



February 25, 2004

Mr. Edward C. "Sandy" Sanders
Executive Director
Fort Chaffee Redevelopment Authority
P.O. Box 11921
Fort Smith, AR 72903

Dear Mr. Sanders:

The Arkansas Department of Environmental Quality (ADEQ) and United States Environmental Protection Agency (EPA) Region 6 together have determined that the excess property included in areas covered under the Findings of Suitability to Transfer (FOSTs) I-IV are ready for reuse. The excess property was transferred by the U.S. Department of Defense (DOD) under the authority of the Base Realignment and Closure (BRAC) Program. This Ready for Reuse Determination is an acknowledgment that environmental conditions on the areas covered by FOSTs I-IV are protective of human health and the environment, subject to the environmental restrictions described below.

Fort Chaffee is located approximately seven miles southeast of Fort Smith, Arkansas (see Location Map at Enclosure 1). Approximately 7,000 acres of land (the "Property") out of a total of approximately 71,000 acres were declared excess by DOD at the Fort Chaffee Army Installation, and ownership has been transferred under the BRAC Program to non-federal entities. The Property, located in the western area of Fort Chaffee, was historically used for military training and consists of the cantonment area, except for the enclave portion retained by DOD, and two open land areas. One of the open land areas is located north of the cantonment area and the other is located west of the cantonment area. The cantonment area consisted of barracks for housing troops and many other support buildings including the old hospital complex, administrative offices, operations support, supply, and maintenance buildings. This area also contained a golf course and an airstrip. A more complete description of the Property is contained in the Fort Chaffee FOST documents.

The U.S. Army Garrison at Fort Chaffee officially closed on September 30, 1997. To prepare the Property for transfer, the Base Transition Team investigated areas/sites on the Property (comprised of FOST Areas I-V) to determine whether they posed an unacceptable risk to human health or the environment. FOST Area I had no environmental sites. The FOST V Area, which includes landfills and property leased to the Army National Guard, is not a part of this Determination due to the sites' limited redevelopment potential. A listing of the areas/sites (including their specific FOST area) and their locations can be found in Enclosures 2 and 3/3a, respectively. Enclosures 4/4a provide a map of the FOST land areas. The environmental

conditions of the areas/sites (i.e., the results of the investigations, the main contaminants present, their associated risks, and the remediation activities conducted) associated with this Ready for Reuse Determination are summarized at Enclosure 5.

Of the 38 (FOST II-IV) environmental areas/sites investigated, 18 were found to have no contamination above EPA's risk-based human health criteria or above the ADEQ Regulated Storage Tank Division criteria for petroleum fuels, nor did they pose an unacceptable risk to the environment based on a comparison with ecological screening values. The remaining 20 sites were found to pose risks above the human health risk-based criteria and required remediation. All of these sites have been remediated and no longer pose an unacceptable risk to human health or the environment based on residential exposures, subject to the environmental restrictions listed in Enclosure 6.

In addition, most of the buildings on the Property were originally constructed prior to 1978. All of the buildings that were constructed or rehabilitated prior to 1978 are presumed to contain lead-based paint. Under this Ready for Reuse Determination, residential and non-residential uses of these buildings should be restricted unless and until lead abatement has been performed and/or it can be demonstrated that conditions are protective of human health and the environment based on the intended use(s) of the buildings/sites. Specific provisions regarding compliance with applicable laws and regulations related to lead based paint, land use restrictions, and covenants are included in the transfer deeds and summarized in Enclosure 6.

A number of the buildings on the Property also contain asbestos. The buildings with asbestos-containing material (ACM) are listed separately in their respective FOST documents. Under this Ready for Reuse Determination, residential and non-residential uses of these buildings should be restricted unless and until asbestos abatement has been performed and/or it can be demonstrated that conditions are protective of human health and the environment based on the intended use(s) of the buildings/sites. Specific provisions regarding compliance with applicable laws and regulations related to ACM, land use restrictions, and covenants are included in the transfer deeds and summarized in Enclosure 6. Other restrictions related to areas with potential polychlorinated biphenyls, pesticides, sumps/pits, sewer lines, and blank small arms ammunition are also summarized in Enclosure 6 and are included in their respective FOSTs.

With this Ready for Reuse Determination, ADEQ and EPA Region 6 agree that the investigation and remediation of those portions of the Property covered by FOSTs I-IV have successfully been completed. This Ready for Reuse Determination affirms that environmental conditions are protective of human health and the environment, subject to the environmental restrictions described herein. The Determination is based on a review of the applicable FOSTs, Records of Decision, Action Memoranda, and the Land Use Control Implementation Plan for Excess Property (September 2003), which are listed in Enclosure 7. Copies of these documents may be obtained from the U.S. Army, the ADEQ, or the EPA at the addresses provided in Enclosure 8 to this letter.

If conditions at the Property change, including environmental conditions, land use, site receptors, and remedy performance, it will be necessary to revisit this determination of suitability for reuse to ensure its continuing protectiveness. The undersigned expressly reserves 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 on this most noteworthy accomplishment!

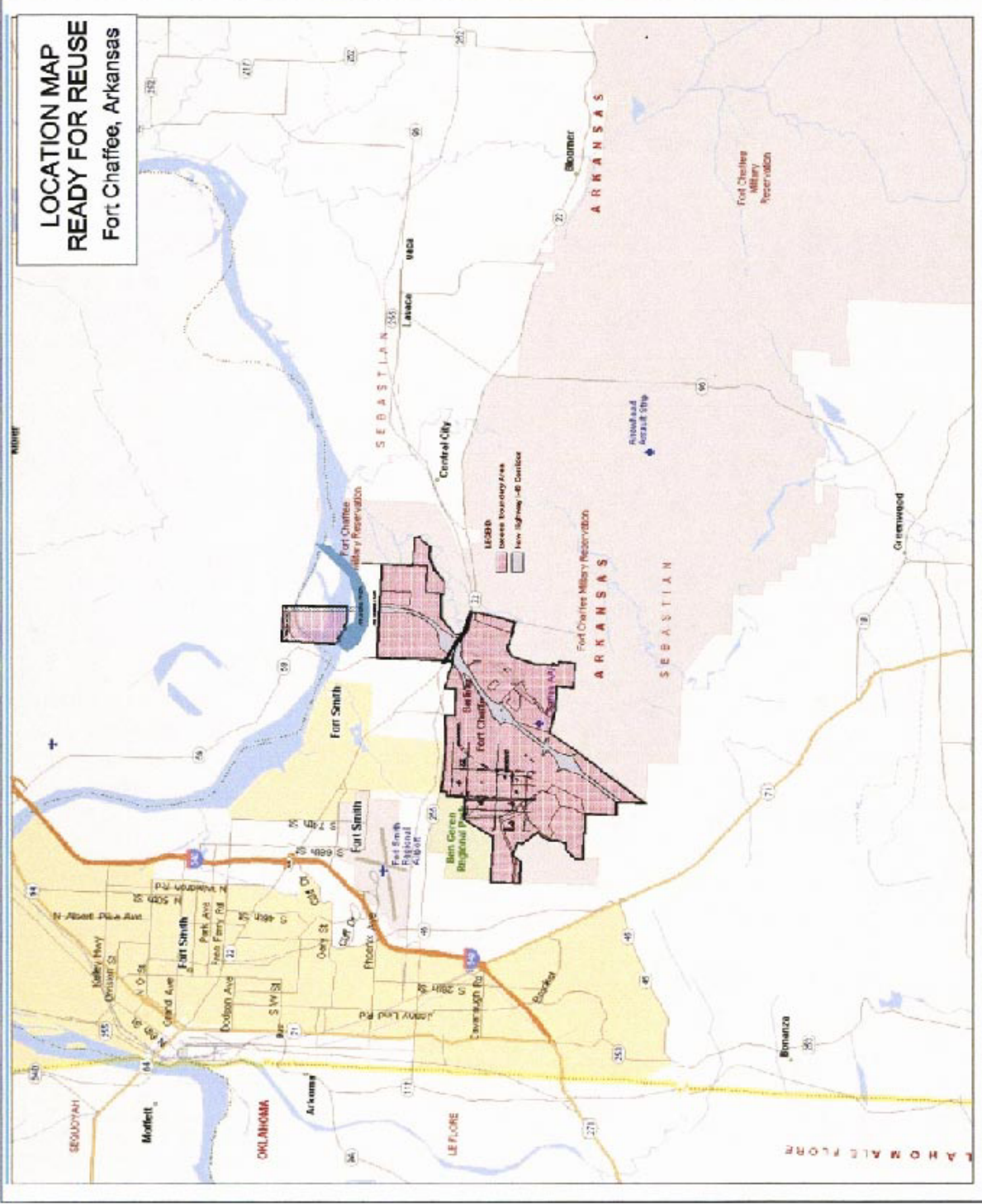
Sincerely yours,

Marcus C. Devine
Director
Arkansas Department of
Environmental Quality

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

Enclosures

**LOCATION MAP
READY FOR REUSE
Fort Chaffee, Arkansas**



ENCLOSURE 2
FORT CHAFFEE FOST II-IV ENVIRONMENTAL SITES

SITE	FOST DOCUMENT	DESCRIPTION	DECISION DOCUMENT
FTCH-009	FOST III	Containerized Storage Area DDT	ROD III
FTCH-011	FOST III	Sanitary Sewage Treatment Lagoons	ROD II
FTCH-012	FOST III	Hazardous Waste SAP B262	ROD III D
FTCH-014	FOST III	Used Oil Storage B432	ROD II
FTCH-015	FOST III	PCB Storage Facility B426	ROD II
FTCH-016	FOST II	Wood/Burnable Disposal Site	ROD III
FTCH-017	FOST III, IV	Vehicle Wash Rack Ditches	ROD III D
FTCH-019	FOST II	Used Oil Storage Tanks WA-3	ROD III
FTCH-021A	FOST III	Used Oil Accumulation Point Bldg 262	ROD III
FTCH-021B	FOST III	Waste Oil Accumulation Point Bldg 423	ROD III
FTCH-021C	FOST III	Waste Oil Accumulation Point Bldg 421	ROD III
FTCH-022	FOST IV	Fire Training Pit	ROD IV
FTCH-023	FOST III	DRMO Haz Waste Storage Area B339	ROD III
FTCH-024	FOST III	Paint Shop Waste Storage B416	ROD II
FTCH-025	FOST III	Med Clinic Silver Recovery Unit B130	ROD II
FTCH-027	FOST III	Army Hospital Incinerator B3671	ROD II
FTCH-033	FOST II	Oil/Water Separator Sludge Disposal Area	ROD III
FTCH-034	FOST II, III, IV	Oil/Water Separators & Associated USTs	ROD III
FTCH-035	FOST II, III	Bldgs. 5830, 402, 403, 145, 473, 3620 USTs	ROD III
FTCH-036	FOST II	9th Ave USTs WA 1-7 & Bldg 5524	ROD III
FTCH-037	FOST III	B260/263 USTs	ROD II
FTCH-038	FOST III	B428 UST	ROD III
FTCH-040	FOST IV	Fillstands/Fuel Transmission Lines	ROD III D
FTCH-041	FOST II	Brush Spray Areas 5 & 6	ROD III D
FTCH-044	FOST II	West Land Application Site	ROD III D
FTCH-046	FOST IV	Oil House Ditches	ROD IV
FTCH-047	FOST III, IV	Sanitary Sewer Lines	ROD II

Note: There were no environmental sites associated with FOST I and the FOST V sites are not included in this Ready-for-Reuse Determination. Unnumbered FOST II environmental are the asbestos burial sites, Bldgs. 4111 and 5063.

**ENVIRONMENTAL
SITES LOCATION MAP
READY FOR REUSE**

**FORT CHAFFEE,
ARKANSAS**

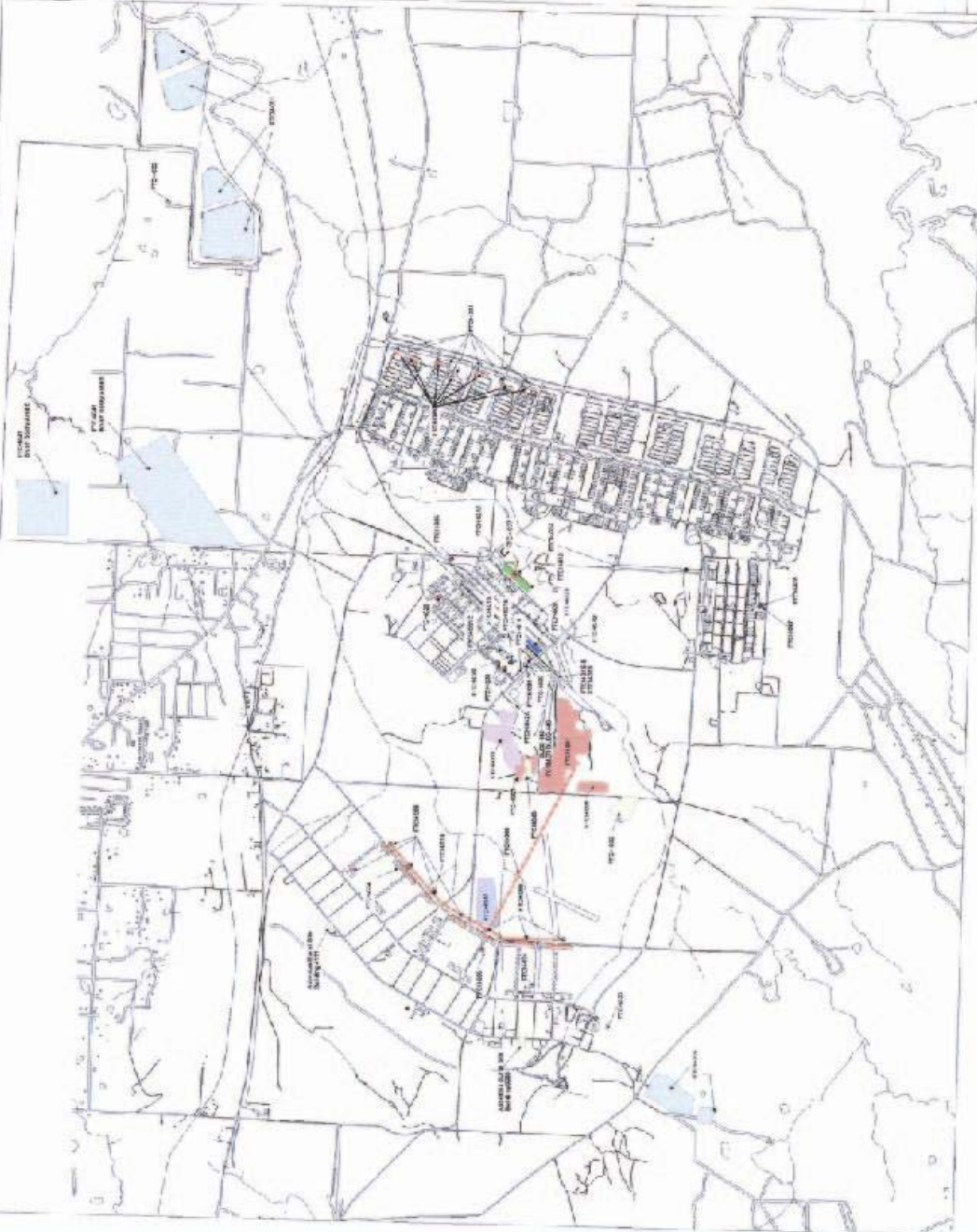


**Note 1: FTCH-17 - Vehicle Wash, Back
Diapers - Area to Figure B-3. 2000
water control area 25, vehicle wash, back
diapers - all services within maintenance
facility.**

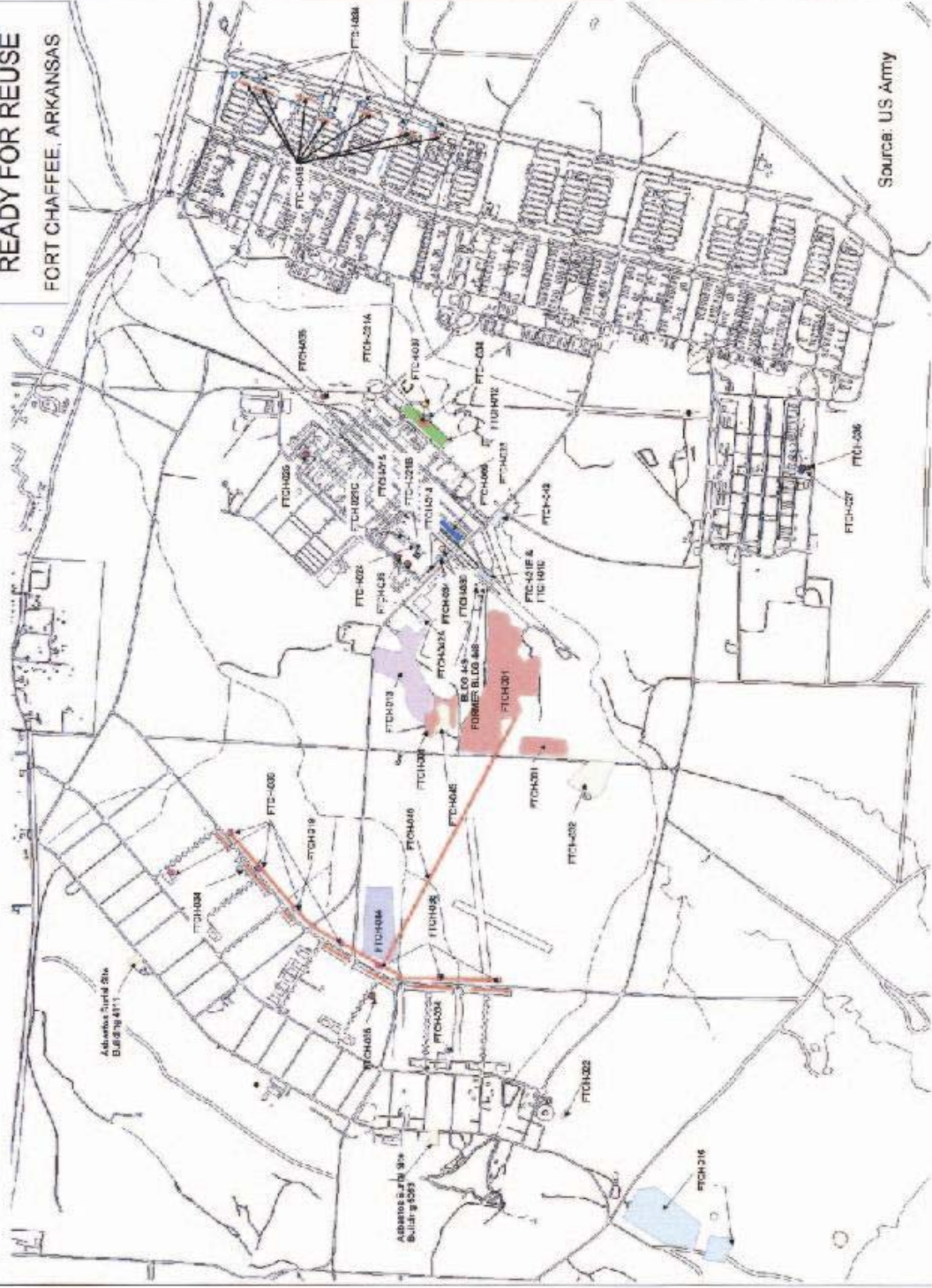
**Note 2: FTCH-017 - Sanitary Sewer
Lines - Refer to Figure B-3. FTCH-017
is located in the off-barracks area
with the colored lines go to the Sewage
Treatment Plant Legions.**

Note 3: Not to scale

Source: US Army



**ENLARGED VIEW OF
ENVIRONMENTAL SITES
LOCATION MAP
READY FOR REUSE
FORT CHAFFEE, ARKANSAS**



FOST AREAS SITE MAP READY FOR REUSE

Fort Chaffee, Arkansas



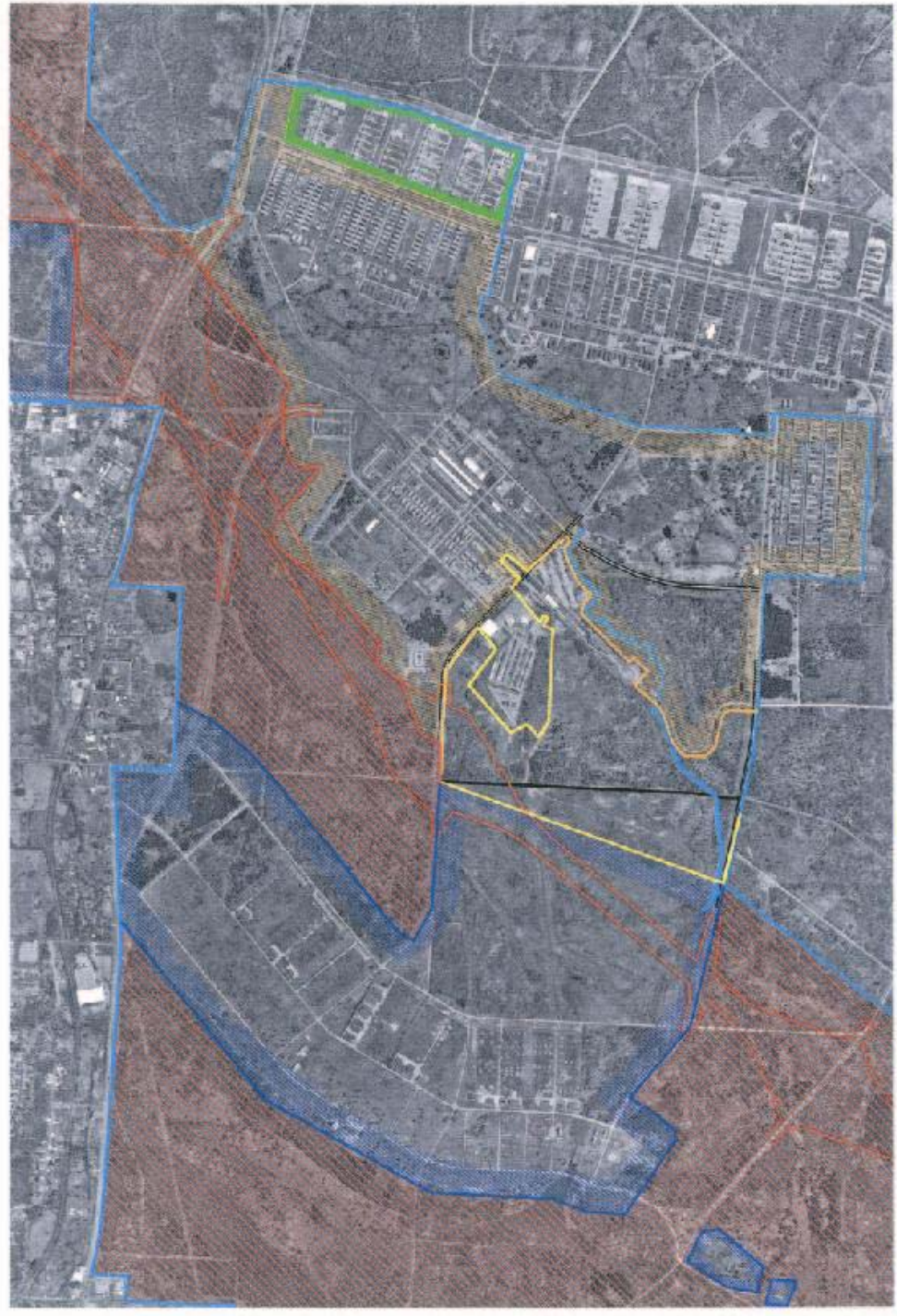
- Legend:**
- Boundary
 - ▨ Fost I Site
 - ▨ Fost II Site
 - ▨ Fost III Site
 - ▨ Fost IV Site
 - ▨ Fost V site

Source: US Army



ENLARGED VIEW OF FOST AREAS SITE MAP READY FOR REUSE

Fort Chaffee, Arkansas



EPA Region 5
CIS Support Team
Dallas, Texas
20031125/002

Source: US Army

- Fost I Site
- Fost II Site
- Fost III site
- Fost IV Site
- Fost V Site
- Surplus Land Boundary

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
FTCH-009, Building 314 Former DDT Storage Area	ROD III	The site was a DDT storage area and included Building 314, the surrounding lot, and the rear area drainage ditch. DDT release resulted in contaminated soil. Remedial activities included removal of Bldg. 314, excavation of DDT-contaminated soils at the site and in the drainage ditch for off-site treatment and disposal, groundwater monitoring, confirmation sampling, and site restoration. The extensive excavation of soils followed by confirmatory sampling show the site has been remediated below EPA screening levels for residential use. This site does not present an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-011, Sewage Treatment Plant Lagoons	ROD II	This site consists of four operational sewage treatment plant lagoons. No release to groundwater from these permitted sewage treatment plant lagoons was detected during the Preliminary Assessment/Site Investigation. There will be no change to the site use. No further action remedy selected.
FTCH-012, Former Hazardous Storage Area	ROD III D	This site was a hazardous waste satellite accumulation point and encompasses the fenced area around Bldg. 262. Investigation performed in June and August 1997 with additional groundwater investigation performed in September 1999. No evidence of a release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-014, Used Oil Storage Tank	ROD II	This site was an aboveground storage tank, AST No. 432, that contained waste oil inside bermed area. Results of site investigation showed low level of polynuclear aromatic hydrocarbons (PAHs) detected in one subsurface soil sample below residential screening levels. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-015, PCB Storage Facility	ROD II	Building 426 was used to store electrical transformers removed from service. Site investigation found no evidence of transformer related constituents (polychlorinated biphenyls) in surface soils to indicate a release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-016, Wood/Burnable Disposal Site	ROD III	Land disposal/burn site approximately 20 acres in size used for burning combustible materials and burial of ash/residue

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		as well as non-putrescible waste such as bedding, mattresses, and expired and surplus goods. No release detected during Remedial Investigation activities. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-017, Vehicle Wash Rack Ditches	ROD IIID	This site consists of several man-made and natural ditches across the cantonment area. The ditches conveyed wash water from vehicle wash rack clusters that served vehicle maintenance facilities from 1942 to 1975. Remedial investigation performed in December 1997. Per analytical results, no constituents were found that could be distinguished from anthropogenic sources to indicate a release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-019, Waste Oil Storage Tanks, WA-3	ROD III	This site, located near former Building 5670, includes two 12,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution and subsequently used to store used motor oil until 1986. Tanks were removed in July 1991 and tank hold was over-excavated. Contaminated soils were excavated and treated via landfarming at the West Land Application Site. Soil and groundwater investigations were conducted in May 1997. Site determined to require no further assessment per Arkansas Department of Environmental Quality – Regulated Storage Tank Division correspondence dated December 1, 1998. This site does not pose an unacceptable risk to human health and the environment.
FTCH-021A, Waste Oil Accumulation Point at Bldg. 262, GSA Maintenance Shop	ROD III	This location included one 300-gallon above ground storage tank to store waste oils. No evidence of a release based on September 1997 remedial investigation. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-021B, Waste Oil Accumulation Point at Bldg. 423	ROD III	This location included a waste oil accumulation point for maintenance activities with a drum storage area outside the building. No evidence of a release based on September 1997 remedial investigation. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-021C, Waste Oil Accumulation Point at Bldg. 421	ROD III	This location included a waste oil accumulation point with drum storage both inside and outside the building. No evidence of a release based on September 1997 remedial

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		investigation. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-022, Fire Training Pit	ROD IV	This site was used for fire training exercises from 1980 to 1990. Petroleum contaminated soil in fire training pit was removed in 1990 for landfarming in West Land Application Area. Source removal eliminated the surface exposure pathway and minimized the potential for continued impact to groundwater. The analytical results of samples obtained during 1997 from the original soils remaining after source removal indicated that residual concentrations in subsurface soil are less than residential screening levels for human health. No contamination remains in surface soils. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-023, Former DRMO Hazardous Waste Storage Area	ROD III	This location was an interim status hazardous waste storage facility. No spills or release of hazardous waste were reported at this site. Based on site operation, history, and analytical data, no release of stored material occurred at this site. This site does not pose an unacceptable risk to human health and the environment. Closure documentation was approved by ADEQ on March 16, 1999. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-024, Bldg. 416 Paint Shop Waste Storage Area	ROD II	Bldg. 416 was a vehicle painting facility, where a 55-gallon drum was used to store waste paint and thinner. Site investigation in 1997 showed no indication of release from these operations. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-025, Building 130 Troop Medical Clinic Silver Recovery Unit	ROD II	The unit was housed in Building 130 and used to recover silver from photochemicals. The RCRA Facility Assessment recommended no further action. Evaluation of this site is associated with results from the sewage lagoon investigation and results indicate no significant quantities of silver are likely to have been released. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-027, Army Hospital Incinerator	ROD II	This site was a small incinerator used for incineration of pathogenic waste. Ash was containerized and disposed

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		off-site. The incinerator was removed and disposed off-site. Remedial investigation results indicated no release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-033, Oil/Water Separator Sludge Disposal	ROD III	Site was used to apply material (sediment and sludge) from oil/water separators and wash rack troughs. A remedial investigation performed in September 1997 found no evidence of a release to the surface soils, subsurface soils, or groundwater. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-034, Oil/Water Separators, OWS	ROD III	This site includes a total of 20 oil/water separators (OWS) and associated USTs. Eleven oil/water separators and associated USTs are located within the excess area at B262, B429, B1827, B1828, B1912, B1939, B1980, B2020, B2035, B5566, and B5866. Remedial activities on the reinforced concrete OWS and associated USTs occurred in 1997 and 1998. All OWS and associated USTs located within the excess area were removed. Conditions at all OWS locations are acceptable for residential reuse. Closure reports for each separator were submitted to ADEQ-RST Division and no further action was determined for all the associated USTs. This site does not pose an unacceptable risk to human health and the environment.
FTCH-035, Building 5830, Former UST Site	ROD III	This site included two 12,000-gallon underground storage tanks (installed 1979) for petroleum fuels distribution. These tanks were removed and tank hold material over-excavated in December 1996. A soil and groundwater assessment was performed in May/June 1997. No hydrocarbon related constituents were detected in groundwater; however, subsurface hydrocarbon levels warranted additional over-excavation as performed in July/August 1998. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated November 30, 1998 determined no further action and case closure. This site does not pose an unacceptable risk to human health and the environment.
FTCH-035, Former Building 145 Former UST Site	ROD III	This site included three 5,000-gallon underground storage tanks for petroleum fuel distribution. These tanks were removed and over-excavation performed in 1989 and 1990. Groundwater investigation was performed in 1991 and

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		1993 with no reportable levels of petroleum contamination. The Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 6, 1997 determined no further action and case closure. This site does not pose an unacceptable risk to human health and the environment.
FTCH-O35, Bldgs. 402 & 403 Former UST Site	ROD III	This site included two 12,000-gallon underground storage tanks (installed 1979) for petroleum fuels distribution. These tanks were removed in April 1997. Subsurface soil and groundwater investigations conducted in April/May 1997 found residual constituents at levels necessary for over-excavation at Bldg. 402 tankhold. Constituents were reduced below the Arkansas Department of Environmental Quality – Regulated Storage Tank Division criteria and Tier 2 Risk-Based Corrective Action human health risk evaluation threshold limits for future residential exposure. RST Division correspondence dated December 7, 1998 determined no further action and closure. This site does not pose an unacceptable risk to human health and the environment.
FTCH-035, Bldg. 3670 Former UST Site	ROD III	The petroleum fuels underground storage tanks (two 20,000-gallon) at Bldg. 3670 were removed in 1991. Per a Tier 2 Risk-Based Corrective Action human health risk evaluation by the Arkansas Department of Environmental Quality – Regulated Storage Tank (RST) Division, this site was determined suitable for no further action by the RST Division per correspondence dated December 8, 1997. This site does not pose an unacceptable risk to human health and the environment.
FTCH-036, Building 5524, Former UST	ROD III	This site included one 500-gallon underground storage tank (installed in 1955) for petroleum fuels distribution. The tank was deemed inactive and removed in 1991. Available soil results from removal show hydrocarbon constituent levels to be compatible for residential reuse. The Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated April 2, 1997 made no further action determination.
FTCH-036, Bldg 5570, West Area 1 Fuel Point	ROD III	This site included three 12,000-gallon underground storage tanks (installed 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Petroleum hydrocarbons were detected at minimum

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		<p>concentrations. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence date January 20, 1998 determined no further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.</p>
<p>FTCH-036, Bldg. 5578, West Area 2 Fuel Point</p>	<p>ROD III</p>	<p>The site included four 12,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Volatile organic compounds were detected at minimal concentrations. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 20, 1998 determined no further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.</p>
<p>FTCH-036, Bldg. 5573, West Area – 4 Fuel Point</p>	<p>ROD III</p>	<p>The site included three 12,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Petroleum hydrocarbon levels were detected at minimal concentrations. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 20, 1998 determined no further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.</p>
<p>FTCH-036, Bldg 5722, West Area 5 Fuel Point</p>	<p>ROD III</p>	<p>The site included three 12,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Petroleum hydrocarbons and volatile organic compounds were below detection limits. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 20, 1998 determined no</p>

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.
FTCH-036, Bldg. 5890, West Area 6 Fuel Point		The site included five 15,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Petroleum hydrocarbons and volatile organic compounds were below detection limits. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 20, 1998 determined no further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.
FTCH-036, Bldg. 5950, West Area 7 Fuel Point		The site included three 12,000-gallon underground storage tanks (installed in 1942) for petroleum fuels distribution. These tanks were deemed inactive and removed in 1991. A subsurface soil assessment was performed in May 1997. Volatile organic compounds were detected at minimal concentrations. Arkansas Department of Environmental Quality – Regulated Storage Tank Division per correspondence dated January 20, 1998 determined no further assessment. Removal and reporting of its ancillary distribution system (FTCH-040) deemed no further action and case closure per RST Division correspondence dated August 26, 1999. This site does not pose an unacceptable risk to human health and the environment.
FTCH-037, Former UST Site at Bldgs. 260 and 263	ROD II	The site included four underground storage tanks at Bldg 263 (three 3,000-gallon tanks and one 300-gallon tank) and four 1,130-gallon tanks at Bldg 260. The tanks were used for petroleum fuels distribution. These tanks were removed in 1991. Subsurface soil and groundwater investigation conducted in June 1997 found no evidence of a release. The Arkansas Department of Environmental Quality – Regulated Storage Tank Division deemed this site suitable for no further action and case closure per correspondence dated December 8, 1997. This site does not pose an unacceptable risk to human health and the

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
		environment.
FTCH-038, Bldg. 428, Former UST Site	ROD III	This site included one 12,000-gallon underground storage tank (installed in 1942) for petroleum fuels distribution. This tank was removed in 1991. Subsurface soil and groundwater investigation conducted in June 1998 found constituent levels sufficient for no further action per Arkansas Department of Environmental Quality – Regulated Storage Tank Division correspondence dated August 13, 1998. This site does not pose an unacceptable risk to human health and the environment.
FTCH-040, Fuel Transmission Lines and Fill Stands	ROD IIID	This site consisted of a fuel distribution system and included fuel transmission lines and fill stands. Fuel was stored in USTs designed as Sites FTCH-019, FTCH-035, and FTCH-036. Collectively, the fill stands and fuel transmission lines are referred to as FTCH-040. The fuel transmission lines and fill stands were removed in 1997, 1998, and 1999. During removal, soils were sampled and analyzed. The analytical results met the ADEQ RST Division closure criteria. A determination of no further action was made by the ADEQ RST Division in 1999 for this site. The site was successfully remediated to conservative screening levels consistent with residential use. This site does not pose an unacceptable risk to human health and the environment.
FTCH-041, Brush Spray Area 6	ROD IIID	This site was identified as an area that was potentially used as a defoliant spray test location. Results of surface soil sampling indicated no release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-041, Brush Spray Area 5	ROD IIID	This site was identified as an area that was potentially used as a defoliant spray test location. Results of surface soil sampling indicated no release. This site does not pose an unacceptable risk to human health and the environment. No further action remedy selected.
FTCH-044, West Land Application Site	ROD IIID	This ten-acre bermed site was used to landfarm petroleum impacted soils derived from the excavation of UST's and the fire training pit. Some semi-volatile organic compounds and metals were found in the surface soil during the remedial investigation. The low levels of these contaminants do not present and unacceptable risk to human health and the environment. No further action remedy selected.

ENCLOSURE 5
ENVIRONMENTAL SITE CONDITIONS FOR FOSTS II, III, & IV

Building Number and Property Description	Decision Document	Site Description and Remedial Actions
FTCH-046, Oil House Ditches (Bldgs. 1853-1857 and 859)	ROD IV	This site consists of ditches associated with 31 oil houses located in the Excess Area. The surface soils in the ditch draining these oil houses were sampled for lab analysis in June 1999. Constituents found at this location were at levels in excess of background. While these constituents could be source related, they could also be attributed to anthropogenic sources unrelated to operations (i.e. asphalt runoff, weathered paint, corrugated metal siding). No further action remedy selected.
FTCH-047, Sanitary Sewer Lines	ROD II	This site consists of the actual collection network for the sanitary sewer system. The integrity of the sanitary sewer collection system and lateral connections was not specifically evaluated. Based on the sampling results at the sanitary sewage treatment plant lagoons (Site FTCH-011), and the fact that Fort Chaffee had very few process-type facilities to generate hazardous waste, the BRAC Cleanup Team (BCT) did not require a quantitative assessment of the sanitary sewer collection system. The absence of a release from the sewage treatment plant lagoons supports the conclusion that there are no significant points of release along the sanitary sewer lines. No further action remedy selected. Site will remain as sanitary sewer lines.
Asbestos Burial Sites, Buildings 4111 and 5063	Not Applicable	Buildings burned to ground, placed inside foundation walls, and buried on site. However, as specified in the Environmental Protection Provisions of FOST II (dated July 20, 2000), a digging restriction is imposed and the site requires posting and maintenance of asbestos warning signs.

ENCLOSURE 6
ENVIRONMENTAL NOTICES AND RESTRICTIONS

Notices With Covenants	Description	FOST I	FOST II	FOST III	FOST IV
Notice of the Presence of Asbestos and Covenant	<p>Notice that friable asbestos or Asbestos Containing Materials (ACM) has been found on the property. Grantee covenants and agrees that its use and occupancy of property will be in compliance with all applicable laws relating to asbestos.</p>		X	X	X
	<p>Asbestos Burial Sites No. 1 and No. 2 are addressed in FOST II. These areas are located at the former Buildings 4111 and 5063. The buildings were destroyed by fire, and all debris including asbestos was buried inside the foundation walls. The two former building areas were covered with soil and designated as “no dig” asbestos burial areas. These locations have asbestos warning signs. The Fort Chaffee Redevelopment Authority Public Trust and any future owners will be restricted from digging and will be required to maintain the warning signs and ground cover.</p>		X		
Notice of the Presence of Lead-Based Paint and Covenant	<p>Notice that all buildings on the property that were constructed or rehabilitated prior to 1978 are presumed to contain lead-based paint. Grantee covenants and agrees that it shall not permit occupancy or use of any buildings or structures on the property as residential real</p>		X	X	X

ENCLOSURE 6
ENVIRONMENTAL NOTICES AND RESTRICTIONS

Notices With Covenants	Description	FOST I	FOST II	FOST III	FOST IV
	property without complying with provisions in the deed and compliance with all applicable laws and regulations relating to lead-based paint and/or lead-based hazards. Additional covenants apply and are included in the transfer deed.				
Notice of the Presence of Polychlorinated Biphenyls (PCB) and Covenant	Notice that equipment-containing PCBs may exist on the property (i.e. fluorescent light ballasts). Any PCB contamination or spills relating to equipment has properly been remediated prior to conveyance. Grantee covenants and agrees that its continued possession, use and management of PCB containing equipment will be in compliance with all applicable laws relating to PCBs.		X	X	X
Notice of Presence of Pesticides and Covenant	Notice that the potential exists for pesticides to be present at the drip line or under building foundation slabs. Presence of these products is a result of intended use and not a CERCLA-related release. Grantee covenants and agrees that its continued possession, potential use, and continued management of industrial area buildings will be in compliance of all applicable laws related to pesticide use.		X (pertains only to chlordane)	X	X
Notice of Presence of Sumps and Pits and Covenant	Notice that several buildings (maintenance and oil houses) have floor sumps or maintenance pits constructed				X

ENCLOSURE 6
ENVIRONMENTAL NOTICES AND RESTRICTIONS

Notices With Covenants	Description	FOST I	FOST II	FOST III	FOST IV
	into the building foundation slabs. Grantee covenants and agrees that its continued possession, potential use, and continued management of these buildings with the presence of sumps or pits be in compliance with all applicable laws and regulations relating to hazardous substances and hazardous wastes.				
Notice of Blank Small Arms Ammunition	Blank small arms ammunition may exist on the property.			X	X
Notice of Sanitary Sewer Lines	The sanitary sewer lines are considered safe for continued use as sanitary sewers. Using the sanitary sewer system for other purposes would require further evaluation.			X	X

ENCLOSURE 7
DOCUMENTATION FOR READY-FOR-REUSE DETERMINATION

U.S. Army, 1999, ROD I, Record of Decision for Three Sites (No Further Action Group I Sites), Fort Chaffee, Arkansas, May 13, 1999

U.S. Army, 1999, ROD II, Record of Decision for Fifteen Sites (No Further Action Group II Sites), Fort Chaffee, Arkansas, May 13, 1999

U.S. Army, 1999, ROD III, Record of Decision for 19 No Further Action Group III Environmental Sites, Fort Chaffee, Arkansas, December 13, 1999

U.S. Army, 2000, ROD IIID, Record of Decision for Five No Further Action Group III-D Environmental Sites, Fort Chaffee, Arkansas, February 8, 2000

U.S. Army, 2000, ROD IV, Record of Decision for Three No Further Action Group IV Environmental Sites, Fort Chaffee, Arkansas, November 3, 2000

U.S. Army, 2002, ROD V, Record of Decision for Two No Further Action Group V Environmental Sites, Fort Chaffee, Arkansas, September 30, 2002

U.S. Army, 2003, ROD VI, Record of Decision for Two No Further Action Group VI Environmental Sites, Fort Chaffee, Arkansas, April 29, 2003

U.S. Army, 2000, Action Memorandum, North POW Landfill Removal Action, Site FTCH-032, Fort Chaffee Arkansas, February 14, 2000

U.S. Army, 2000, Action Memorandum For Sanitary Landfill #1, Site FTCH-001, Fort Chaffee Arkansas, March 6, 2000

U.S. Army, 2001, Action Memorandum, Building 477 (Site FTCH-042), Removal Action, Fort Chaffee Arkansas, September 17, 2001

U.S. Army, 2002, Supplemental Action Memorandum, Building 477 (Site FTCH-042), Removal Action, Fort Chaffee Arkansas, September 30, 2002

U.S. Army, 2001, Action Memorandum, Building 460 (Site FTCH-21E), Removal Action, Fort Chaffee Arkansas, September 17, 2001

U.S. Army, Finding of Suitability to Transfer (FOST), Community Environmental Response Facilitation Act (CERFA) Category I Property, Fort Chaffee Military Installation, Arkansas, June 22, 2000

U.S. Army, Finding of Suitability to Transfer (FOST), FOST II, CERCLA 120(h)(3) Properties, Fort Chaffee, Arkansas, August 9, 2000

U.S. Army, Finding of Suitability to Transfer (FOST), FOST III, CERCLA 120(h)(3) Properties, Fort Chaffee, Arkansas, February 2, 2001

U.S. Army, Finding of Suitability to Transfer (FOST), FOST IV, CERCLA 120(h)(3) Properties, Fort Chaffee, Arkansas, May 14, 2001

U.S. Army, 2003, Finding of Suitability to Transfer (FOST), FOST V, CERCLA 120(h)(3) Properties, Fort Chaffee, Arkansas, May 16, 2003

ENCLOSURE 8
AGENCY CONTACTS

For copies of the documentation referenced in the Ready for Reuse Determination, please contact:

Mr. Noel Bennett
U.S. EPA Region 6
1445 Ross Avenue
Dallas, TX 75202-2733
(214) 665-8514
Fax: (214) 665-7263
bennett.noel@epa.gov

Mr. Daniel Clanton, P.E.
Arkansas Department of Environmental Quality
Hazardous Waste Division
8001 National Drive
P.O. Box 8913
Little Rock, Arkansas 72219-8913
(501) 682-0834
Fax: (501) 682-0565
clanton@adeq.state.ar.us

Ms. Rose M. Zeiler, Ph.D.
Department of the Army
P.O. Box 23610
Barling, Arkansas 72923
(479) 484-2516
Fax: (479) 484-2055
zeilerr@sill.army.mil

All media inquiries should be directed to the EPA Region 6 Office of External Affairs at (214) 665-2200, or the ADEQ Customer Service Division at (501) 682-0923.