1R - 146

REPORTS

DATE:

6/92 - PHASE I

DRAFT

Brown McCarroll & Oaks Hartline

Austin, Texas

ENSR

Phase I Preliminary Assessment of Former Exxon Chemical Company Facility 2607/2609 West Marland Boulevard Hobbs, New Mexico

ENSR Consulting and Engineering

June 1992

Document Number 1009-001

PRIVILEGED AND CONFIDENTIAL DRAFT

ENSR Consulting
and Engineering
3000 Richmond Avenue
Houston, Texas 77098
(713) 520-9900
(713) 520-6802 (FAX)

June 19, 1992

Mr. R. Keith Hopson
Brown McCarroll & Oaks Hartline
1400 Franklin Plaza
111 Congress Avenue
Austin, Texas 78701

PRIVILEGED AND CONFIDENTIAL

RE: Phase I Preliminary Assessment of Former Exxon Chemical Company Facility, 2607/2609 West Marland Boulevard, Hobbs, New Mexico

Dear Mr. Hopson:

ENSR Consulting and Engineering (ENSR) is pleased to transmit its preliminary assessment of the above-referenced property. ENSR was retained as a consulting expert for the sole purpose of assisting Brown McCarroll & Oaks Hartline (Brown McCarroll) and Exxon Corporation (Exxon) in preparing for anticipated litigation against NL Industries, Inc. (NL). To assist Brown McCarroll and Exxon in preparing their claims, ENSR performed environmental assessments at former NL facilities acquired by Exxon, including an assessment of potential on-site contamination, off-site contamination, and regulatory compliance issues.

This report describes the results of ENSR's initial investigation to identify the potential presence of hazardous waste, petroleum hydrocarbon contamination, or other waste related problems involving or affecting the subject property. Unless specified to the contrary, this preliminary evaluation does not include consideration of asbestos materials, urea formaldehyde, or radon gas. Such materials, if present, normally cannot be identified without the use of special instruments, specially trained personnel, or special testing procedures.

ENSR has performed this preliminary assessment in a professional manner using that degree of skill and care exercised for similar conditions by reputable and competent environmental consultants. Nonetheless, several major qualifications are inherent in the conduct of this or any other environmental assessment.

- The distinct possibility always exists that major sources of future environmental liability have yet to manifest themselves to the point where they are reasonably identifiable through an external investigation, such as was conducted in this case.

- We note that the results of our investigation represent the application of a variety of engineering and technical disciplines to material facts and conditions associated with the subject property. Many of the facts and conditions are subject to change over time; accordingly, the assessment report must be viewed within this context.

ENSR

- ENSR shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the evaluation was performed.

ENSR's investigative activities took place between August 28 and September 6, 1991 and the on-site inspection was performed on August 28, 1991.

This report and all field data, notes, and laboratory test data (hereinafter collectively "information") were prepared by ENSR solely for the benefit of ENSR's clients, Brown McCarroll and Exxon. The purpose of this report is to assist Brown McCarroll and Exxon in preparing for anticipated litigation against NL. ENSR's clients may release this report to third parties, who may use and rely upon the report at their discretion. However, any use of or reliance upon this report by a party other than the clients shall be solely at the risk at such third party and without legal recourse against ENSR or its subsidiaries and affiliates, or their respective employees, officers or directors, regardless of whether the action in which recovery of damages is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of ENSR), statutes or otherwise. This report shall not be used or relied upon by any party who does not agree to be bound by the above statement.

If you have any questions regarding our report or its findings, please do not hesitate to call me at (713) 520-9900.

Sincerely,

ENSR Consulting and Engineering

Jay L. Swindle, P.E.
Project Manager

JLS/dp:1009R001.17

Attachments

CONTENTS

Brown McCarroll & Oaks Hartline

Austin, Texas

Phase I Preliminary Assessment of Former Exxon Chemical Company Facility 2607/2609 West Marland Boulevard Hobbs, New Mexico

ENSR Consulting and Engineering

June 1992

Document Number 1009-001

PRIVILEGED AND CONFIDENTIAL DRAFT

PART I: SITE OWNERSHIP AND LOCATION

1. **Site Owner:**

   (a) **Name:** Electro-Support Systems, Inc.

   (b) **Address:** 2607 West Marland Boulevard
   Hobbs, NM 88240

2. **Site Operator:**

   (a) **Name:** Electro-Support Systems, Inc.
   (Formerly Exxon Chemical Company)

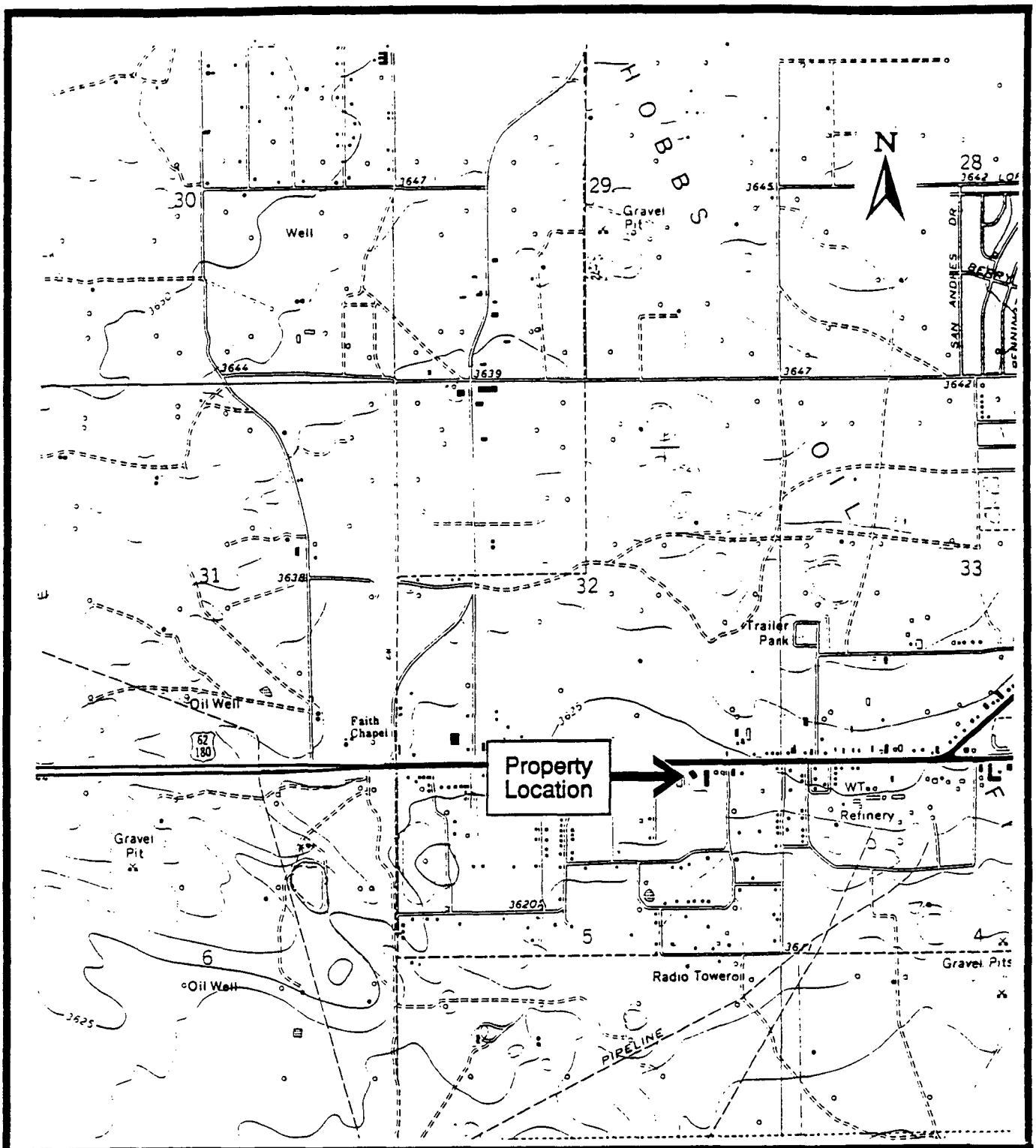
   (b) **Address:** 2607 West Marland Boulevard
   Hobbs, NM 88240

3. **Site Location References: (See Figure 1: Site Location Map)**

   (a) **Address:** 2607/2609 West Marland Boulevard
   Hobbs, NM 88240

   (b) **County:** Lea County

   (c) **U.S.G.S. Quad Map:** Hobbs West, New Mexico (1969, photorevised 1979)



Source: USGS, Hobbs East, N. Mex. quadrangle, 1969. Photo Revised 1979.

QUADRANGLE LOCATION

Scale

0 1Mile

ENSR™
Consulting and Engineering

Figure 1
Property Location
2607/2609 W. Marland Blvd.
Hobbs, NM

DRAWN: RBS	DATE: 9-5-91	PRJ. NO.: 2620-092-517

PART II: DESCRIPTION AND CHARACTERIZATION OF THE SITE

1. **Physical Description of Site (See Figure 2: Site Plan)**

   (a) **Site acreage:** 2.15 acres.

   (b) **Estimated % of site covered by buildings and pavement:** 5 percent.

   (c) **Site and building layout:** The subject property is covered with caliche, and contains two buildings which include the following:

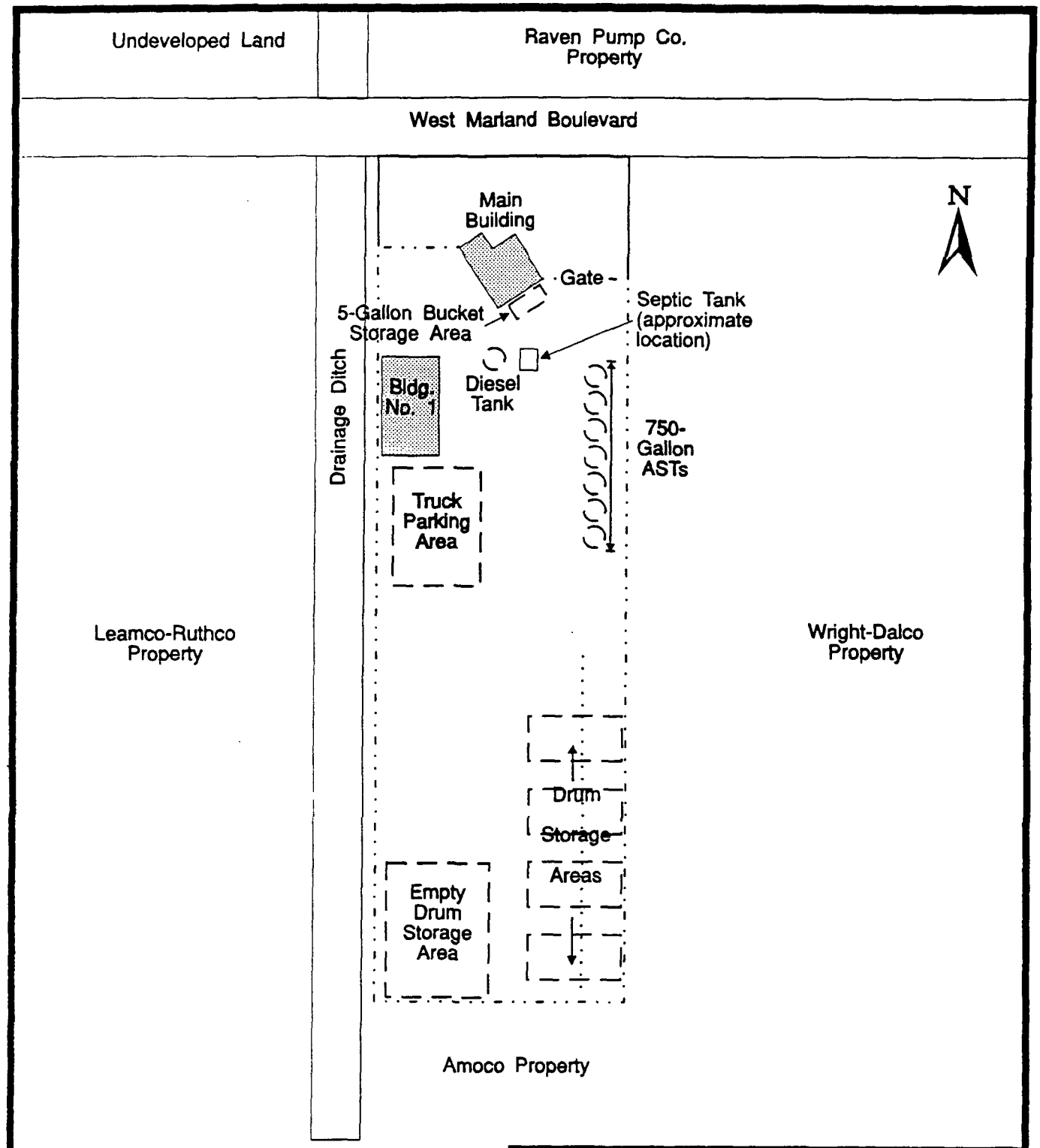
   - a main building (duplex) to the north; and
   - a warehouse/assembly building along the west side of the property;

   The main building includes two office suites: 2607 West Marland Boulevard is 880 square feet and 2609 West Marland Boulevard encompasses 1,100 square feet.

   NL Treating (NL) and Exxon Chemical (Exxon) formerly occupied 2609 West Marland; NL vacated in late 1987, Exxon vacated the premises in 1989. It has remained vacant since 1989.

   The office suite at 2607 West Marland is occupied by the current site owner, Electro-Support Systems, an electronics assembly business. The warehouse assembly building is also used by Electro-Support for assembly of electronics parts and packaging and storage of product. According to Paul Reed, this building was used by Exxon for office space, intermittent drummed product storage (for salesmen's convenience) and minor sales/service laboratory work.

   (d) **Topography and slope:** The subject property is located on relatively flat terrain with a less than 1 percent slope towards the west.



Legend

- Existing Structure
- Fence
- Gas Pipeline
- Former location of AST
- Approximate Location of Former Structure or Area

Approximate Scale: 1 inch = 100 feet

ENSR™
Consulting and Engineering

Figure 2
Property Details
2609 West Marland Boulevard
Hobbs, NM

2620092A	DATE: 9-5-91	PRJ. NO.: 2620-092-517

(e) **Depth to groundwater/flow direction:*** Mr. Johnny Hernandez, New Mexico State Engineer, stated that the depth to the water table in this area ranges between 40 to 60 feet. He reported that in this particular area, shallow groundwater flow direction is generally toward the southeast.

(f) **Surface water and wet areas (including streams, rivers, ponds, etc.):** Surface water bodies were not observed on the property. The nearest water body, an unidentified pond, is located 2,500 feet southeast of the subject property.

(g) **Ditches/Drainage Features:** A drainage ditch is located along the property's western border. The ditch is currently being lined with concrete by the City. No water was present in the ditch at the time of the site visit. No soil staining was observed in the exposed, unlined portion of the ditch.

2. **Brief Description of Current Use in Terms of Products Made; Processes Used; Raw Materials Employed; Chemicals and Fuels Used; and Wastes Generated, Including Waste Disposal Facilities/Locations Used:**

The subject property is currently used by Electro-Support Systems, Inc. for small electronics assembly. The current owner and occupant of the property was unable to provide information regarding waste disposal practices. From limited visual observations, no chemicals were observed to be in the assembly process and no wastes other than domestic trash appear to be generated by the current owner. All solid wastes are removed by Waste Management of New Mexico to the City of Hobbs, Lea County Landfill. Solid wastes have been removed from this site since 1970 by Waste Management of New Mexico.

When Exxon occupied the space, chemical storage and distribution occurred (November 1987 to August 1989). Chemicals were delivered on site in drums and by bulk. Prior to November 1987 the building at 2607 West Marland was reportedly used for office space only. Chemical distribution occurred intermittently from 1979 to 1989 at 2609 West Marland. Material transfer occurred on site as chemicals were transferred to the chemical servicing trucks. Some material consolidation in drums also occurred.

---

* Unless otherwise noted, the groundwater flow direction has been inferred from a review of regional topographic data. Site specific conditions may vary due to a variety of factors, including geologic anomalies, utilities, nearby pumping wells (if present), and other developments.

3. **Selected Facility Information:**

(a) **Septic tanks/leaching fields:** Mr. Joe Cleveland, Utility Maintenance Supervisor, Hobbs Utility Department, recalled that the Sweatt Construction property did not connect into the sewer system until the spring of 1990. Furthermore, sewer lines were not available to the area until March 1987. None of the facility contacts were aware of a septic tank or leaching field on site. No surficial features indicated the existence of a septic tank or leaching field. However, according to William P. Harris, architect for the original main building, in 1962 a 500-gallon septic tank was installed south of the building and east of the aboveground diesel storage tank. The leaching field extended south of the tank. Two concrete splitter boxes (20 feet by 20 feet by 20 feet) were also installed to distribute the waste from the building's restrooms and sink drains. There are no records are on file at the New Mexico Environmental Improvement Division concerning this tank's registration, removal, or closure after the facility connected to the City of Hobbs sanitary waste system.

(b) **Sanitary sewers:** According to Mr. Joe Cleveland, Hobbs Utility Division, the subject site was connected to the municipal sanitary sewer line in the spring of 1990.

(c) **Process wastewater sewers:** No process wastewater is generated at this facility. Lab samples from oil emulsion tests were generated in the past (1979 to 1990). Mr. LaFavers, Exxon, speculated that samples may have been disposed of down the drain, in the dumpster, or shipped to the Odessa, Texas facility for reprocessing.

(d) **Facility water supplies (potable and process):** The facility obtains its water supply from the municipal water supply. Water was connected to the main building in 1962. Water service was extended to the other side of the main building in 1965 and to the warehouse assembly building in 1982, according to the Hobbs Water Department.

(e) **Wells (active or abandoned monitoring, potable or process water supplies, injection, gas/oil):** John Nogelmeier (Sales Engineer, Exxon) and Ken LaFavers (District Operations Supervisor, Exxon) stated that there are no wells on the subject site. No evidence of on-site wells was observed during the August 28, 1991 property reconnaissance.

4. Observations Concerning Waste Management Practices at Site

(a) **Date of site/facility inspection:** August 28, 1991.

(b) **Weather-related limitations:** None.

(c) **Access-related limitations:** Access was not granted to the site currently occupied by Electro-Support Systems, Inc. (2607 West Marland). Access to the areas previously used by NL and Exxon (yard, 2609 office suite, and the warehouse assembly building) was granted. Interviews were conducted with former NL (current Exxon) employees who had direct experience at the site while operated by NL and Exxon. Milton Mosher, representative for Electro-Support Systems, provided limited information regarding current uses. Electro-Support Systems has owned and occupied the property only since January or February 1991.

(d) **General condition of interior areas:**

(i) **Process areas:** None currently present.

(ii) **Raw material/chemical supply areas:** The suite occupied by Electro-Support Systems was not inspected.

According to Mr. Nogelmeier and Mr. LaFavers, NL did not store chemicals inside any of the buildings.

(iii) **Waste storage areas:** The suite occupied by Electro-Support Systems was not inspected. According to Mr. Nogelmeier and Mr. LaFavers, NL did not store wastes inside any of the buildings.

(iv) **Floor drains, sumps:** No floor drains in the interior areas of the 2609 building were observed. No sumps are known to be located on the subject property, according to Mr. LaFavers.

(v) **Other:** NL, and later Exxon, used a small room as a laboratory area where emulsion tests were conducted. The period of use is unknown. Testing involved mixing small volumes of oil with emulsion breakers. The vials of mixtures were hand-shaken and observed. Some small spot stains were observed on the floor, however, no other significant stains or other observations were noted during the

property reconnaissance. Information concerning the final disposition of the waste product from the emulsion tests was not available.

(e) **General condition of exterior areas:**

(i) **Process areas:** No exterior process areas are currently located at the subject property. Seven aboveground storage tanks (ASTs) owned by Exxon/NL were removed in August 1990. Sweatt Construction owned an AST and removed it in 1988. No blending or processing was previously done on site by NL or Exxon.

(ii) **Waste storage areas:** No exterior waste storage areas were noted during the property reconnaissance. No waste storage areas were currently observed in the yard areas outside the building.

According to Ken LaFavers, waste oil or waste chemicals were stored in two drum storage areas from 1988 to 1990. When drums were filled with residuals, they were transported to the Odessa, Texas facility for reprocessing. No records were available to verify this activity.

Wastes previously generated by NL (the lessee) at this property were reportedly office waste and residual chemicals. The dumpster for solid waste, used by NL, was located near the northwest corner of the main building. Empty drums and drums of waste chemicals were stored in the southwest corner of the yard. Drummed product was stored along the southwest side of the site. No evidence of waste releases was noted. In late 1990 or early 1991 after Exxon vacated the site, 8 to 12 inches of caliche was removed and replaced with new caliche, by Sweatt Construction, the former property owner, as stated by Mr. Nogelmeier of Exxon.

(iii) **Loading/unloading docks:** No loading/unloading docks are present at the main building. The garage door at the assembly building appeared to be used as a loading area. Some staining was observed in this vicinity.

(iv) **Tank fill locations:** No tanks are currently located on the subject property.

Previously, NL installed seven 750-gallon aboveground tanks approximately 100 feet south of Marland Boulevard along the east side of the property. These tanks were equipped with fiberglass secondary containment structures. The tanks were removed in 1990 by Exxon. Due to the replacement of 8 to 12 inches of caliche

in late 1990 or early 1991 by Sweatt Construction, no evidence of release was noted.

(v) **Catch basins:** No catch basins were observed on the subject property.

(f) **Other observations:**

(i) **Discolored soils:** No discolored soils were observed on the subject property. However, one small area (approximately 2-foot diameter) of crusted soil was noted near the north garage door of the warehouse assembly building.

(ii) **Discolored water:** Discolored water was not observed on the subject property.

(iii) **Unusual odors:** No unusual odors were noted during the site visit.

(iv) **Unusual vegetative conditions:** No unusual vegetative conditions were noted during the site visit.

(v) **Other observations:** A gas line, which runs north-south through the east side of the property, was replaced in late 1990 or early 1991. Since replacement, subsidence has recently occurred in the southeast corner of the property. Exxon contacts said that the gas line ran through the property during the NL tenancy and no subsidence problems were noticed.

PART III: SITE HISTORY AND DESCRIPTION OF SURROUNDING LAND USES

1. **Description of Former Uses of Site, Including Dates Where Known, and Other Relevant Information Concerning Waste Generation, Disposal, and Underground Tanks:**

The site is currently owned and operated by Electro-Support Systems, Inc. (ESS). ESS purchased the property in January or February 1991, from Sweatt Construction (Sweatt). Sweatt removed 8 to 12 inches of top soil prior to completion of the sale. Mr. Mosher of ESS did not know why soil was removed.

Sweatt used the property for offices, truck maintenance (including oil changes), and construction equipment storage. John Nogelmeier and Ken LaFavers of Exxon reported that Sweatt maintained an aboveground diesel tank located south of the main building (see Figure 2). John Nogelmeier said that after Sweatt removed the tank, a dark stain remained on the soil.

NL leased the office suite at 2609 West Marland intermittently from approximately 1980 until 1988. Exxon assumed this bases when it acquired NL in 1987. Sweatt used the majority of the property during this period. Exxon leased the entire property (buildings and yard) from Sweatt from March 1988 to 1989.

No underground storage tanks (USTs) are known to be or have been on the property. No PCB-containing equipment is known to be or have been located on the property.

Exxon maintained seven 750-gallon ASTs at the subject property from March 1988 to August 1989. All ASTs were placed in fiberglass secondary containment basins from the time they were originally set up at this property. Typically, 250 drums of product were stored on the subject property during the same period. NL did not store chemicals on the property between 1980 and 1987.

Wastes generated by NL at this property were office waste and residual chemicals from oil field customers. Solid waste was picked up and disposed of by Waste Management of New Mexico and taken to the City of Hobbs, Lea County Landfill. Residual chemicals were consolidated and shipped periodically (approximately one 55-gallon drum per month) to NL in Odessa, Texas. John Nogelmeier reported that most residual chemicals (quantities of product not used) were left with oil-field clients, instead of bringing it back for consolidation and reuse.

Empty drums (typically 50 to 60) and drums of waste chemicals were stored in the southwest corner of the yard. Drums of product (approximately 250) were stored in rows on pallets along the southeast side of the yard. Five-gallon buckets of product were stored on a few pallets on the south side of the Main Building. The ASTs were located along the middle to north end of the east side of the yard. Trucks parked along the middle of the west side near permanent red posts, south of the warehouse assembly building.

Truck maintenance activities were reportedly not performed by NL at this site. According to Mr. Nogelmeier, trucks were taken to local garages for service and to commercial car/truck washing facilities for cleaning.

NL and Exxon used a small room as laboratory where emulsion tests were conducted between 1980 to 1987 and 1987 to 1989, respectively. Small volumes of oil were mixed with emulsion breakers. The vials of mixtures were hand-shaken and observed. The facility did not operate as a full-scale laboratory and did not require special staffing. Ken LaFavers reported that some vials in boxes were shipped to NL, Odessa, Texas, for disposal. The disposition of the wastes generated from these tests is unknown at this time.

2. **Description of Current and Former Uses of Properties Abutting or Adjacent to the Site, Including Relevant Information Concerning Potential Waste Generation and Underground Tanks:**

The subject site is surrounded on the north by Raven Pump Co.; by vacant land and an Amoco producing oil well on the south; by Wright-Dalco Inc., on the east and on the west by Leamco-Ruthco. Aerial photos form 1969 and 1983 did not indicate any significant activities at adjacent properties. According to Myra Meyers of the New Mexico Environmental Improvement Office, no underground tanks or compliance issues are recorded for the adjacent property owners.

3. **Description of Other Potentially Significant Land Uses Currently Situated Within a Minimum of 250 Feet of Site:**

No other significant land uses were noted within 250 feet.

PART IV: INVENTORY OF SENSITIVE RECEPTORS IN SITE VICINITY

1. **Wells/Potable Drinking Water Supplies Within a Minimum of 1,000 Feet:**

   Approximately 58 private water wells are located within 1,000 feet of the subject property, according to Johnny Hernandez, New Mexico State Engineer. He added that Amoco has been plugging the abandoned water wells in this area. The purpose of these wells was not known except that Amoco has one producing oil well on the adjacent property and the water wells may have been used for process water during development of the existing well.

2. **Residences Within a Minimum of 1,000 Feet:**

   Residential areas are located north and northwest within 1,000 feet of the subject property.

3. **Significant Wet Areas/Surface Water Bodies Within a Minimum of 1,000 Feet:**

   None observed. The subject property is located within a 500-year flood plain, according to the Flood Insurance Rate Map. The closest water body is a small manmade pond 2,500 feet southeast of the subject site.

4. **Other Sensitive, Off-Site Receptors Within a Minimum of 1,000 Feet:**

   No other sensitive, off-site receptors noted.

PART V: DESCRIPTION OF KNOWN OR SUSPECTED RELEASES OF HAZARDOUS MATERIALS OR PETROLEUM HYDROCARBONS

1. **Has the Subject Site Ever Been Listed on Any of the Following:**

	Yes	No
(a) National Priorities List (Superfund)	___	X
(b) CERCLIS Data Base (of Potential Problem Site)	___	X
(c) State List/Inventory of Problem Sites	___	X

The site is not listed on the NPL or CERCLIS databases. In addition, no files regarding this property were found in the New Mexico Environment Department Hobbs Field Office.

2. **If the Facility or Site Has Not Been Listed in (1) Above, Has the Facility Ever Had a Release, Spill, or Leak of a Hazardous Substance or Petroleum Hydrocarbons or Has the Facility/Site Ever Been Investigated by a Governmental Agency for the Actual or Potential Presence of an On-Site Contamination Problem?**

According to John Nogelmeier and Ken LaFavers, routine spills from filling operations were generally caught by the secondary containment systems. However, some small releases of chemicals from trucks or drums may have occurred. Whether these spills were cleaned up is unknown. The site is currently unstained, but at least one cleanup has occurred (caliche removal). No releases were reported to city, county, state, or federal agencies, according to Mr. Nogelmeier.

Lieutenant John Michael Casey, Hobbs Fire Department, reported that no records of incidents (e.g., fires, spills, explosions) were found in their files for 2609 West Marland Boulevard from 1971 to the present. The fire department inspects the facility annually. At one point (date unknown), the lab was closed by the fire department due to inadequate ventilation, according to Ken LaFavers (former NL employee). No record of this ventilation issue was recorded in the fire department files.

3. **Are There Any Sites Located Within a Minimum of 1,000 Feet of the Subject Site that are Shown on Either the National Priorities List of Federally-Designated/Proposed Superfund Sites, the U.S. EPA's CERCLIS Data Base List of Potential Problem Sites, or Any Comparable State List?**

ENSR's review of the CERCLIS Database did not identify any facilities within 1,000 feet of the subject site with documented problems or contamination.

The PRP list was checked for listing of former site owners/operators and owners of adjacent properties (listed below). None were found.

- ESS - current owner
- Amoco - adjacent property
- NL - adjacent property
- Dalco Construction and Roofing - adjacent property
- Wright Dalco - adjacent property
- Leamco-Ruth Co. - adjacent property
- Sweatt - former owner

PART VI: SELECTED REGULATORY ISSUES

1. **Solid and Hazardous Waste**

   (a) **Identify and describe principal wastes generated, including estimated annual quantities by waste type:** Information was not provided by current owner and operator. Wastes produced by Exxon included solid wastes (trash), and residual chemical from customer sites. This was transferred to the Odessa, Texas site. Some reprocessing at Odessa occurred.

   (b) **Identify RCRA Status of Facility**

   The site is not indicated in EPA databases as a RCRA generator or in Department of Health files (Hobbs). Exxon employees did not know whether the site had obtained generator status.

   (c) **What is the maximum quantity of hazardous waste the facility generates on a monthly basis?** This information was not provided by current owner and operator. Past Exxon operators reportedly generated one drum per month of residual chemical waste.

   (d) **What is the maximum quantity of hazardous waste the facility accumulates on-site at any one time?** This information was not provided by current owner and operator. 50 to 60 empty drums are stored on site. In addition, several drums containing residual waste were observed. The exact quantity was unknown.

   (e) **What is the maximum period of time the hazardous waste remains on-site (prior to on-site treatment, storage or disposal; or shipment off-site for treatment, storage or disposal)?** This information was not provided by current or previous owner and operator.

   (f) **Describe the condition(s) of the hazardous waste storage area(s).** No hazardous waste storage area was observed during the property reconnaissance. All previous storage areas appeared to be cleaned up and covered with caliche.

   (g) **If the facility is a TSDF, describe each unit and its permit status below.** This information was not provided by the current owner and operator.

(h) **Has the facility ever held RCRA interim status, submitted a RCRA Part B permit application, or received a RCRA Part B permit at <u>any</u> time?** This information was not provided by the current owner and operator. NL Treating and/or Exxon Chemical never held RCRA interim status, never submitted a RCRA Part B permit application, and never received a RCRA Part B permit for this facility.

___ **Yes** _X_ **No**

(i) **Has the EPA imposed any RCRA Corrective Action requirements on the facility as part of either a Part B permit or an enforcement action?**

___ **Yes** _X_ **No**

(j) **Have there been any governmental RCRA-related inspections or investigations during the past five years?** This information was not provided by current owner and operator. Our research indicated no RCRA-related inspections were conducted during the NL and Exxon operation of the property, according to Myra Moyers of New Mexico Environmental Improvement Division.

___ **Yes** _X_ **No**

(k) **Have there been any RCRA notices of violation or enforcement actions taken against the subject facility?** This information was not provided by current owner and operator. No RCRA notices or other enforcement actions were taken against NL Treating or Exxon for operations of this facility, according to Myra Meyers of New Mexico Environmental Improvement Division.

___ **Yes** _X_ **No**

(l) **What is done with waste generated (including solid wastes, recycled materials, and hazardous waste) relative to disposal?**

___ **On-site recycling/disposal**

_X_ **Off-site recycling/disposal**

If off-site disposal, identify below disposal locations (name, city, state) by waste type and approximate years during which disposal location(s) used.

This information was not provided by the current owner and operator. Drums were transported to Exxon's facility in Odessa, Texas. Solid waste was disposed of in the municipal landfill.

Waste Type	Disposal Facility (Name, City, State)	Estimated Period of Usage
Domestic waste	Hobbs, New Mexico	1977-1991
Residual chemicals	Exxon Chemical Odessa, Texas	1988-1990

(m) Has the facility or facility owner(s) ever been identified as a potentially responsible party (PRP) at any site?

_X_ Yes ___ No

However, not in association with this facility.

2. Above and Underground Storage Tanks

(a) Are there any active or inactive (but not abandoned) above or underground storage tanks present on the subject site?

Above Ground **Underground**

___ Yes _X_ No **___ Yes _X_ No**

Seven aboveground tanks used by NL/Exxon were removed and taken to another facility. No records were available for review. Several tanks at the Hobbs Del Paso yard may be the tanks used in the West Marland site.

One AST was owned and used by Sweatt from 1977 to 1988 for diesel storage. Sweatt removed this tank in 1988.

No underground tanks were ever installed on site.

(b) **Are there any known underground tanks that have been abandoned in-place or removed?**

__ **Yes** _X_ **No**

(c) **Are there any storage tanks (hydrocarbon, mineral oil, or vegetable oil) with a capacity of (i) 42,000 gallons or more of underground storage; or (ii) 1,320 gallons or more aggregate of above ground storage, with any single container having a capacity in excess of 660 gallons?**

___ **Yes** _X_ **No**

No SPCC plan was available for review during the site visit. No fuel or chemicals currently stored on site.

(d) **Do any of the underground task (USTs) require registration under federal or comparable state UST regulation?** None present.

(e) **Are there any USTs subject to federal or comparable state UST regulations that were installed before December 1988?** None present.

3. **Wastewater Discharges**

(a) **Identify and describe wastewater streams from subject facility, including effluent type (sanitary, process, storm), estimated volumes (gallons per day), and discharge point (receiving stream, sewage system, septic field, etc.).** No sanitary process or stormwater waste streams are currently generated on site. No discharge point is currently located on site. In the past, sanitary wastes and lab wastes were disposed of through the sink drain to the septic tank. Wastewater was previously discharged to a septic tank installed between 1962-1965 by the original builder, according to C. Mumford. The facility is currently connected to the city sewer system for sanitary wastewater treatment only.

(b) **Describe the pre-treatment of wastewater streams, if any.** This information was not provided by the past owner and operator. No waste streams are generated by the current owner.

(c) **Describe whether or not the facility has received the necessary permits for each discharge point. For each permit, identify the name of issuing agency, date permit granted, expiration/renewal date, and key permit limitations/requirements:** This information was not provided by the current owner and operator.

(d) **Have there been any governmental wastewater-related inspections or investigations during the past five years?** This information was not provided by the current owner and operator. However, the NL/Exxon contacts reported that no wastewater inspections were ever conduced during the NL/Exxon tenancies.

___ **Yes** _X_ **No**

(e) **Have there been any wastewater-related notices of violations or enforcement actions taken against the facility?** This information was not provided by the current owner and operator. However, the NL/Exxon contacts reported that no wastewater-related notices of violations were issued during the NL/Exxon tenancy.

___ **Yes** _X_ **No**

4. **Storm Water**

(a) **Is the facility subject to NPDES storm water regulations?** Insufficient information was provided by the current owner and operator to determine whether the facility is subject to NPDES regulations. No permit or permit application was in the file at New Mexico Environmental Improvement Division for either the current owner, ESS, or previous owner, Sweatt.

(i) **Has the facility applied for and/or received a NPDES permit that covers their storm water discharges?** This information was not provided by the current owner and operator. No NPDES permit is required for the current processing for small welding and package operations on site. There are currently no tanks or chemical storage outside. Permits were not held by Exxon. All aboveground tanks formerly on site were enclosed in fiberglass containment areas. No berms or pads existed for drum storage areas. Drums were stored on pallets.

(b) **Have there been any governmental storm water related inspections or investigations during the past five years?** This information was not provided by the current owner and operator. However, Exxon contacts reported that no stormwater related inspections were conducted at the subject property during Exxon's tenancy (March 1988 to August 1989). Prior to 1988, NL leased only office space at the property. The remainder of the property was used by the owner, Sweatt. The Exxon contacts did not know whether any stormwater inspections occurred at the property prior to March 1988.

(c) **Have there been any storm water related notices of violation or enforcement actions taken against the facility?** This information was not provided by the current owner and operator. Charlie Dye (District Manager, Exxon), John Nogelmeier, and Ken LaFavers were not aware of any notices of violations regarding the NL/Exxon tenancy.

___ **Yes** _X_ **No**

5. **Air Quality**

(a) **What is the attainment/non-attainment status for the air quality control region within which the facility is located relative to each of the designated criteria pollutants (check appropriate boxes below)?**

Criteria Pollutant	Attainment	Non-Attainment
Sulfur Dioxide	X	
Particulates	X	
Carbon Monoxide	X	
Nitrogen Dioxide	X	
Ozone	X	
Lead	X	

(b) **Describe significant point emission sources, including when each source was installed or modified (year).** This information was not provided by the current owner and operator. None were observed during site visit. According to Mr. LaFavers, in the past, all tanks were vented but these tanks are no longer present on site.

(c) **Describe whether or not the facility has received the necessary permits for each identified emission source (includes emission registrations where required). Identify any major permit limitations/requirements and identify any permits/registration that have lapsed and require renewal.** This information was not provided by the current owner and operator; however, no sources were noted.

(d) **Have there been any governmental air quality-related inspections or investigations during the past five years?**

___ **Yes** _X_ **No.**

This information was not provided by the current owner and operator. However, Exxon contacts reported that no air quality related inspections were conducted at the subject property during the Exxon tenancy (March 1988 to August 1989). Prior to 1988, NL leased only office space at the property. The remainder of the property was used by the owner, Sweatt. The Exxon contacts did not know whether any air quality inspections occurred at the property prior to March 1988.

(e) **Have there been any air quality-related notices or violation of enforcement actions taken against the facility?**

___ **Yes** _X_ **No.**

This information was not provided by the current owner and operator. Charlie Dye, John Nogelmeier, and Ken LaFavers were not aware of any notices of violations regarding the NL and Exxon tenancies.

6. **SARA Title III**

(a) **Is the facility required to prepare, or have available, material safety data sheets (MSDS) for any hazardous chemical under OSHA?**

_X_ **Yes** ___ **No**

This information was not provided by the current owner and operator. No chemicals are currently stored on site by ESS. However, Ken LaFavers reported that MSDS were available to Exxon employees during the 1988 to 1990 period when chemicals were stored on site in ASTs and drums.

If "Yes", is the hazardous chemical present at the facility in quantities at or above the specified reporting threshold? No chemicals are currently stored on site.

___ **Yes** _X_ **No**

If "Yes" relative to threshold quantities, has the facility:

(i) **Submitted an MSDS for each hazardous chemical, or a list of hazardous chemicals, to the local emergency planning committee, the state emergency response commission, and the local fire department?**

_X_ Yes ___ No

No chemicals are currently stored on site. Ken LaFavers reported that he provided the City of Hobbs copies of MSDS while chemicals were stored at this facility (1988 to 1990).

(ii) **Annually submitted a Tier I (Tier II if required by the state) emergency and hazardous chemical inventory form to the local emergency planning committee, the state emergency response commission, and the local fire department?**

___ Yes _X_ No

No chemicals currently stored on site so a Tier I not filed.

(b) **Determine the following:**

The current owner and operator did not provide sufficient information to answer the following questions. Past owner and operator did not know SIC Code for NL/Exxon facility.

	Yes	No
(i) **Does the facility appear in any of the following standard industrial classifications, 20-39?**	___	___ Not known
(ii) **Does the facility have 10 or more employees?**	___	X
(iii) **Does the facility manufacture or process a listed SARA toxic chemical above the applicable threshold?**	___	X
(iv) **Does the facility otherwise use a listed SARA toxic chemical above 10,000 lb/yr?**	___	X

(c) **Has the facility had a release or releases of a CERCLA hazardous substance or a designated extremely hazardous substance since 1987 above reportable quantities which resulted in exposure to persons beyond the boundary of the subject property?**

___ **Yes** X **No**

The current property owner and operator did not provide this information. John Nogelmeier and Ken LaFavers reported that no significant spills or releases occurred at the subject property during the Exxon tenancy (March 1988 to August 1989). NL Treating did not store chemicals at this site prior to March 1988.

7. PCB Containing Items/Equipment

(a) **List major PCB items (transformers, capacitors, heat transfer equipment, hydraulic equipment, etc.) and check concentration category of each item if known:** The property owner and operator did not provide this information. John Nogelmeier and Ken LaFavers reported that no PCB-containing equipment was known to be located on the subject property during the NL and NL/Exxon tenancies.

8. Other Regulatory or Related Matters

(a) Has an asbestos survey ever been conducted at the facility?

___ **Yes** _X_ **No**

The current property owner and operator did not provide this information. John Nogelmeier and Ken LaFavers were not aware of any asbestos surveys at the subject property.

(b) Has there ever been a prior environmental audit or due diligence evaluation performed at the subject site/facility?

_X_ **Yes** ___ **No**

Pilko & Associates conducted a site assessment in January, 1988.

(c) Has there ever been any prior monitoring or testing of site or facility air emissions, surface or groundwater, or soils (surface or subsurface)?

_X_ **Yes** ___ **No**

The current property owner and operator did not provide this information. John Nogelmeier and Ken LaFavers were not aware of any environmental testing or monitoring at the subject property.

(d) Are there any active, pending, or potential legal suits being brought against the subject facility for alleged environmental health or safety problems by past or present employees, neighbors, or other parties and not previously discussed?

___ **Yes** _X_ **No**

The current property owner and operator did not provide this information. Charlie Dye, John Nogelmeier, and Ken LaFavers were not aware of any such suits associated with the subject property.

PART VII: REFERENCES

1. **Persons Performing the Site Investigation (name, title, responsibility):**

   Diane Lazarus, Staff Environmental Scientist, ENSR, St. Louis Park, MN, (612) 924-0117; property reconnaissance, background research, and report preparation.

2. **Persons Interviewed (name, title, address, phone number):**

   Charlie Dye, District Manager
   Exxon Chemical Company
   1500 North Main
   Andrews, TX 79714
   (915) 524-4154

   William T. Harris
   William T. Harris Co.
   1000 North Turner Avenue
   Hobbs, NM
   (505) 393-5514

   John Nogelmeier, Sales Engineer
   Exxon Chemical Company
   1715 Dal Paso
   Hobbs, NM
   (505) 392-1518
   (Started working for NL Treating as a driver in 1985.)

   Ken LaFavers, District Operations Supervisor
   Exxon Chemical Company
   1715 Dal Paso
   Hobbs, NM
   (505) 392-1518
   (Started working for NL Treating in 1980.)

Lt. John Michael Casey, Inspector
City of Hobbs Fire Department
301 East White
Hobbs, NM 88240
(505) 397-9308

Myra Meyers, Supervisor
New Mexico Environment Department
Environmental Improvement Division
726 East Michigan, Suite 165
Hobbs, NM 88240
(505) 393-4302

Robert Cudd, Western Regional Manager
Exxon Chemical Co.
Midland, TX
(915) 699-3415

Ira Kasky
Atlas Wireline
Hobbs, NM
(505) 393-4181
(NL McCullough employee, 1960 through 1984)

Johnny Hernandez
New Mexico State Engineer
(505) 622-6521

Solid Waste Representative
Waste Management of New Mexico
2608 Lovington Highway
Hobbs, NM
(505) 392-6571

Milton Mosher
Electro-Support Systems, Inc.
2607 West Marland Boulevard
Hobbs, NM
(505) 397-3100

Joe Cleveland
Utility Maintenance Supervisor
Hobbs Utility Department
300 North Turner
Hobbs, NM 88240
(505) 397-9315

Peggy Hopland
Assistant Office Manager
Hobbs Utility Department
300 North Turner
Hobbs, NM 88240
(505) 397-9216

Paul Reed
Exxon Chemical Company
8230 Stedman Road
Houston, Texas 77029
(713) 671-8676

3. Reports and Documents Reviewed:**

Application for Building Permit for new building, October 3, 1966.

Aerial photographs: June 3, 1983 (363-173); 1969; reviewed at U.S.D.A. Soil Conservation Service in Lovington, New Mexico.

Flood Insurance Rate Map, City of Hobbs, NM, Panel 15 of 15 (350029 0015 B), July 16, 1991.

CERCLIS Database, November 1990.

PRP Database, May 1990.

** We have examined and relied upon the reports and documents listed above which are based on the professional expertise or knowledge of the authors thereof. We have not conducted an independent examination of facts contained in these reference materials and have assumed that the information set forth therein is true and accurate.

SIGNATURES AND QUALITY CONTROL REVIEW

BY: Diane J. Lazarus **DATE:** September 9, 1991

TITLE: Staff Environmental Scientist

QUALITY CONTROL REVIEW BY: C. L. Overton

TITLE: Program Manager **DATE:** September 20, 1991

ENSR

ENSR Consulting and Engineering

Alabama	Florence	(205) 740-8240
Alaska	Anchorage	(907) 276-4302
California	Los Angeles	
	Camarillo	(805) 388-3775
	Newport Beach	(714) 476-0321
	San Francisco	(415) 865-1888
Colorado	Fort Collins	(303) 493-8878
Connecticut	Hartford	(203) 657-8910
Illinois	Chicago	(708) 887-1700
Massachusetts	Boston	(508) 635-9500
Minnesota	Minneapolis	(612) 924-0117
New Jersey	Mahwah	(201) 818-0900
	New Brunswick	(908) 560-7323
Pennsylvania	Pittsburgh	(412) 261-2910
South Carolina	Rock Hill	(803) 329-9690
Texas	Dallas	(214) 960-6855
	Houston	(713) 520-9900
Washington	Seattle	(206) 881-7700
Puerto Rico	San Juan	(809) 769-9509