



June 30, 2004

Mr. Albert F. Lowas Jr., Director
Air Force Real Property Agency
AFRPA/DR
1700 N. Moore St., Ste 2300
Arlington, VA 2209-2802

Mr. Wayne Miller, Chairman of the Board
England Economic and Industrial
Development District
1611 Arnold Drive
Alexandria, LA 71303-5636

Dear Messrs. Lowas and Miller:

The Louisiana Department of Environmental Quality (LDEQ) and United States Environmental Protection Agency (EPA) Region 6 together have determined that a portion of the former England Air Force Base, Alexandria, is Ready for Reuse. We congratulate you on this noteworthy accomplishment! Each agency would like to express their deepest appreciation to the Air Force Real Property Agency (AFRPA), and the England Economic and Industrial Development District (EEIDD), for their cooperation. A Ready for Reuse Determination is an acknowledgment by both agencies that environmental conditions on the property are protective of human health and the environment based on its current and anticipated future use. The subject of this Ready for Reuse Determination is the expanded golf course that encompasses a portion of the former England Air Force base.

The Oakwing Golf Club is a public eighteen-hole course located along the scenic banks of Bayou Rapides and Bayou Le Tig. The expanded golf course is comprised of approximately 220 acres. Additionally, the course is a member of the prestigious "Audubon Golf Trail" and has recently completed construction of a new state-of-the-art clubhouse. One of the common goals of EEIDD, AFRPA, LDEQ, and EPA Region 6, is to make use of assets of the former base to offset the local economic impact of closure of the base. The EEIDD and AFRPA have excelled in reaching these goals.

The Ready for Reuse Determination by LDEQ and EPA Region 6 is a "measure of success" to demonstrate that the AFRPA and EEIDD, in cooperation with EPA Region 6 and LDEQ, have remediated numerous locations within the area now occupied by the expanded golf course and have demonstrated that environmental conditions on the specified portions of the property are protective of human health and the environment based on its current and anticipated future use. It should also be noted that many other locations across the former base have been remediated and put back into constructive use through the diligent efforts of the AFRPA and the EEIDD.

The former United States Air Force Base, located on approximately 2,604 acres northwest of Alexandria, Louisiana in Rapides Parish, was involved in flying and maintaining

military aircraft. The Base included all the facilities and infrastructure of a small town to support those activities, the personnel, and the families that resided at the base. The base was closed on December 15, 1992. To date, 45 percent of the former base has been transferred to the EEIDD with an additional 150 acres scheduled for transfer. The remainder of the acreage is leased to the EEIDD until the property becomes available for transfer. The base has been redeveloped and reused under the administration of the EEIDD. The airport facility now serves as the Alexandria International Airport and England Airpark. Other portions of the base, which have been redeveloped and reused for civilian purposes, include the Louisiana State University Medical Center at Alexandria, housing units, a daycare facility, a restaurant, a new hotel, and numerous light industrial and commercial businesses. The EEIDD is also working in cooperation with the United States Army to construct facilities for use as a debarkation point for the Army's elite new "Stryker Brigade". Most recently, Union Tank Car announced the construction of a major rail car manufacturing facility immediately adjacent to the Airpark. This announcement will bring over 900 jobs to the local community.

This Ready for Reuse Determination is based on information contained in the Administrative Record that demonstrates the risk-based remedial actions in concert with the current and expected future commercial/industrial (non-residential) use of the property are protective of human health and the environment in the area of the expanded golf course. The Administrative Record documents activities carried out pursuant to the Resource Conservation and Recovery Act (RCRA) Corrective Action program. Copies of relevant documents may be obtained from LDEQ or the AFRPA at the addresses provided in Enclosure 1 to this letter. The "Current Environmental Conditions Table" at Enclosure 2 provides information regarding the remedial actions taken on the Property. A list of relevant documents is included as Enclosure 3. A figure of the entire former England Air Force Base, depicting the current location of the expanded golf course, is provided as Figure 1.

The undersigned expressly reserve all rights and authorities to require future action by owners or operators if new or additional information comes to light that materially impacts this Ready for Reuse Determination, whether such information is known as of this date, or is discovered in the future.

Congratulations again on this noteworthy accomplishment!

Sincerely yours,

Mike D. McDaniel, Ph.D.
Secretary
Louisiana Department of
Environmental Quality

Carl E. Edlund, P.E.
Director, Multimedia Planning
and Permitting Division
EPA Region 6

Enclosures

ENCLOSURE 1

Agency Contacts

For a copy of the Administrative Record providing detailed information regarding environmental conditions at former England Air Force Base, please contact:

Louisiana Department of Environmental Quality

Public Records Center
Galvez Building, Room 127
602 N. Fifth St.
Baton Rouge, Louisiana 70802

Former England Air Force Base

Air Force Real Property Agency
Norma J. Landez, Base Environmental Coordinator
AFRPA/DC-Kelly
143 Billy Mitchell Blvd, Ste 1
San Antonio, Texas 78226-1816
www.adminrec.com/AFRPA.asp

For information regarding the Golf Course or other available real estate for lease by England Economic and Industrial Development District (EEIDD), please contact Mr. Jon Grafton, Executive Director for England Economic and Industrial Development District (EEIDD) at the address below:

England Economic and Industrial Development District (EEIDD)

Jon Grafton, Executive Director
1611 Arnold Drive
Alexandria, LA 71303-5636
www.englishairpark.org

ENCLOSURE 2

Current Environmental Conditions Table ^a

(Please see footnotes at end of Table for a full discussion of “Screening / Cleanup Standards” ^b and “ Institutional Controls” ^c related to this determination.)

Site Number(s) and Name(s)	Remedial Action Taken	Contaminants of Concern (COCs) / Impacted Media	Cleanup Status
Area of Concern (AOC) No. 2 – Underground JP-4 Line Leak, Site (POI # 178)	Interim Removal Action and Land Use Restrictions	<u>COCs:</u> • Volatile Organic Compounds (VOCs), • Semi-volatile Organic Compounds (SVOCs), • Total Petroleum Hydrocarbons (TPH), and • Metals <u>Media:</u> • Soil, and • Groundwater	Complete ^a
Area of Concern (AOC) No. 39 – Trichloroethylene Groundwater Plume ^d	Monitored Natural Attenuation (currently under evaluation) and Site-Wide restriction on use of shallow groundwater at the former base	<u>COCs:</u> • Trichloroethene, • <i>cis</i> 1,2 - dichloroethylene, • <i>trans</i> 1,2 - dichloroethene, • 1,1 - dichloroethane, and • Vinyl Chloride <u>Media:</u> • Groundwater	Ongoing ^{ad}

Site Number(s) and Name(s)	Remedial Action Taken	Contaminants of Concern (COCs) / Impacted Media	Cleanup Status
<u>Points of Interest (POIs):</u> ^e POI 157 – Small Arms Range	Interim Removal Action and Institutional Controls (“EPA concurrence on NFA for POI 157 (small arms range)” dated 7/20/1998 (EDMS Document No. 8473033))	<u>COCs:</u> - Arsenic (As) <u>Media:</u> - Soil	Complete ^a
POI 187- Construction and Grounds Maintenance Debris Landfill	Institutional Controls	<u>COCs:</u> - Chlordane, - Bis(2-ethylhexyl)phthalate, - Dibenz(a,h)anthracene, and - Arsenic <u>Media:</u> - Soil	Complete ^a
POI 248 – Skeet Range/Practice Grenade Range	Institutional Controls	<u>COCs:</u> - Metals <u>Media:</u> - Soil	Complete ^a
POI 249 (UST 5010)	“Request for Concurrence NFRAP for POI 52, 69, 70, 71, 72, 130, 109, 117, 118, 119, 120, 131, 149, 150, 151, 152, 153, 154, 155, 148, 156, 160, 249, 269, and 272” dated 3/12/1997 (EDMS Document No. 8487193)		Complete ^a

Site Number(s) and Name(s)	Remedial Action Taken	Contaminants of Concern (COCs) / Impacted Media	Cleanup Status
POI 289 -- Combat Arms Training Maintenance Building Septic Tank System	Interim Removal Action and Institutional Controls	<u>COCs:</u> • Volatile Organic Compounds (VOCs), • Metals <u>Media:</u> • Soil	Complete ^a
ST-08; POIs 7, 9, 10, 11, 12 (SS-43), 163 (LF 28), 246 (OTH-2530), 247, 253, 273, 287 (SPT-2520), 290, 293, 294, 305, 306, 309, 330	No investigation or remedial action was required for these sites.		

a LDEQ, EPA Region 6 and AFRPA and EEIDD have collaborated as a *Base Realignment and Closure (BRAC) Closure Team (BCT)* to conduct investigation, risk management, and remediation activities pursuant to the RCRA/HSWA provisions of the permit. With this Ready for Reuse Determination, LDEQ and EPA Region 6 agree the AFRPA has successfully conducted investigation and remedial actions within the area now occupied by the expanded golf course including a chlorinated solvent plume. Remedial actions have been implemented to address the plume with no expected impact to the golf course.

b Screening / Cleanup Standards – The determination of these standards is based on the Administrative Record for England Air Force Base (see Enclosure 1 for information regarding access to this information.). Screening / Cleanup Standards have been developed in accordance with LDEQ’s Risk Evaluation / Corrective Action Program (RECAP). These regulations provide the mechanism for addressing releases at a facility in the State of Louisiana. They were promulgated by LDEQ on December 20, 1998 at LAC 33:I.Chapter 13 and were revised on June 20, 2000 and again in October 2003. RECAP is a tiered framework that consists of a Screening Option (SO) and three risk Management Options (MOs), referred to as MO-1, MO-2 and MO-3. The SO provides LDEQ-derived Screening Standards (SSs) for soil and groundwater. The MO-1 provides LDEQ-derived default RS for soil and groundwater that are protective of human health and the environment. MO-2 and MO-3 are more intense evaluations that include site-specific data for the evaluation of exposure and environmental fate and transport at the site. The RECAP Standard utilized by the Air Force and concurred upon by the BCT to ensure protection of human health and the environment is equivalent to a Management Option 3 (MO-3) under LDEQ’s RECAP program. MO-3 site specific RECAP Standards (RS) for soil and groundwater represent constituent concentrations in media that are protective of human health and the environment. The MO-3 RS were derived for industrial land use scenarios using site-specific exposure parameters and toxicity criteria.

The decision document developed by the BCT was prepared in accordance with RECAP MO-3 in order to establish screening / cleanup standards for the former England Air Force Base. This document is entitled “Revised Final Human Health Risk Assessment Consensus Statement, dated November 1996 (HHRACS,

1996) and available in the afore-mentioned Administrative Record. This document provides media-specific screening levels for Constituents of Concern at the former base, and has been formerly approved through the BCT process.

- c Institutional Controls – The former England Air Force Base facility will be subject to several forms of institutional controls in order to ensure continued protection of human health and the environment. These will include conveyance notifications, restrictions on land use, appropriate restrictions on the use of shallow groundwater, security, fencing, and signage, and other appropriate restrictions to be determined by the BCT and formally established in the AFRPA Land Use Control/Institutional Control Management Plan prior to transfer of the property by deed to the EEIDD. Required conveyance notifications will be implemented in accordance with LDEQ's RECAP Regulations.
- d The Trichloroethene (TCE) Plume – AOC No. 39 will be the subject of an upcoming RCRA/HSWA Corrective Action Permit. The current England Air Force Base RCRA/HSWA Permit (EPA ID No. LAD9572124452) was issued on April 22, 1992. The DRMO Containers Storage Area was the only operating permitted RCRA unit on the facility; this unit was clean-closed on June 15, 1995. There were 38 SWMUs and/or AOCs listed in the HSWA provisions of the permit requiring a RCRA Facility Investigation (RFI). Most of these sites, with the exception of AOC No. 39, have been investigated and remediated, and require no further action. Some sites may require monitoring, inspection, operation & maintenance, and compliance with institutional controls. These requirements will be incorporated into the new permit.
- e POI Sites – Point of Interest (POI) sites listed above are non-RCRA sites assessed as part of the environmental baseline survey (EBS) required at BRAC installations. The EBS is similar to a RCRA Facility Assessment and recommends if further investigation is required at the site.

ENCLOSURE 3

References

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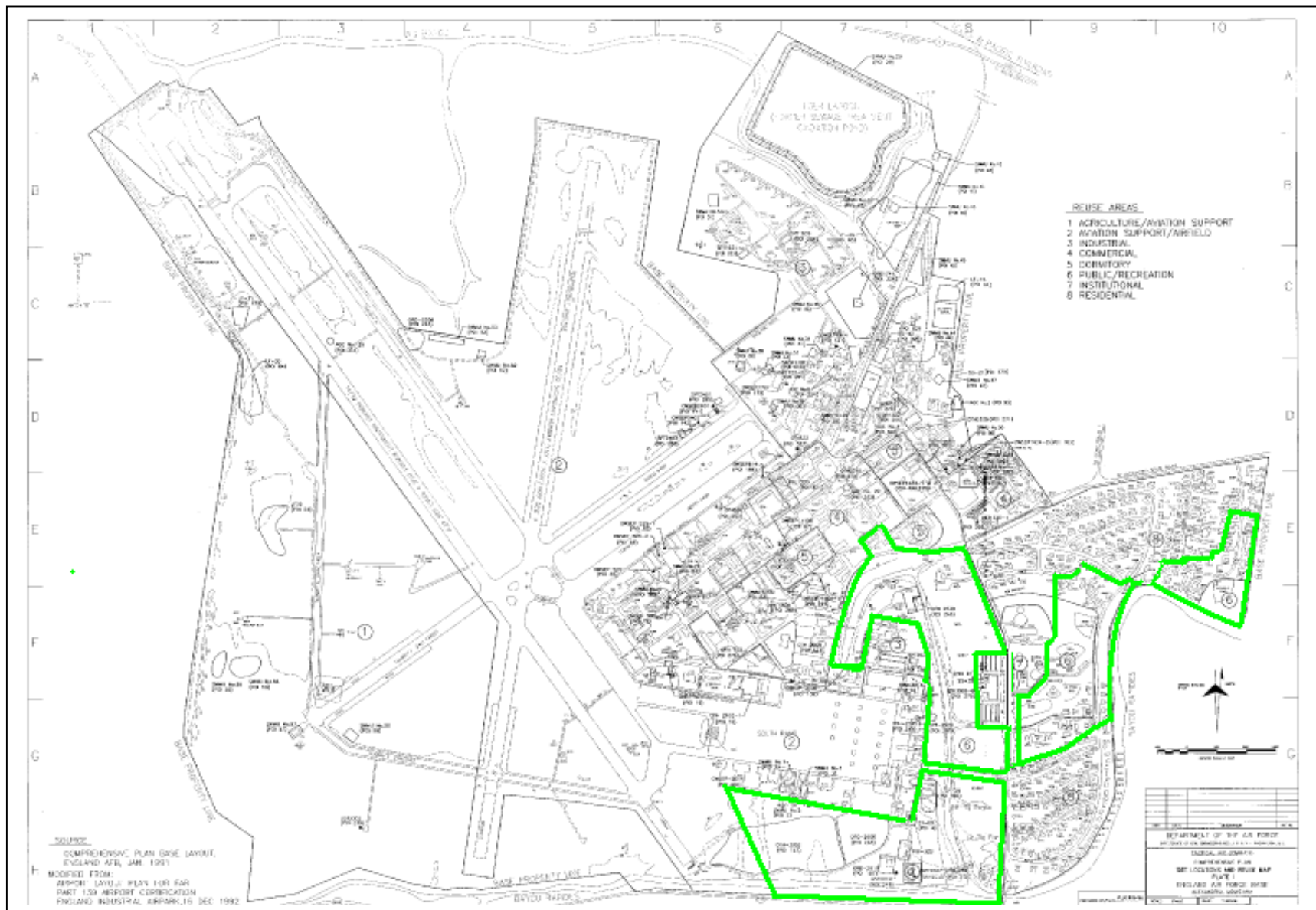


Figure 1

Locations of Solid Waste Management Units (SWMUs), Areas of Concern (AOCs), and Points of Interest (POIs)
(Expanded Improved Golf Course is outlined in green.)