfriable floor tile and mastic under newer floor tile in the OMS office; nonfriable 9-inch tan floor tile in the mechanical room; and friable 12-inch ceiling tile in several offices and the supply room. The 2005 EBS indicated that an ACM removal had been performed at the Site. Documentation of an asbestos removal was not available for review during the preparation of this report.
- **LBP.** A LBP survey has not been conducted at the Site. Based on the construction date of the facility (pre-1978), there is the potential for LBP to be present in the facility.
- **Indoor Firing Range.** The IFR was closed in 1997 by American Asbestos, Inc. The abatement, cleanup, and encapsulation of all lead-containing dust and work items were completed in March 1997.
- **Radiological Materials.** Radiological materials identified during the Site reconnaissance were limited to the luminous dials of aiming equipment stored in a caged area in the supply room. There is no evidence of any release of radiological materials at the Site.
- **Radon.** Radon test results for the Site indicated that the average radon level for the Wichita Falls USAR Center was 0.8 pCi/L and the maximum level was 1.2 pCi/L. Based on the sampling results, no locations sampled exhibited radon levels above the USEPA-recommended action level of 4.0 pCi/L.
- **Munitions and Explosives.** No evidence was found during the Site reconnaissance or records review process of the presence of munitions and explosives of concern.
- **Surrounding Properties.** Properties of potential environmental concern, located within corresponding ASTM D 6008-recommended minimum search distances from the Site, were evaluated. Land use at the adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

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

9.0 REFERENCES

PERSONS CONTACTED

- SFC Richard Evans, Facility Manager, USAR, (940) 723-6421. Meeting on August 29, 2006.
- Mark McGuffin, Unit Administrator, (940) 723-6421. Meeting on August 29, 2006.
- Kenneth Wheeler, Unit Administrator, (940) 723-6421. Meeting on August 29, 2006.

RESOURCES CONSULTED

- American Asbestos, Inc. *Quality Assurance Report, DABT-39-96-C-3046, Wichita Falls USARC, 3315 9th St, Wichita Falls, Texas 76309, Indoor Firing Range Conversion/Cleaning.* March 31, 1997.
- City of Wichita Falls, Planning Division, Zoning Map dated December 2005. <http://www.cwftx.net/DocumentView.asp?DID=478>
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- Wichita County Clerk, Deed Information for the Site.
- Wichita County Plat Office, Plat Information Cards for the Site.
- Wichita County Natural Resource Conservation Service, Iowa City, Texas. Aerial photographs dated 1961, 1968, and 1973. Historical topographic maps dated 1957 and 1972.

AGENCIES CONTACTED

- Texas Commission on Environmental Quality
- Wichita County Appraisal District, 600 Scott Avenue, 3rd Floor, Wichita Falls, Texas
- Wichita County Plat Office, 600 Scott Avenue, 1st Floor, Wichita Falls, Texas
- County Clerk, Wichita County Courthouse, 1300 7th Street, Wichita Falls, Texas
- Wichita Falls Public Library, 600 11th Street, Wichita Falls, Texas
- U.S. Department of Agriculture, National Resources Conservation Service
- U.S. Department of Agriculture, Farm Services Agency

Appendix A
Figures

FIGURES

Figure 1	General Site Location Map
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Figure 4	1957 15' Topographic Map
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Figure 6	1972 Topographic Map
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Figure 8	1961 Aerial Photograph
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Figure 10	1973 Aerial Photograph
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Figure 12	1991 Aerial Photograph
Figure 13	1995 Aerial Photograph
Figure 14	2004 Aerial Photograph
Figure 15	Zoning Map
Figure 16	FEMA Flood Plain Map

Appendix B
Site Reconnaissance Photographs

Appendix C
Chain-of-Title Report

Appendix D
Previous Environmental Reports

PREVIOUS ENVIRONMENTAL REPORTS

1. American Asbestos, Inc. *Quality Assurance Report, DABT-39-96-C-3046, Wichita Falls USARC, 3315 9th St, Wichita Falls, Texas 76309, Indoor Firing Range Conversion/Cleaning.* March 31, 1997.
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19. U.S. Fish and Wildlife Service, Region 2, Endangered Species Lists. <http://www.fws.gov.ifw2es/endangeredspecies/lists/default.cfm>
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Appendix E
Regulatory Database Search Report