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PHASE I  
ENVIRONMENTAL SITE ASSESSMENT

for the

RICHARDS-GEBAUR MEMORIAL AIRPORT  
3600 MARKEY ROAD, BUILDING 839  
KANSAS CITY, MISSOURI

prepared for

THE CITY OF KANSAS CITY, MISSOURI  
AVIATION DEPARTMENT  
KANSAS CITY, MISSOURI

PSI PROJECT NUMBER 5985E081

October 3, 1995



CAMERA COPY



*Information To Build On*

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## SUMMARY

Professional Service Industries has performed a Phase I Environmental Site Assessment in general accordance with the scope and limitations of ASTM E 1527-94 for the subject parcel located on the Richards-Gebaur Memorial Airport at 3600 Markey Road, Building 839, Kansas City, Cass County, Missouri. Any exceptions to, or deletions from, this standard of practice are described in the report.

This assessment has revealed evidence of recognized environmental conditions in connection with the site, including:

An on-site underground storage tank (UST) was removed in 1992. Soil sampling and laboratory analysis was conducted during the UST removal in March of 1992. Analytical results were provided to PSI for review except for the soil sample collected at "stockpiled soil bottom". This sample was to be analyzed for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and analyzed for flash-point, and paint filter. PSI believes that soils from the "stockpiled soil bottom" were being characterized for disposal, however, no disposal manifests were provided for review. According to the Missouri Department of Natural Resources (MDNR) Division of Environmental Quality, Water Pollution Control Program, Underground Storage Tank Closure Guidance Document, dated January 1992, "there are exemptions for tanks storing heating oil that is consumed onsite, as well as farm or personal residence tanks up to 1100 gallons in capacity. Note: Releases from exempt tanks are still subject to reporting requirements". PSI was not provided a copy of the UST Closure Report as of the date of this report. The Closure Report should detail tank condition, soil conditions, soil sample locations and analytical results. A UST Closure Notice and the UST Closure Report should have been sent to the Missouri Department of Natural Resources (MDNR) for notification and documentation.

Building 839 previously was a location for hazardous material and hazardous waste storage. Improper disposal practices or spillage of the materials may have impacted the near surface soils and/or groundwater.

Suspect ACM was identified during the on-site reconnaissance. Joint insulation has been identified by the U.S. Air Force to contain asbestos. PSI was not provided a copy of any Asbestos Report as of the date of this report which would identify, the individual materials sampled and analyzed, the locations and quantities of the material, and general condition of the materials at the time of inspection.

A South Landfill was reported to be located near the subject site and Scope Creek. The landfill was used as a sanitary landfill until 1956. Possible contamination of subsurface soils and groundwater may have impacted the subject site.

This Summary is not to be used alone. The report must be read in its entirety.

## **INTRODUCTION**

### **PURPOSE AND SCOPE**

This Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the site. The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-94.

The site assessment included four components: Records Review, Site Reconnaissance, Interviews and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The objective of the interviews is to obtain additional information indicating recognized environmental conditions in connection with the site. The report includes documentation to support the analysis, opinions and conclusions as presented.

### **AUTHORIZATION**

Authorization to perform this assessment was given verbally by Mr. Dennis Wilsmeyer, Airport Planner with the City of Kansas City, Missouri, Aviation Department. A proposal was prepared by PSI (Proposal No. 598097, dated July 27, 1995) and a Purchase Order was issued for the project in accordance with the Annual Environmental Services Contract, Number PA2869, dated January 4, 1994, between the City of Kansas City, Missouri, Aviation Department and PSI.

### **ACCESS**

Field reconnaissance was performed on August 23, 1995. Instructions as to the location of the subject site, access, and an explanation of the subject site and facilities to be assessed were provided by Mr. Dave Malecki and Mr. Dennis Wilsmeyer, of the City of Kansas City, Missouri, Aviation Department.

### **INFORMATION PROVIDED BY CLIENT**

The following site information was provided to PSI by Mr. Malecki and Mr. Wilsmeyer.

ITEM	PROVIDED BY CLIENT	NOT PROVIDED BY CLIENT	DISCUSSED BELOW	DOES NOT APPLY
Environmental Questionnaire and Disclosure Statement			X	
Site Plan	X		X	
Legal Description		X		
Chain of Title		X		
Identification of Key Site Manager	X		X	
Letter of Access		X		
Environmental Liens		X		
Specialized Knowledge	X		X	

### **Environmental Questionnaire and Disclosure Statement**

A copy of the questionnaire was provided to Mr. Wilmsmeyer which was then forwarded to Mr. Mark Esch of the U.S. Air Force Base Conversion Agency. The questionnaire was not completed and returned to PSI by the date of this report.

### **Site Plan**

A Site Plan and Floor Plan for Building 839 was provided to PSI by Mr. Malecki. A copy of the Plans, as provided to PSI, is included in the Appendix.

### **Identification of Key Site Manager**

The Key Site Manager was identified as Mr. Dave Malecki of the City of Kansas City, Missouri, Aviation Department. The Key Site Manager's contact address is 15405 Maxwell Road, Kansas City, Missouri and the contact telephone number is (816) 322-0001.

Information provided by the client has been incorporated into the body of the report and copies are included in the Appendix.

### **Specialized Knowledge**

Mr. Wilmsmeyer provided to PSI a copy of the Department of the Air Force, Basewide Environmental Baseline Survey Richards-Gebaur Air Force Base, Missouri, report dated December 1993. PSI has reviewed this document and included excerpts from the report into the body of this report. The following information was discovered from the report.

- All Air Force-owned transformers with 50 parts per million (ppm) or more PCBs have either been replaced with PCB-free equipment or retrofitted to bring the PCB concentration to below 50 ppm.
- Prior to 1941, the Richards-Gebaur Air Force Base property consisted of farmland.
- Table 3-1. Hazardous Waste Accumulation Table indicates prior on-site chemical usage and amounts dating from 1985 to 1991. Chemicals included synthetic oils, emulsifiers, penetrants, developers, magnaglo baths, solvent cleaners, oils, and oils with trichloroethane.
- An on-site 4,000-gallon, fuel oil, underground storage tank, installed in 1961, was removed in 1992.
- An asbestos survey identified the on-site joint insulation to contain asbestos.
- Table 4-5. Formerly Used Defense Sites Table indicated that near the Non-Destructive Inspection Laboratory and adjacent to Scope Creek was a South Landfill used as a sanitary landfill until 1956. After that until 1961 some wastes, including building rubble, yard debris, and waste from some industrial shop areas, were deposited there.
- Section 5.1 indicates that Building 839 has been used as a hazardous materials and hazardous waste storage area. Also, an underground storage tank has been located at this building.
- Table 5-1. Facility/Property Matrix Table indicated that Building 839 (Non-Destructive Inspection Laboratory) was constructed in 1961 and consisted of approximately 6,014 square feet. The building also is listed as containing: hazardous materials and hazardous wastes; an underground storage tank, and asbestos-containing materials.
- Table C-1. Hazardous Materials Storage, Facility 839, indicates chemical products, quantities and duration of storage.
- Table C-2. Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds. This table indicates that Zyglo cleaner and developer exceeded the 40 CFR 373 Thresholds in 1981.

## **WARRANTY**

### **Phase I Assessment**

PSI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the protocol. These methodologies are described by the standard as representing good commercial and customary practice for conducting an Environmental Site Assessment of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the protocol and some of which are more specifically set forth below.

No other warranties are implied or expressed.

### **LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

Along with all the limitations set forth in various sections of the protocol, the accuracy and completeness of this report is necessarily limited by the following:

#### **Chain Of Title**

Chain of Title information was not provided by the client for review by PSI. According to the Basewide Environmental Baseline Survey Richards-Gebaur Air Force Base, Missouri report, the property is known to have been owned by either the City of Kansas City, Missouri, or the U.S. Air Force since 1941.

### **UNIDENTIFIABLE CONDITIONS**

There is a possibility that even with proper application of these methodologies, there may exist on the subject site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. PSI believes that the information obtained from the records review and the interviews concerning the site is reliable. However, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property.

### **USE BY THIRD PARTIES**

This report was prepared pursuant to the contract PSI has with the City of Kansas City, Missouri. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of

this report by anyone other than the City of Kansas City, Missouri, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with the City of Kansas City, Missouri.

Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

## **SITE DESCRIPTION**

### **LOCATION**

The subject site is located on the Richards-Gebaur Memorial Airport at 3600 Markey Road, Building 839, in Kansas City, Cass County, Missouri.

### **LEGAL DESCRIPTION**

The legal description for the subject parcel was provided to PSI by Mr. Wilmsmeyer. A copy of the legal description is included in Appendix B.

### **VICINITY CHARACTERISTICS**

The subject site is located on the southern area of the Richards-Gebaur Memorial Airport. The site is approximately 600 feet east of the taxiway for the north-south runway. The building is situated apart from other airport buildings in an area of vacant grass land.

### **SUBJECT SITE DESCRIPTION**

The subject site consisted of a 6,000 square foot, single-story structure. The building was constructed in 1961 and includes a hanger bay, offices, and a X-ray room with film lab. PSI understands that Building 839 was previously occupied by the Air Force Non-Destructive Inspection Laboratory and is currently owned by the Air Force.

#### **Utilities**

Utilities on the site consisted of:

Water Utility by the Kansas City Water Department,

Electrical services by Missouri Public Service;

Natural Gas by Missouri Gas Energy,

Telephone Services by South Western Bell,

### **SUBJECT SITE USE**

#### **Current Use**

The subject site is currently owned by the U.S. Air Force and is unoccupied.

### **Past Use**

To the extent that indications of past uses of the site were visually or physically observed on the site visit, or were identified in the interviews or record review, they are identified below and described if they are likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

Observation of the vacant structure indicated that the building was formerly used as a testing and X-ray laboratory. The site contained a hanger bay, offices, X-ray room, laboratory and restroom. According to information obtained from Mr. Malecki, the subject building was formerly used for non-destructive inspections and laboratory. According to information obtained from Mr. Esch, Facility 839 was constructed in 1961 for use as an aircraft weapons calibration facility until 1969. Between 1961 and 1969, a wind tunnel was also operated in the northeast corner of the building. In 1969, the primary function of the building was altered to non-destructive testing of aircraft parts. A lead-lined X-ray room, darkroom, and non-destructive testing vats replaced office space and the wind tunnel. The 160 square foot X-ray room is lined with approximately 3/8 inch lead sheets. Disposal of this material is regulated by Federal and State law. In 1981, some office space was converted into a soap laboratory for leak testing of aircraft parts.

### **ADJOINING PROPERTY USE**

#### **Current Use**

The current use of adjoining properties was observed from the subject site as follows:

North - North of the subject site lies a vacant grass parcel of land. Farther north lies the Richards-Gebaur Memorial Airport building complex.

West - West of the subject site lies the taxiway and north-south runway for the airport.

South - South of the subject site lies the entrance from Markey Road and vacant grass land.

East - East of the subject site lies a vacant grass parcel of land.

#### **Past Use**

To the extent that indications of past uses of the adjoining sites were visually or physically observed on the site visit, or were identified in the interviews or record review, they are identified below and described if they are likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

No past usage of adjoining sites could be determined from visual observations.

### **SITE SKETCH**

A Client provided Floor Plan and Site Map is included in Appendix A.

## RECORDS REVIEW

### STANDARD FEDERAL AND STATE ENVIRONMENTAL RECORD SOURCES

Information from standard federal and state environmental record sources is provided through Environmental Data Resources, Inc. (EDR). The EDR reports were provided to PSI for use and inclusion in this report. Regulatory information from the following sources regarding possible recognized environmental conditions within the noted distance from the subject site was reviewed. Refer to Appendix C for a complete listing.

#### Federal

<u>List</u>	<u>Approximate Search Distance, Miles</u>
Federal NPL List	1.0
Federal CERCLIS List	0.5
Federal RCRA TSD Facilities List	1.0
Federal RCRA Generators List	Site and adjoining properties
Federal ERNS List	Site only

#### State

<u>List</u>	<u>Approximate Search Distance, Miles</u>
Missouri State SCL List	1.0
Missouri State SWLF List	0.5
Missouri State LUST List	0.5
Missouri State UST List	Property and adjoining properties

### FINDINGS FROM LISTS

#### Federal NPL Listing

The National Priorities (Superfund) List is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites were listed within one mile of the subject site.

#### Federal CERCLIS Listing

This list is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Richards-Gebaur Air Force Base is listed as a CERCLIS site. No additional information was obtainable from EDR.

#### **Federal RCRA TSD Facilities Listing**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA TSD database is a compilation by the EPA of reporting facilities that transport, treat, store or dispose of hazardous waste.

No RCRA TSD facilities were listed within one mile of the subject site.

#### **Federal RCRA Generators Listing**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

No RCRA generators were listed on or adjacent to the subject site.

#### **Federal Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil or hazardous substances.

No ERNS listings were reported for the subject site.

#### **State Contaminated Sites Listings**

The State of Missouri Department of Natural Resources (MDNR) maintains a listing of identified contaminated sites in the State of Missouri.

No SPL sites were listed within one mile of the subject site.

#### **Solid Waste Landfill Listings**

The MDNR maintains a directory of Sanitary Landfills and Refuse Collectors in the State of Missouri.

No Sanitary Landfills or Refuse Collector facilities were listed within one-half mile of the subject site.

#### **Registered Underground Storage Tanks**

The MDNR maintains a listing of registered USTs in the State of Missouri.

No UST facilities were identified on or adjacent to the subject site.

### **Leaking Underground Storage Tanks**

The MDNR maintains a listing of reported leaking USTs (LUSTs) in the State of Missouri.

No LUST facility was identified within one-half mile of the subject site.

### **ADDITIONAL LOCAL RECORDS**

The following additional local records were reviewed, and the findings are presented below.

#### **Fire Department**

The Richards-Gebaur Memorial Airport Fire Department was contacted for information on environmental incidents or reported USTs at the subject site. According to Captain Butler, there have been no known reported spills or other environmental incidents in the area of the subject site.

### **PHYSICAL SETTING SOURCES**

#### **Topographic Map Review**

The USGS Belton, Missouri-Kansas Quadrangle, 7.5 minute topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject site is located approximately 1090 feet above Mean Sea Level. The contour lines in the area of the subject site indicate the area slopes east, northeasterly. Any surface water drainage would flow into an intermittent tributary, located approximately 1,000 feet east of the subject site, which leads into Scope Creek.

#### **Soil Conservation Service Map**

The USDA, Soil Conservation Service, Soil Survey of Cass County, Missouri, was reviewed for this ESA. According to this survey, soils at the subject site are classified as the Macksburg silt loam with 2 to 5 percent slope series. This deep, gently sloping, somewhat poorly drained soil is on broad, long ridgetops. Typically, the surface layer is very dark brown and black, very friable silt loam about 12 inches thick. The subsurface layer is very dark gray, friable silty clay loam about 7 inches thick. The subsoil, about 39 inches thick, is mottled, firm silty clay loam. It is dark grayish brown in the upper part and grayish brown in the lower part. The substratum to a depth of 72 inches is grayish brown, mottled, friable silty clay loam. In this Macksburg soil, permeability is moderately slow, and surface runoff is slow. Available water capacity is high. A seasonal high water table is at a depth of 2 to 4 feet in spring. The shrink-swell potential is high.

## **Flood Insurance Rate Map**

The US Department of Housing, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Rate Map of the City of Kansas City, Missouri (Community Panel Number 290062 0002 B) was reviewed for this assessment. According to the map, the subject site is located within Zone C. Zone C is not located within a flood boundary.

## HISTORICAL USE INFORMATION

To obtain information regarding the past uses of the subject site and immediately adjacent properties, available historical data was researched.

### AERIAL PHOTOGRAPH REVIEW

Available aerial photographs from 1995, 1980 and 1967 were reviewed for this ESA. Copies of the photographs are included in Appendix B.

**Date: 1995**

**Scale: 1" = 400'**

**Photo ID: Sheet 23-1**

The subject site and most of the surrounding area appear to be developed similar to present conditions in this photograph. The entrance from Markey Road is evident south of the subject site. The airport runway and taxiway is located west of the subject site with a taxiway continuing to the building.

**Date: 1980**

**Scale: 1" = 400'**

**Photo ID: Sheet 22-1**

The subject site and most of the surrounding area appear to be developed similar to present conditions in this photograph. Located northeast and east of the subject site lie two base-ball fields.

**Date: 1967**

**Scale: 1" = 400'**

**Photo ID: Sheet 139**

The subject site and the surrounding area appear to be developed similar to present conditions in this photograph. Baseball fields are not present in this photograph.

### CITY DIRECTORY

Available City Directories for the Kansas City, Missouri, Harrisonville, Missouri, Belton, Missouri, and Grandview, Missouri areas were reviewed at the Kansas City, Missouri, Public Library. No listings for Richards-Gebaur Memorial Airport, Richards-Gebaur Air-Force Base, or 3600 Markey Road, were identified in any of the directories reviewed.

## RECONNAISSANCE AND INTERVIEWS

Where possible, photographs were taken during the reconnaissance to document the features observed and recognized environmental conditions. The photographic locations are shown on the site sketch included in the report section "Site Description". Interviews were conducted with persons as noted in the following table. Photographs and records of communication from interviews are included in the Appendix.

### INTERVIEWS

Interviews were conducted with the following:

NAME	FUNCTION	EMPLOYER	DATE	PHONE
Mr. Dave Malecki	Key Site Manager	City of Kansas City, Missouri, Aviation Department	8/23/95	(816) 322- 0001
Mr. Dennis Wilmsmeyer	Airport Planner	City of Kansas City, Missouri, Aviation Department	8/23/95	(816) 243- 3044
Mr. Butler	Captain	Richards-Gebaur Memorial Airport Fire Department	9/6/95	(816) 331- 8529
Mr. Steve Yates	Belton District Office	Missouri Public Service	October, 1995	(816) 331- 1085
Mr. Mark Esch	Environmental Coordinator	U.S. Air Force Base Conversion Agency	9/5/95 Left Message	(816) 348- 2511

### ON-SITE RECONNAISSANCE

On-site visual reconnaissance of the subject site and improvements for indications of recognized environmental conditions was conducted on August 23, 1995, by Richard N. Leines, Environmental Project Manager for PSI.

Reconnaissance consisted of systematically walking the perimeter boundary of the site and crossing the interior to provide an overlapping field of view. The adjacent sites were not entered. Where possible, photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern and the photographs are included in the Appendix.

A copy of the author's credentials may be found in the Appendix.

## **Drums, Containers and Storage Tanks**

The on-site reconnaissance addressed containers, drums, above ground storage tanks, and other storage units containing materials which may pose an environmental threat.

Several small rodent control containers, labeled "Poison" were identified around the interior building perimeter. In the quantities observed, these products should not pose a significant environmental concern.

## **Evidence of Waste Disposal**

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits, and lagoons which may have been used for disposal purposes. No evidence of dumps, pits, ponds, landfills or lagoons was identified.

## **Surface Fill**

The on-site reconnaissance included observation for visible indications of fill soils. No indications of fill soil were observed.

## **Surface Staining and Stressed Vegetation**

The on-site reconnaissance addressed indications of environmental conditions as evidenced by surface stains and/or stressed vegetation. No evidence of surface staining and/or stressed vegetation was observed.

## **Transformers**

The on-site reconnaissance also addressed indoor or outdoor transformers which may contain polychlorinated biphenyls (PCBs). Located in the electrical room were three Precision Transformer Corporation transformers and one Westinghouse transformer. All four interior transformers are "dry-type" which means that no fluids are located within the unit.

Located southeast of the building were three pole-mounted transformers (pole number 4610). No labels regarding PCB content were identified. No leakage or staining was observed associated with the transformers. According to Steve Yates with the Missouri Public Service (MPS), Belton District Office, the transformers are owned and maintained by MPS and have not been tested for PCB content.

## **Suspect Asbestos-Containing Building Materials (ACBM)**

The on-site reconnaissance addressed suspect materials which may contain asbestos. The following is a list of materials identified:

- Transite was identified at the ceiling in the HVAC/Electrical room.

- Ceiling panels located in office areas.
- Muddled joint packings located in the HVAC/Electrical room.

The materials appeared to be in fair to good condition at the time of the assessment.

### **Air Stacks, Vents, and Odors**

The on-site reconnaissance addressed air stacks, vents and strong, pungent or noxious odors. Only vents associated with the on-site HVAC system were observed. No air stacks or odors were noticed at the time of the assessment.

### **Surface Drainage**

The on-site reconnaissance addressed the apparent drainage to and from the subject site. Specific elements are as follows:

Excess surface water drainage on the subject site would flow east-northeasterly into an intermittent tributary. The property adjacent to the west and south appear fairly level.

### **Evidence of Underground Storage Tanks**

None of the following indications of underground storage tanks (USTs) were found on the subject site.

- Pumps, pipes or vents
- Tank related manholes
- Tank related concrete pads or surface depressions

According to Mr. Wilmsmeyer, a 4,000-gallon, steel, underground storage tank previously containing #2 Fuel Oil was removed from an area south of the electrical room in March of 1992. According to information provided by Mr. Esch, the tank was in operation from 1961 until 1992. The location of the tank removal site is 12 feet south of the southeast corner of the building. Soil samples were collected and found to not exceed existing environmental standards.

### **Conduits to Groundwater**

No conduits to groundwater were identified during the on-site reconnaissance.

### **Evidence of Improper Waste Discharge**

Pipes and/or vents, indicating improper release of waste discharge, were not found.

### **On-Site Environmental Management Practices**

The on-site reconnaissance addressed the following environmental management practices.

### Solid Waste

The subject site is currently unoccupied. No evidence of solid waste disposal was observed on the subject site.

### Hazardous Waste

The subject site is currently unoccupied. No indications of hazardous waste generation, storage or disposal were observed on the subject site.

### Treatment Facilities

No indications of wastewater disposal or treatment facilities were observed during the on-site reconnaissance.

### Application of Pesticides, Herbicides or Fertilizers

No indications of the use of pesticides, herbicides or fertilizers was observed during the on-site reconnaissance and/or interviews.

### **General Environmental Practices**

No indications of adverse environmental practices were observed during the site reconnaissance.

## OFF-SITE RECONNAISSANCE

Off-site visual reconnaissance of adjacent properties from the subject site was conducted on August 23, 1995, by Richard N. Leines of PSI. The off-site reconnaissance was limited to areas and facilities that were readily accessible for visual observation, immediately adjacent to and visible from the subject site. The adjacent properties were not entered. Off-site visual reconnaissance addressed the same issues considered on-site. The adjacent properties were not entered.

ITEM	NOT OBSERVED	OBSERVED	DISCUSSED BELOW
Drums, Containers & Storage Tanks	X		
Dumps, Pits & Lagoons	X		
Surface Soil Staining or Stressed Vegetation	X		
Transformers	X		
Air Stacks, Vents & Odors	X		
Off-Site Drainage	X		
Underground Storage Tanks	X		
Aboveground Storage Tanks	X		
Shafts & Wells	X		
Off-Site Environmental Management Practices	X		

## FINDINGS AND CONCLUSIONS

### PHASE I ESA

PSI has performed a Phase I ESA on the subject site in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report. This assessment has revealed evidence of recognized environmental conditions in connection with the site, which include the following:

An on-site underground storage tank (UST) was removed in 1992. Soil sampling and laboratory analysis was conducted during the UST removal in March of 1992. Analytical results were provided to PSI for review except for the soil sample collected at "stockpiled soil bottom". This sample was to be analyzed for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and in addition analyzed for flash-point, and paint filter. PSI believes that soils from the "stockpiled soil bottom" were being characterized for disposal, however, no disposal manifests were provided for review. PSI was not provided a copy of the UST Closure Report as of the date of this report. The Closure Report should detail tank condition, soil conditions, soil sample locations and analytical results. A UST Closure Notice and the UST Closure Report should have been sent to the Missouri Department of Natural Resources (MDNR) for notification and documentation.

Building 839 previously was a location for Hazardous Material and Hazardous Waste storage. Improper disposal practices or spillage of the materials may have impacted the near surface soils and/or groundwater.

Suspect ACBM was identified during the on-site reconnaissance. Joint insulation has been identified by the U.S. Air Force to contain asbestos. PSI was not provided a copy of any Asbestos Report as of the date of this report which would indicate the individual materials sampled and analyzed, the locations and quantities of the material, and general condition of the materials at the time of inspection.

A South Landfill was reported to be located near the subject site and Scope Creek. The landfill was used as a sanitary landfill until 1956. The exact location, size, and boundaries of the landfill are currently not known by PSI, therefore, possible contamination of subsurface soils and groundwater may have impacted the subject site.

### RECOMMENDATIONS

This assessment has revealed evidence of potential subsurface contamination at the subject site. According to the Missouri Department of Natural Resources (MDNR) Division of Environmental Quality, Water Pollution Control Program, Underground Storage Tank Closure Guidance Document, dated January 1992, "there are exemptions for tanks storing heating oil that is consumed onsite, as well as farm or personal residence tanks up to 1100 gallons in capacity. Note: Releases from exempt tanks are still subject to reporting requirements". Pending a review of the UST Closure Report for the subject site, a subsurface investigation, including the collection and analysis of subsurface soils

and groundwater, would be necessary to determine if the subject site has been impacted by petroleum contamination.

Potential surface/subsurface contamination may have occurred from improper handling of previously stored on-site chemicals. No stained soils or stressed vegetation was observed at the time of the assessment, however, a surface/subsurface investigation, including the collection and analysis of soils, would be necessary to determine if the subject site has been impacted.

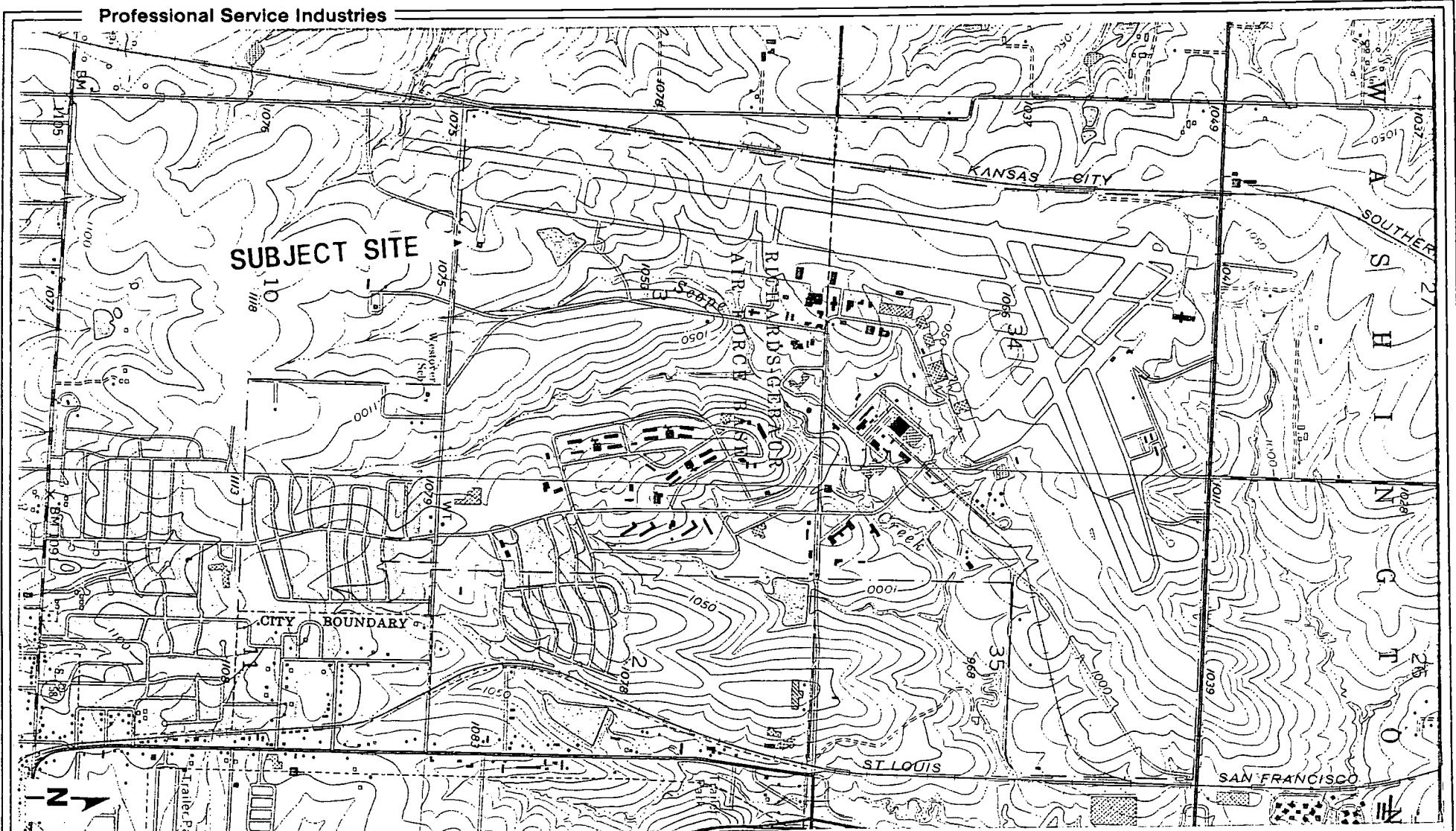
Potential on-site soils and groundwater may have been impacted from the former nearby landfill. A subsurface investigation, including the collection and analysis of soils and groundwater, would be necessary to determine if the subject site has been impacted.

Pending a review of an Air Force Asbestos Report for the subject site, a complete asbestos survey, which would include: the collection and analysis of suspect asbestos-containing materials; the locations and quantities of the individual materials; and material condition, is recommended. Upon survey completion the building owner should implement an Operations and Maintenance Plan.

## **APPENDIX**

**APPENDIX A**  
**MAPS**

Professional Service Industries

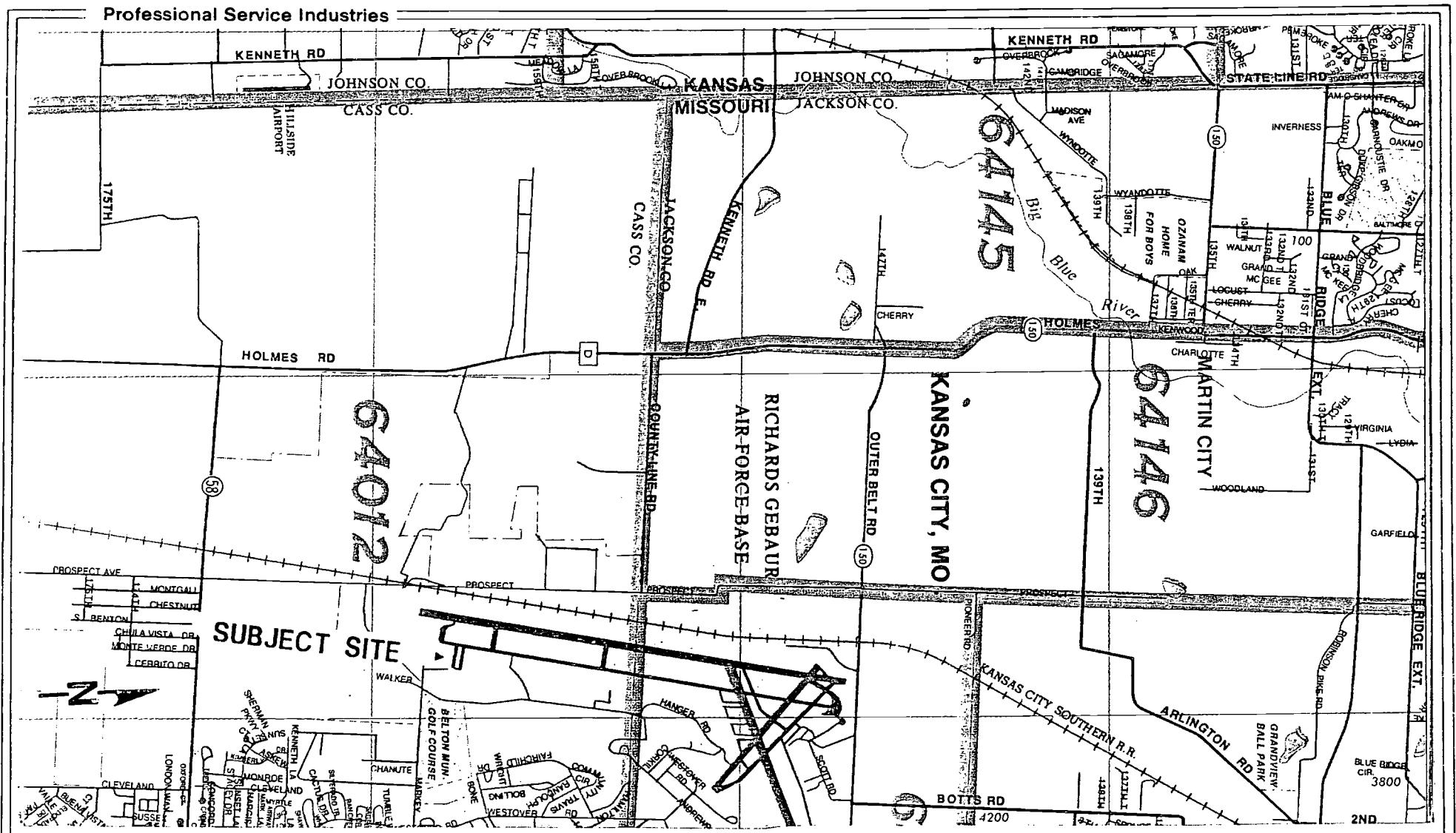


PROJECT NAME  
Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

Topographical Map

PROJECT NO.  
5985E081  
DATE  
September 1, 1995

Professional Service Industries



PROJECT NAME

Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

Street Map

PROJECT NO.

5985E081

DATE

September 1, 1995

Professional Service Industries



PROJECT NAME

**Richards Gebaur Memorial  
Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri**

**Soil Survey Map**

PROJECT NO.

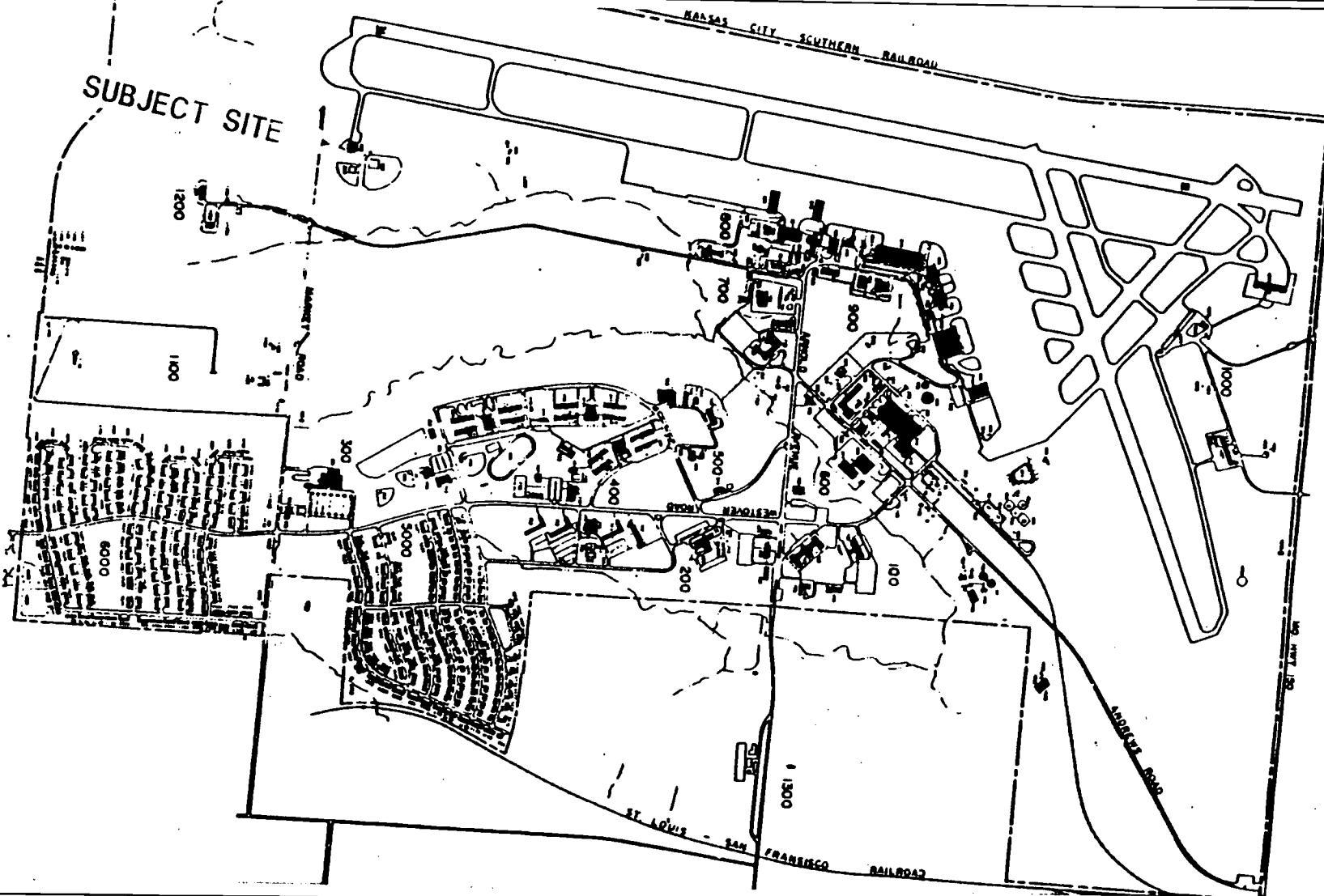
**5985E081**

DATE

**September 1, 1995**

RICHARDS-GEBAUR  
AIRPORT

Professional Service Industries



PROJECT NAME  
Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

Site Map

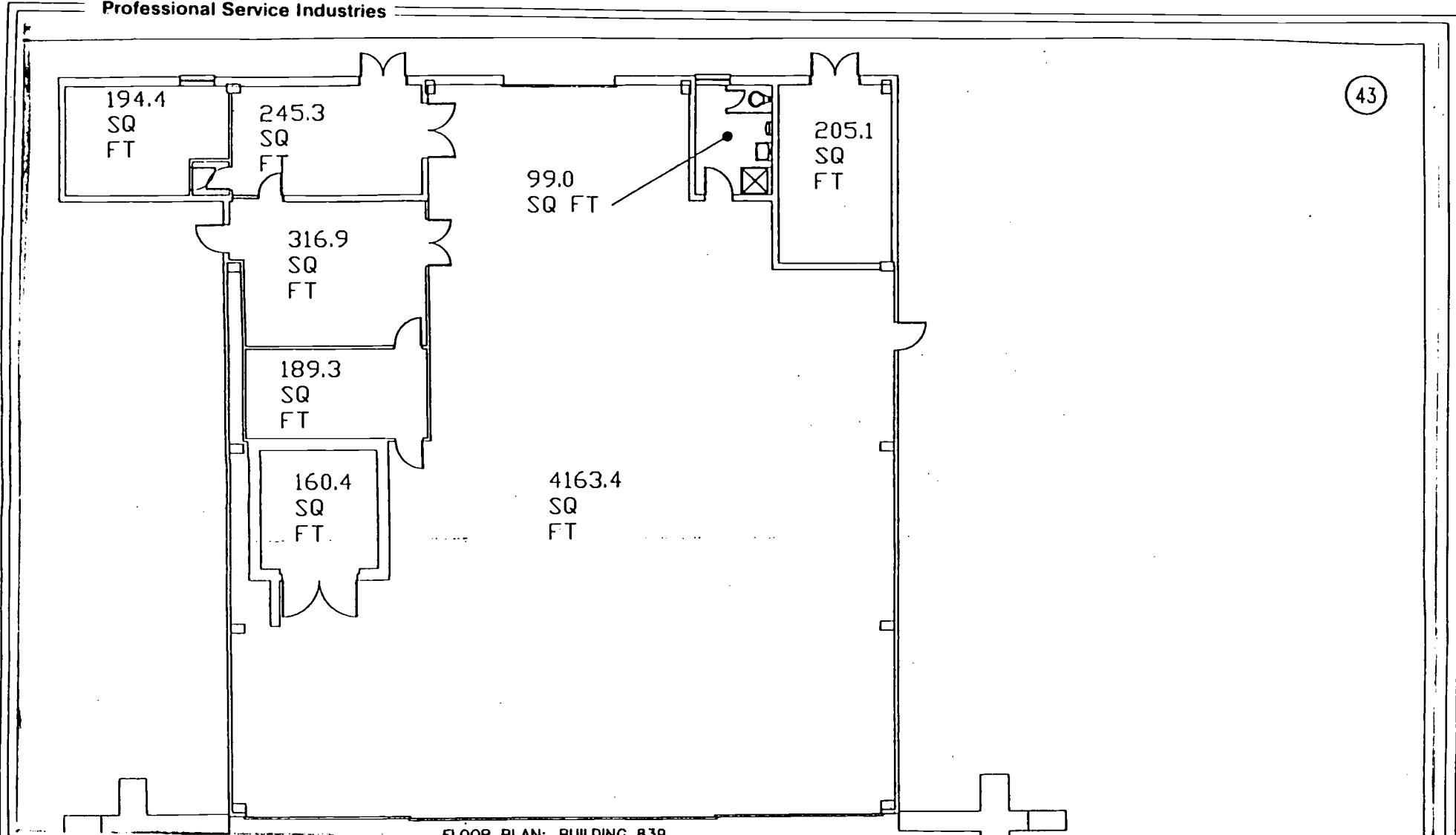
PROJECT NO.

5985E081

DATE

September 1, 1995

Professional Service Industries



PROJECT NAME  
Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

Floor Plan

PROJECT NO.

5985E081

DATE

September 1, 1995

**APPENDIX B**

**OWNERSHIP AND HISTORICAL DOCUMENTS**

**Facilities Located on Parcels A-1 through A-5 Airport**

**A-1:**

900 901 903\* 904\* 918 925 926  
927 930 940 946\* 947\* 948 949\*  
958 965 966 971

**A-2:**

801\*

**A-3:**

839

**Facilities Located on Parcels B-1 through B05 ( Airport Related)**

**B-1:** 610 617\* 620\* 621\* 622\*  
922\* 923\* 924\* 931\* 936\* 937\*  
938 942\* 951\* 953\* 954 955 957

**B-2:** No Facilities

**B-3:** 105\*

**B-4:** 1049\* 1050\*

**B-5:** Andrews Road & 155th Street

**B-6:** 1025

**B-7:** 1033

\* Scheduled for demolition

Navigational Facilities owned by Air Force are presently in interim lease and are to be transferred to Kansas City

80 83 84 85 87 89  
90 841 1027 1401 1800 1900

BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 10°-18'-43" WEST ALONG SAID WEST LINE, A DISTANCE OF 187.86 FEET; THENCE NORTH 79°-46'-30" WEST, A DISTANCE OF 153.66 FEET; THENCE NORTH 10°-18'-32" EAST, A DISTANCE OF 188.25 FEET; THENCE SOUTH 79°-37'-47" EAST, A DISTANCE OF 153.67 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 28,897 SQUARE FEET OR 0.66 ACRE, MORE OR LESS.

PARCEL A-3

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 46, RANGE 33, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH 85°-23'-45" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 802.38 FEET; THENCE NORTH 4°-36'-15" EAST, A DISTANCE OF 233.73 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 5°-12'-49" EAST, A DISTANCE OF 192.38 FEET; THENCE SOUTH 84°-41'-31" EAST, A DISTANCE OF 233.48 FEET; THENCE SOUTH 5°-14'-26" WEST, A DISTANCE OF 192.52 FEET; THENCE NORTH 84°-39'-27" WEST, A DISTANCE OF 233.39 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 44,924 SQUARE FEET OF 1.03 ACRE, MORE OF LESS.

PARCEL B-1

ALL THAT PART OF SECTION 34, AND ALL THAT PART OF THE WEST 1/2 OF SECTION 35, ALL IN TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 3°-36'-07" EAST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 49.92 FEET TO A POINT ON THE NORTH LINE OF 155TH STREET, AND 50 FEET NORTH OF THE CENTERLINE THEREOF; THENCE NORTH 86°-21'-47" WEST ALONG THE NORTH LINE OF 155TH STREET, A DISTANCE OF 888.55 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF ANDREWS ROAD, AND 40 FEET NORTHWESTERLY OF THE CENTERLINE THEREOF, AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 86°-21'-47" WEST ALONG SAID NORTH LINE, A DISTANCE OF 933.49 FEET; THENCE NORTH 10°-18'-43" EAST, A DISTANCE OF 1181.62 FEET TO A POINT ON THE SOUTHEAST LINE OF HANGAR ROAD, AND APPROXIMATELY 50 FEET SOUTHEAST OF THE CENTERLINE THEREOF; THENCE NORTH 70°-03'-35" EAST, A DISTANCE OF 1829.08 FEET; THENCE NORTH 22°-11'-25" WEST, A DISTANCE OF 1121.01 FEET; THENCE NORTH 70°-18'-48" EAST, A DISTANCE OF 852.38 FEET; THENCE SOUTH 42°-41'-09" EAST, A DISTANCE OF 919.90 FEET; THENCE SOUTH 43°-55'-59" WEST, A DISTANCE OF 1840.74 FEET; THENCE SOUTH 46°-22'-10" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 44°-00'-28" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 46°-04'-47" EAST, A DISTANCE OF

EXCEPTION NO. 7 - 801 BUILDING

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 46, RANGE 33, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH  $2^{\circ}41'08''$  WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 50.07 FEET TO A POINT ON THE SOUTH LINE OF ARNOLD AVENUE AND 50 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE NORTH  $86^{\circ}21'47''$  WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2218.92 FEET TO A POINT ON THE WEST LINE OF WALKER ROAD, SAID LINE BEING 35.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE THEREOF; THENCE SOUTH  $10^{\circ}18'43''$  WEST ALONG SAID WEST LINE, A DISTANCE OF 135.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH  $10^{\circ}18'43''$  WEST ALONG SAID WEST LINE, A DISTANCE OF 187.86 FEET; THENCE NORTH  $79^{\circ}46'30''$  WEST, A DISTANCE OF 153.66 FEET; THENCE NORTH  $10^{\circ}18'32''$  EAST, A DISTANCE OF 188.25 FEET; THENCE SOUTH  $79^{\circ}37'47''$  EAST, A DISTANCE OF 153.67 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 28,897 SQUARE FEET OR 0.66 ACRE, MORE OR LESS.

EXCEPTION NO. 8 - 828 BUILDING AREA

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 46, RANGE 33, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH  $2^{\circ}41'08''$  WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 50.07 FEET TO A POINT ON THE SOUTH LINE OF ARNOLD AVENUE, THAT IS 50 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE NORTH  $86^{\circ}21'47''$  WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2218.92 FEET TO A POINT ON THE WEST LINE OF WALKER ROAD, SAID LINE BEING 35.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE THEREOF; THENCE SOUTH  $10^{\circ}18'43''$  WEST ALONG THE WEST LINE OF SAID WALKER ROAD, A DISTANCE OF 826.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH  $10^{\circ}18'43''$  WEST ALONG SAID WEST LINE, A DISTANCE OF 120.52 FEET; THENCE SOUTH  $79^{\circ}41'17''$  EAST ALONG A JOG IN SAID WEST LINE, A DISTANCE OF 12.50 FEET; THENCE SOUTH  $10^{\circ}18'43''$  WEST ALONG THE WEST LINE OF SAID WALKER ROAD, A DISTANCE OF 54.00 FEET; THENCE NORTH  $79^{\circ}41'17''$  WEST ALONG A JOG IN SAID WEST LINE, A DISTANCE OF 12.50 FEET TO A POINT 35 FEET WESTERLY OF THE CENTERLINE THEREOF; THENCE SOUTH  $10^{\circ}18'43''$  WEST ALONG THE WEST LINE OF SAID WALKER ROAD, A DISTANCE OF 114.04 FEET; THENCE NORTH  $79^{\circ}43'47''$  WEST, A DISTANCE OF 179.11 FEET; THENCE NORTH  $10^{\circ}22'33''$  EAST, A DISTANCE OF 288.14 FEET; THENCE SOUTH  $79^{\circ}51'47''$  EAST, A DISTANCE OF 178.79 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 52,276 SQUARE FEET OR 1.20 ACRES, MORE OR LESS.

EXCEPTION NO. 9 - BUILDING 839

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 46, RANGE 33, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH  $85^{\circ}23'45''$  WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 802.38 FEET; THENCE NORTH  $4^{\circ}36'15''$  EAST, A DISTANCE OF 233.73 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH  $5^{\circ}12'49''$  EAST, A DISTANCE OF 192.38 FEET; THENCE SOUTH  $84^{\circ}41'31''$  EAST, A DISTANCE OF 233.48 FEET, THENCE SOUTH  $5^{\circ}14'26''$  WEST, A DISTANCE OF 192.52 FEET; THENCE NORTH  $84^{\circ}39'27''$  WEST, A DISTANCE OF 233.39 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 44,924 SQUARE FEET OR 1.03 ACRE, MORE OR LESS.

Professional Service Industries

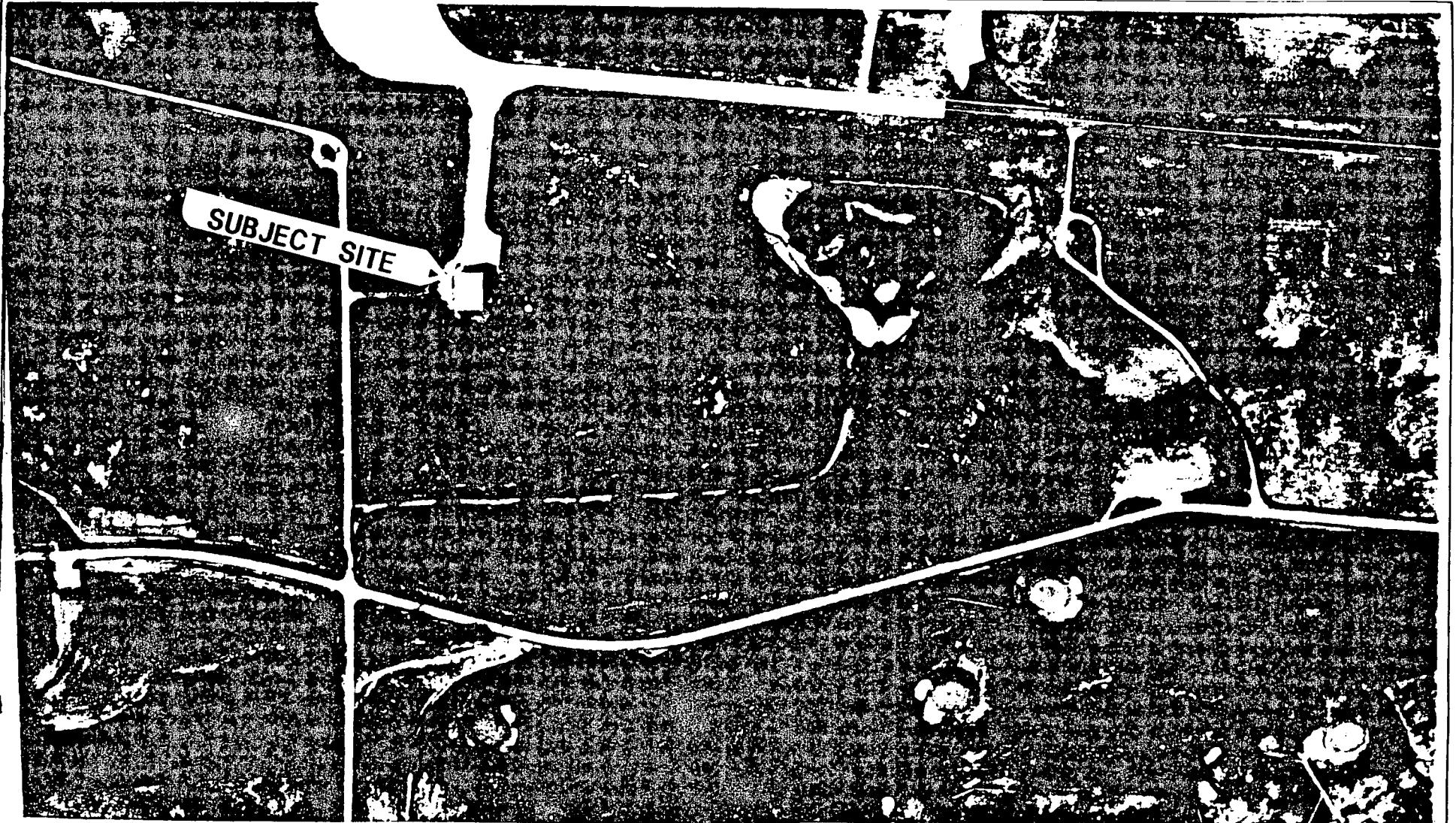


PROJECT NAME  
**Richards Gebuar Memorial Airport**  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

1995 Aerial Map

PROJECT NO  
**5985E081**  
DATE  
**September 1, 1995**

Professional Service Industries



PROJECT NAME

**Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri**

**1980 Aerial Map**

PROJECT NO

**5985E081**

DATE

**September 1, 1995**

Professional Service Industries



PROJECT NAME  
Richards Gebaur Memorial Airport  
3600 Markey Road, Bldg. 839  
Kansas City, Missouri

1967 Aerial Map

PROJECT NO.  
5985E081

DATE  
September 1, 1995

**APPENDIX C**

**REGULATORY DOCUMENTATION**



**Environmental  
Data  
Resources, Inc.**

Creators of Toxiccheck®

## **The EDR-Radius Map with GeoCheck™**

**Richards-Gebaur Memorial Bldg  
3600 Markey Road  
Kansas City, MO 64147**

**Inquiry Number: 187422.4p**

**August 28, 1995**

***The Source  
For Environmental  
Risk Management  
Data***

**3530 Post Road  
Southport, Connecticut 06490**

**Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802**

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Government Records Searched / Data Currency Tracking Addendum.....	A6

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### Disclaimer

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for the use of this report. No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E-1527-94, including those associated with governmental databases, search distances and data currency.

The address of the subject property for which the search was intended is:

3600 MARKEY ROAD  
KANSAS CITY, MO 64147

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the subject property or within the ASTM E-1527-94 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
State Haz. Waste:	Registry and Registry Log
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
State LF:	Solid Waste Disposal Areas & Processing Facilities
LUST:	Leaking Underground Storage Tanks
UST:	Underground Storage Tank Information
AST:	Service Station Master Listing
RAATS:	RCRA Administrative Action Tracking System
RCRIS-SQG:	Resource Conservation and Recovery Information System
RCRIS-LQG:	Resource Conservation and Recovery Information System
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
ERNS:	Emergency Response Notification System
FINDS:	Facility Index System
TRIS:	Toxic Chemical Release Inventory System
NPL Liens:	Federal Superfund Liens
TSCA:	Toxic Substances Control Act

Unmapped (orphan) sites are not considered in the foregoing analysis.

### Search Results:

Search results for the subject property and the search radius, are listed below:

### Subject Property:

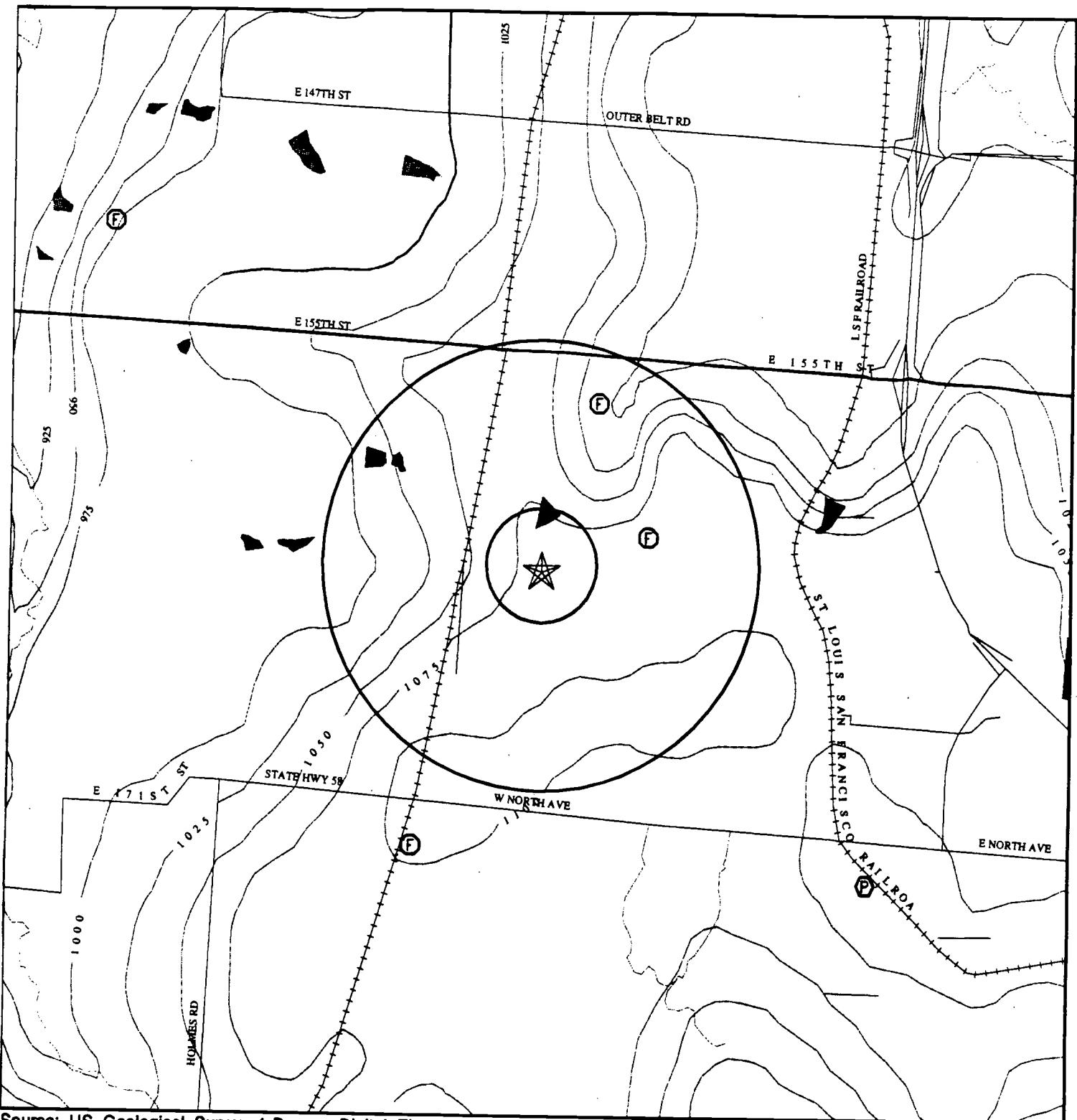
The subject property was not listed in any of the databases searched by EDR.

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RICHARDS GEBAUR AIR FORCE BASE	CERCLIS
WAL-MART	LUST
R W HARMON	LUST
FAA - VORTAC	LUST
BRUGGER McDOWELL AUTO UNLIMITED	LUST
PALESTINE GARDENS	LUST
TOTAL PETROLEUM (LAT-LONG) LENEXA Q	LUST
KANSAS CITY POWER & LIGHT	LUST
BYRAM SITE	LUST
CITY OF KANSAS CITY	LUST
AMOCO #5151	LUST
BUILDING #999.03	LUST
AMOCO OIL #8844	LUST
CIRCLE K #2433	LUST
USPCI-KAW YARD OFFICE	LUST
COMMERCE BANK - PRICE DEVELOPMENT C	LUST
WATERWAY GAS & WASH/AMOCO OIL #2384	LUST
PREMIER CADILLAC DEALERSHIP	LUST
AMOCO OIL #2242	LUST
CONOCO #25022	LUST
FLEETWOOD CHEV CO	RCRIS-SQG,FINDS,UST
R.W. HARMON & SONS INC	UST
RESEARCH BELTON HOSPITAL	UST
WAL MART STORES INC	RCRIS-SQG,FINDS,UST
RICHARDS-GEBAUR AIRPORT	UST
RICHARDS-GEBAUR AIRPORT	UST
RICHARDS-GEBAUR AIRPORT	UST
COTTER & CO	RCRIS-SQG,FINDS,UST
PAYLESS CASHWAYS, INC	UST
RICHARDS-GEBAUR AIRPORT	UST
CRABTREE HARMON CORP	RCRIS-SQG,FINDS
PAYLESS CASHWAYS INC	RCRIS-SQG,FINDS

# TOPOGRAPHIC MAP - 187422.4p - PSI, Inc.



Source: US Geological Survey 1-Degree Digital Elevation Model  
Compiled 09/15/92

0 1/4 1/2 1 2 Miles

- N - Major Roads
- N - Contour lines (25 foot interval unless otherwise shown)
- N - Waterways

- (E) - Earthquake epicenter, Richter 5 or greater.
- (F/S) - Closest well according to (F)eederal or (S)tate database in quadrant.
- (P) - Closest public water supply well.

TARGET PROPERTY: Richards-Gebaur Memorial Bldg  
ADDRESS: 3600 Markey Road  
CITY/STATE/ZIP: Kansas City MO 64147  
LAT/LONG: 38.8315 / 94.5588

CUSTOMER: PSI, Inc.  
CONTACT: Rick Leines  
INQUIRY #: 187422.4p  
DATE: August 28, 1995

# GEOCHECK VERSION 2.1

## SUMMARY

### GEOLOGIC AGE IDENTIFICATION†

Geologic Code: PP3  
Era: Paleozoic  
System: Pennsylvanian  
Series: Missourian Series

### ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

### GROUNDWATER FLOW INFORMATION

General Topographic Gradient: General WNW  
General Hydrogeologic Gradient: no hydrogeologic data available.

Note: In a general way, the water table typically conforms to surface topography.‡

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2438094-G5 BELTON, MO KS

### FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
North	1/2 - 1 Mile	Not Reported	Not Reported
East	1/2 - 1 Mile	Sand	428 ft.
South	1 - 2 Miles	Not Reported	Not Reported
West	>2 Miles	Not Reported	Not Reported

### PUBLIC WATER SUPPLY SYSTEM INFORMATION (EPA-FRDS)

Searched by Nearest Well.

Location Relative to TP: >2 Miles East  
PWS Name: SOUTHFORK MHP  
1301 N. SCOTT AVE.  
BELTON, MO 64012  
Well currently has or has had major violation(s): No

### AREA RADON INFORMATION

CASS COUNTY, MO

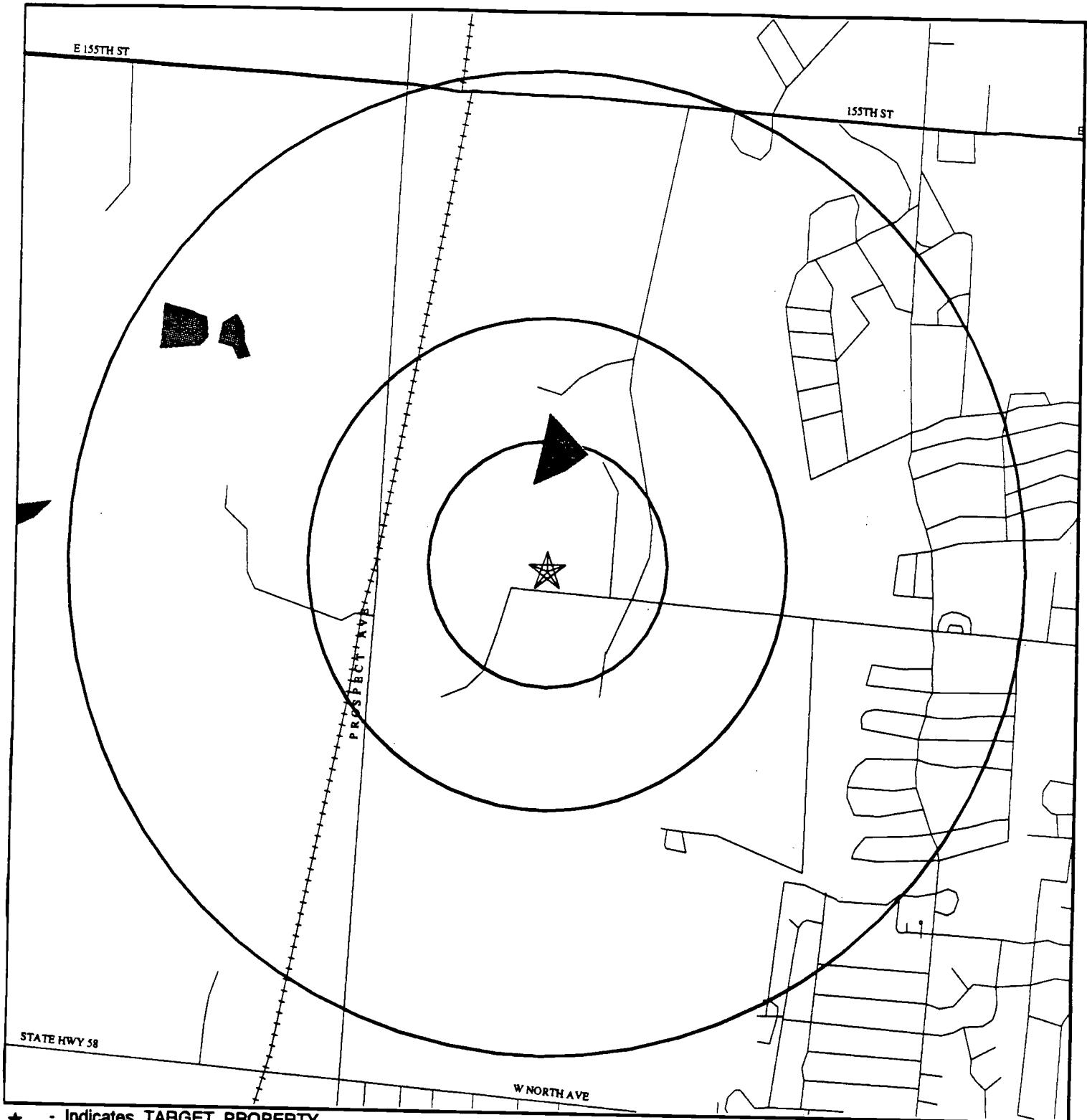
Number of sites tested: 35

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.895 pCi/L	90%	10%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.240 pCi/L	86%	14%	0%

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS-11 (1994).

‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and Development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.

# OVERVIEW MAP - 187422.4p - PSI, Inc.



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- ▲ - Coal Gasification Sites (if requested)
- - National Priority List Sites

0      1/4      1/2      1  
Miles



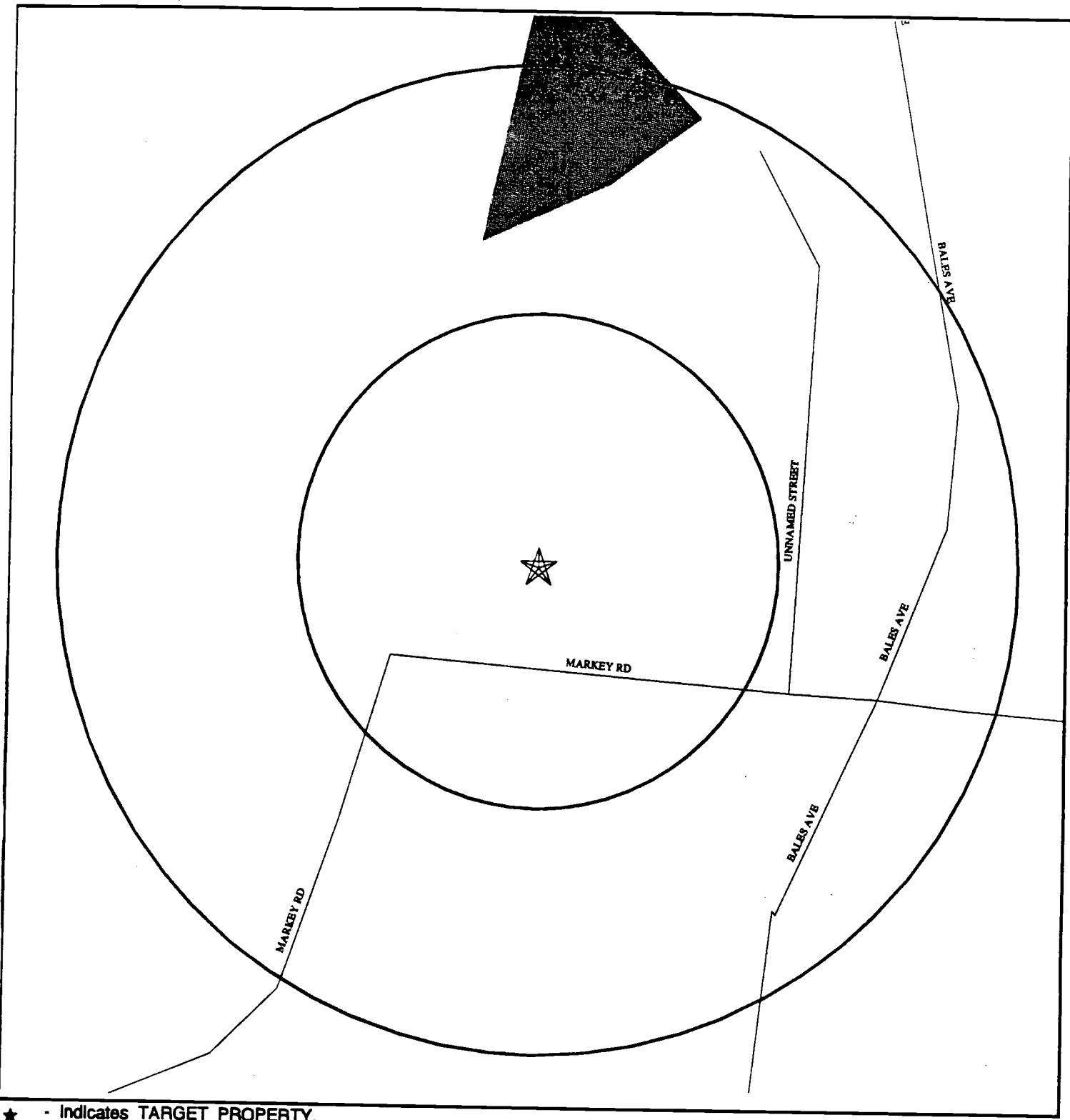
◊ - Power transmission lines (USGS DLG, 1993)

◊ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY:	Richards-Gebaur Memorial Bldg
ADDRESS:	3600 Markey Road
CITY/STATE/ZIP:	Kansas City MO 64147
LAT/LONG:	38.8315 / 94.5588

CUSTOMER:	PSI, Inc.
CONTACT:	Rick Leines
INQUIRY #:	187422.4p
DATE:	August 28, 1995

DETAIL MAP - 187422.4p - PSI, Inc.



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- - Coal Gasification Sites (if requested)
- - Sensitive Receptors
- National Priority List Sites

0 1/8 1/4  
Miles



- Power transmission lines (USGS DLG, 1993)  
 - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Richards-Gebaur Memorial Bldg  
ADDRESS: 3600 Markey Road  
CITY/STATE/ZIP: Kansas City MO 64147  
LAT/LONG: 38.8315 / 94.5588

CUSTOMER: PSI, Inc.  
CONTACT: Rick Leines  
INQUIRY #: 187422.4p  
DATE: August 28, 1995

**MAP FINDINGS SUMMARY SHOWING  
ALL SITES**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		N/A	N/A	N/A	N/A	N/A	N/A	N/A

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING  
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		N/A	N/A	N/A	N/A	N/A	N/A	N/A

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s) EDR ID Number  
EPA ID Number

Coal Gas Site Search: EDR does not presently have coal gas site information available in this state.

NO SITES FOUND

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BELTON	1000481425	RICHARDS GEBAUR AIR FORCE BASE	HWY 150 & US 71 HWY	64012	CERCLIS	
BELTON	1000224090	FLEETWOOD CHEV CO	M 58 & S 71 HWY	64012	RCRIS-SQG, FINDS, UST	UT0000386
BELTON	S101443008	WAL-MART	HWY 58 / US 71	64012	LUST	
BELTON	U001158368	R.W. HARMON & SONS INC	17321 S 71 HWY	64012	UST	UT0000389
BELTON	U001829872	RESEARCH BELTON HOSPITAL	17065 S 71 HWY	64012	UST	UT0000390
BELTON	1000123608	WAL MART STORES INC	US 71 HWY MO 58	64012	RCRIS-SQG, FINDS, UST	UT0007235
BELTON	S100488774	R W HARMON	17327 S 71 HWY	64012	LUST	LU1022
BELTON	1000630796	CRABTREE HARMON CORP	17327 S 71 HWY	64012	RCRIS-SQG, FINDS	
KANSAS CITY	U001159835	RICHARDS-GEBAUR AIRPORT	3509 E 147TH ST BLDG 1010	64147	UST	UT0012633
KANSAS CITY	U001159837	RICHARDS-GEBAUR AIRPORT	3401 E 155TH TER BLDG 82	64147	UST	UT0012631
KANSAS CITY	U000752660	RICHARDS-GEBAUR AIRPORT	3411 E 155TH TER BLDG 829	64147	UST	UT0012632
KANSAS CITY	S100917043	FAA - VORTAC	HWY 169 / 108TH		LUST	
KANSAS CITY	S100489503	BRUGGER McDOWELL AUTO UNLIMITED	1005 HWY 25 SOUTH		LUST	LU01913
KANSAS CITY	S101100161	PALESTINE GARDENS	33RD / PROSPECT		LUST	LU1131
KANSAS CITY	1000631621	COTTER & CO	14900 S 71 HWY	64147	RCRIS-SQG, FINDS, UST	LU2957
KANSAS CITY	U000752268	PAYLESS CASHWAYS, INC	14330 S 71 HWY	64147	UST	UT0001980
KANSAS CITY	1000830453	PAYLESS CASHWAYS INC	14330 S 71 HWY	64147	RCRIS-SQG, FINDS	UT0003199
KANSAS CITY	S100773573	TOTAL PETROLEUM (LAT-LONG) LENEXA Q	79TH / STATE LINE RD		LUST	
KANSAS CITY	S100489832	KANSAS CITY POWER & LIGHT	87TH / PROSPECT ST		LUST	LU1354
KANSAS CITY	U001159836	RICHARDS-GEBAUR AIRPORT	15415 DENVER AVE, BLDG 1301	64147	UST	LU1970
KANSAS CITY	S100489824	BYRAM SITE	6704 NW HWY 9		LUST	UT0012635
KANSAS CITY	S100660556	CITY OF KANSAS CITY	PROSPECT / 18TH		LUST	LU1950
KANSAS CITY	S101094058	AMOCO #5151	3500 PROSPECT AVE		LUST	LU02874
KANSAS CITY	S101094059	BUILDING #999.03	2534 PROSPECT AVE		LUST	LU02420
KANSAS CITY	S100660554	AMOCO OIL #8844	8030 PROSPECT AVE		LUST	LU04724
KANSAS CITY	U001159833	RICHARDS-GEBAUR AIRPORT	15600 SPRUCE AVE BLDG 514	64147	UST	LU01476
KANSAS CITY	S101099622	CIRCLE K #2433	13011 STATE LINE RD		LUST	UT0012625
KANSAS CITY	S101094068	USPCI-KAW YARD OFFICE	STATE LINE RD		LUST	LU3237
KANSAS CITY	S101094069	COMMERCE BANK - PRICE DEVELOPMENT C	STATE LINE RD / 135TH ST		LUST	LU04094
KANSAS CITY	S101094066	WATERWAY GAS & WASH/AMOCO OIL #2384	8507 STATE LINE RD		LUST	LU03473
KANSAS CITY	S101094067	PREMIER CADILLAC DEALERSHIP	8011 STATE LINE RD		LUST	LU01612
KANSAS CITY	S100660708	AMOCO OIL #2242	13013 STATE LINE RD		LUST	LU03368
KANSAS CITY	S100660561	CONOCO #25022	7425 STATE LINE RD		LUST	LU03232
KANSAS CITY	U000752662	RICHARDS-GEBAUR AIRPORT	NO STREET ADDRESS	64147	UST	LU03955
KANSAS CITY	U000752657	RICHARDS-GEBAUR AIRPORT	NO STREET ADDRESS	64147	UST	UT0012634
						UT0012623

**GEOCHECK VERSION 2.1 ADDENDUM  
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (North Quadrant)

**BASIC WELL DATA**

Site ID:	385030094331501	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Cass
Altitude:		State:	Missouri
Well Depth:	32.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Domestic

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Pennsylvanian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1**  
**FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (East Quadrant)

**BASIC WELL DATA**

Site ID:	385000094330001	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1934	County:	Cass
Altitude:		State:	Missouri
Well Depth:	790.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	428.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian
Principal Lithology of Unit:	Sand
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Water Level:	428.00 ft.
Date Measured:	01/01/34

**GEOCHECK VERSION 2.1**  
**FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (South Quadrant)

**BASIC WELL DATA**

Site ID:	384850094341001	Distance from TP:	1 - 2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Cass
Altitude:		State:	Missouri
Well Depth:	600.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1**  
**FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (West Quadrant)

**BASIC WELL DATA**

Site ID:	385110094354001	Distance from TP:	>2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Jackson
Altitude:		State:	Missouri
Well Depth:	433.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Not Reported
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1**  
**PUBLIC WATER SUPPLY SYSTEM INFORMATION**

Searched by Nearest Well.

**PWS SUMMARY:**

PWS ID:	MO1048442	PWS Status:	Active	Distance from TP:	>2 Miles
Dir relative to TP:	East	Date Initiated:	November / 1991	Date Deactivated:	Not Reported
PWS Name:	SOUTHFORK MHP 1301 N. SCOTT AVE. BELTON, MO 64012				

Addressee / Facility Type:	Not Reported
Facility Name:	Not Reported

Facility Latitude:	38 48 42	Facility Longitude:	094 31 54
City Served:	SOUTHFORK MHP		
Treatment Class:	Untreated	Population Served:	501 - 1,000 Persons

Well currently has or has had major violation(s): No

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM RECORDS:

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS

Telephone: 703-416-0702

CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/15/95

Date Made Active at EDR: 06/08/95

Date of Data Arrival at EDR: 04/25/95

Elapsed ASTM days: 44

### ERNS: Emergency Response Notification System

Source: EPA

Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/94

Date Made Active at EDR: 05/25/95

Date of Data Arrival at EDR: 04/11/95

Elapsed ASTM days: 44

### NPL: National Priority List

Source: EPA

Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/95

Date Made Active at EDR: 06/06/95

Date of Data Arrival at EDR: 06/06/95

Elapsed ASTM days: 0

### RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/95

Date Made Active at EDR: 08/22/95

Date of Data Arrival at EDR: 06/28/95

Elapsed ASTM days: 55

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FEDERAL NON-ASTM RECORDS:

### CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Date of Next Scheduled Update: 09/01/95

### CORRACTS: Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/95

Date of Next Scheduled Update: 09/18/95

### FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/94

Date of Next Scheduled Update: 10/16/95

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/94

Date of Next Scheduled Update: 12/04/95

### MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/95

Date of Next Scheduled Update: 10/16/95

### NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Date of Next Scheduled Update: 11/27/95

### PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94

Date of Next Scheduled Update: 09/18/95

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**RAATS:** RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

**RAATS:** RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/95

Date of Next Scheduled Update: 10/02/95

**ROD:** Records Of Decision

Source: NTIS

Telephone: 703-416-0703

**Record of Decision:** ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95

Date of Next Scheduled Update: 12/04/95

**TRIS:** Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-2320

**TRIS:** Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Date of Next Scheduled Update: 10/09/95

**TSCA:** Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

**TSCA:** Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/86

Date of Next Scheduled Update: 09/18/95

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STATE OF MISSOURI ASTM RECORDS:

**LUST:** Leaking Underground Storage Tanks  
Source: Department of Natural Resources  
Telephone: 314-526-3349

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/31/95  
Date Made Active at EDR: 07/26/95

Date of Data Arrival at EDR: 06/16/95  
Elapsed ASTM days: 40

**SHWS:** Registry and Registry Log  
Source: Department of Natural Resources  
Telephone: 314-751-1990

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/95  
Date Made Active at EDR: 08/21/95

Date of Data Arrival at EDR: 07/21/95  
Elapsed ASTM days: 31

**SWF/LS:** Solid Waste Disposal Areas & Processing Facilities  
Source: Department of Natural Resources  
Telephone: 314-751-5401

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/95  
Date Made Active at EDR: 07/26/95

Date of Data Arrival at EDR: 06/19/95  
Elapsed ASTM days: 37

**UST:** Underground Storage Tank Information  
Source: Department of Natural Resources  
Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/31/95  
Date Made Active at EDR: 06/26/95

Date of Data Arrival at EDR: 05/30/95  
Elapsed ASTM days: 27

## STATE OF MISSOURI NON-ASTM RECORDS:

**AST:** Service Station Master Listing  
Source: Department of Agriculture  
Telephone: 314-751-4278

Date of Government Version: 05/01/95

Date of Next Scheduled Update: 11/13/95

## Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

## Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

### NFRAP: No Further Remedial Action Planned

Source: EPA/NTIS

Telephone: 703-416-0702

**NFRAP:** As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

### FRDS: Federal Reporting Data System

Source: EPA/Office of Drinking Water

FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

**Area Radon Information:** The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

**Oil/Gas Pipelines/Electrical Transmission Lines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

**Sensitive Receptors:** There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

**USGS Water Wells:** In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**Epicenters:** World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

# **EDR-Site Report™**

for

**RICHARDO - GEBAUR AIR BASE**

15404 MAXWELL AVE  
KANSAS CITY, MO 64147

Inquiry Number:

August 29, 1995



Creators of Toxiccheck®

***The Source  
For Environmental  
Risk Management  
Data***

3530 Post Road  
Southport, Connecticut 06490

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802

# TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

**Section 1: Facility Summary .....** ..... **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**Section 2: Facility Detail Reports .....** ..... **Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases Searched and Update Information. ....** ..... **Page 5**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

**Disclaimer**

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information contained in this report. The customer shall assume full responsibility for the use of this report. **No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties.** In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.

# SECTION 1: FACILITY SUMMARY

<b>FACILITY</b> <b>AREA</b>	<b>FACILITY 1</b> <b>RICHARDO - GEBEUR AIR BASE</b> <b>15404 MAXWELL AVE</b> <b>KANSAS CITY, MO 64147</b> <b>EDR ID #S100773813</b>
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRIS)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/TSDF)	NO
Facility has received Notices of Violations (RCRIS/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility is not a Superfund Site but has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LS)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has enforcement actions under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## **SECTION 2: FACILITY DETAIL REPORTS**

### **WASTE MANAGEMENT**

**Facility has reported leaking underground storage tank incidents**

**DATABASE: Leaking Petroleum Storage Tank Database (LUST)**

RICHARDO - GEBEUR AIR BASE  
15404 MAXWELL AVE  
KANSAS CITY, MO 64147

LUST:  
Facility ID: LU2102

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

**Elapsed ASTM days:** Provides confirmation that this report meets or exceeds the 90-day updating requirement for databases included in ASTM E1527-94.

### WASTE MANAGEMENT

#### RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/1995

Date Made Active at EDR: 08/22/1995

Date of Data Arrival at EDR: 06/28/1995

Elapsed ASTM Days: 55

#### RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/1995

Date of Next Scheduled Update: 10/02/95

#### CORRACTS: Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/1995

Date of Next Scheduled Update: 09/18/95

#### PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/1994

Date of Next Scheduled Update: 09/18/95

#### MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/1995

Date of Next Scheduled Update: 10/16/95

#### MO AST: Service Station Master Listing

Source: Department of Agriculture

Telephone: 314-751-4278

Date of Government Version: 05/01/1995

Date of Next Scheduled Update: 11/13/95

#### MO UST: Underground Storage Tank Information

Source: Department of Natural Resources

Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/31/1995

Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/30/1995

Elapsed ASTM Days: 27

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

### MO LUST: Leaking Underground Storage Tanks

Source: Department of Natural Resources  
Telephone: 314-526-3349

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/31/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/16/1995  
Elapsed ASTM Days: 40

### ERNS: Emergency Response Notification System

Source: EPA  
Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/1994  
Date Made Active at EDR: 05/25/1995

Date of Data Arrival at EDR: 04/11/1995  
Elapsed ASTM Days: 44

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/1994

Date of Next Scheduled Update: 12/04/95

## WASTE DISPOSAL

### NPL: National Priority List

Source: EPA  
Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/1995  
Date Made Active at EDR: 06/06/1995

Date of Data Arrival at EDR: 06/06/1995  
Elapsed ASTM Days: 0

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS  
Telephone: 703-416-0702

CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System. CERCLIS contains information on sites identified by the USEPA as known or suspect abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup.

Date of Government Version: 03/15/1995  
Date Made Active at EDR: 06/08/1995

Date of Data Arrival at EDR: 04/25/1995  
Elapsed ASTM Days: 44

### NPL LIENS: Federal Superfund Liens

Source: EPA  
Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991  
Date Made Active at EDR: 03/30/1994

Date of Data Arrival at EDR: 02/02/1994  
Elapsed ASTM Days: 56

### MO SHWS: Registry and Registry Log

Source: Department of Natural Resources  
Telephone: 314-751-1990

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/1995  
Date Made Active at EDR: 08/21/1995

Date of Data Arrival at EDR: 07/21/1995  
Elapsed ASTM Days: 31

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

### MO SWF/LS: Solid Waste Disposal Areas & Processing Facilities

Source: Department of Natural Resources

Telephone: 314-751-5401

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/19/1995  
Elapsed ASTM Days: 37

### MULTIMEDIA

#### TRIS: Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/1992

Date of Next Scheduled Update: 10/09/95

#### TSCA: Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/1986

Date of Next Scheduled Update: 09/18/95

#### FTTS: Fifra / Tscia Tracking System

Source: EPA/Office of Prevention, Pesticides & Toxic Substances

Telephone: 202-260-7864

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/15/1995

Date of Next Scheduled Update: 11/06/95

#### FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/1994

Date of Next Scheduled Update: 10/16/95

### POTENTIAL SUPERFUND LIABILITY

#### SETS: Site Enforcement Tracking System

Source: EPA/NTIS

Telephone: 202-260-8718

SETS list the potentially responsible parties (PRPs) recorded by EPA (in SETS) at Superfund sites. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/1995  
Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/15/1995  
Elapsed ASTM Days: 42

# **EDR-Site Report™**

for

**RICHARDS-GEBAUR AIRPORT**

3509 E 147TH ST BLDG 1010

KANSAS CITY, MO 64147

Inquiry Number:

August 29, 1995



**Environmental  
Data  
Resources, Inc.**

Creators of Toxiccheck®

***The Source  
For Environmental  
Risk Management  
Data***

3530 Post Road  
Southport, Connecticut 06490

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802

# TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

**Section 1: Facility Summary .....** **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**Section 2: Facility Detail Reports .....** **Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases Searched and Update Information. ....** **Page 5**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

**Disclaimer**

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information contained in this report. The customer shall assume full responsibility for the use of this report. **No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.**

# SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 RICHARDS-GEBEAU AIRPORT 3509 E 147TH ST BLDG 1010 KANSAS CITY, MO 64147 EDR ID #U001159835
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRIS)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/TSDF)	NO
Facility has received Notices of Violations (RCRIS/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	YES - p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility is not a Superfund Site but has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LS)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has enforcement actions under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility manages registered underground storage tanks

**DATABASE: Petroleum Storage Tank Database (UST)**

RICHARDS-GEBAUR AIRPORT  
3509 E 147TH ST BLDG 1010  
KANSAS CITY, MO 64147

**UST:**

Facility ID: UT0012633  
Total Tanks: 3  
Tank ID: 1  
Tank Status: Currently in use  
Capacity: 1000  
Substance: PETROLEUM

Facility Contact: Not reported  
Facility Telephone: Not reported  
Owner Name: AVIATION DEPARTMENT/RICHARDS-GEBAUR  
Owner Address: 15405 MAXWELL AVENUE  
City, State, Zip: KANSAS CITY, MO 64147  
Owner Telephone: 816/322/0001

Facility ID: UT0012633  
Total Tanks: 3  
Tank ID: 2  
Tank Status: Premanently closed in place  
Capacity: 2500  
Substance: PETROLEUM

Facility Contact: Not reported  
Facility Telephone: Not reported  
Owner Name: AVIATION DEPARTMENT/RICHARDS-GEBAUR  
Owner Address: 15405 MAXWELL AVENUE  
City, State, Zip: KANSAS CITY, MO 64147  
Owner Telephone: 816/322/0001

Facility ID: UT0012633  
Total Tanks: 3  
Tank ID: 3  
Tank Status: Premanently closed in place  
Capacity: 500  
Substance: DIESEL

Facility Contact: Not reported  
Facility Telephone: Not reported  
Owner Name: AVIATION DEPARTMENT/RICHARDS-GEBAUR  
Owner Address: 15405 MAXWELL AVENUE  
City, State, Zip: KANSAS CITY, MO 64147  
Owner Telephone: 816/322/0001

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Name, source, update dates, contact phone number and description of each of the databases searched for this report.

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# SECTION 1: FACILITY SUMMARY

<b>FACILITY</b> <b>AREA</b>	<b>FACILITY 1</b> <b>RICHARDS-GEBAUR AIRPORT</b> 15600 SPRUCE AVE BLDG 514 KANSAS CITY, MO 64147 EDR ID #U001159833
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRIS)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/TSDF)	NO
Facility has received Notices of Violations (RCRIS/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	YES - p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility is not a Superfund Site but has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LS)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has enforcement actions under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility manages registered underground storage tanks

**DATABASE:** Petroleum Storage Tank Database (UST)

RICHARDS-GEBEUR AIRPORT  
15600 SPRUCE AVE BLDG 514  
KANSAS CITY, MO 64147

UST:

Facility ID:	UT0012625	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	1	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBEUR
Tank Status:	Currently in use	Owner Address:	15405 MAXWELL AVENUE
Capacity:	50000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	PETROLEUM	Owner Telephone:	816/322/0001
Facility ID:	UT0012625	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	2	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBEUR
Tank Status:	Currently in use	Owner Address:	15405 MAXWELL AVENUE
Capacity:	50000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	PETROLEUM	Owner Telephone:	816/322/0001
Facility ID:	UT0012625	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	3	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBEUR
Tank Status:	Currently in use	Owner Address:	15405 MAXWELL AVENUE
Capacity:	50000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	PETROLEUM	Owner Telephone:	816/322/0001
Facility ID:	UT0012625	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	4	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBEUR
Tank Status:	Currently in use	Owner Address:	15405 MAXWELL AVENUE
Capacity:	50000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	PETROLEUM	Owner Telephone:	816/322/0001
Facility ID:	UT0012625	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	5	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBEUR
Tank Status:	Currently in use	Owner Address:	15405 MAXWELL AVENUE
Capacity:	50000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	PETROLEUM	Owner Telephone:	816/322/0001

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

**Elapsed ASTM days:** Provides confirmation that this report meets or exceeds the 90-day updating requirement for databases included in ASTM E1527-94.

### WASTE MANAGEMENT

#### RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/1995  
Date Made Active at EDR: 08/22/1995

Date of Data Arrival at EDR: 06/28/1995  
Elapsed ASTM Days: 55

#### RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/1995

Date of Next Scheduled Update: 10/02/95

#### CORRACTS: Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/1995

Date of Next Scheduled Update: 09/18/95

#### PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/1994

Date of Next Scheduled Update: 09/18/95

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Source: Nuclear Regulatory Commission

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Date of Government Version: 01/01/1995

Date of Next Scheduled Update: 10/16/95

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Source: Department of Agriculture

Telephone: 314-751-4278

Date of Government Version: 05/01/1995

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Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

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Date Made Active at EDR: 06/06/1995

Date of Data Arrival at EDR: 06/06/1995  
Elapsed ASTM Days: 0

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Source: EPA/NTIS  
Telephone: 703-416-0702

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## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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Date of Next Scheduled Update: 10/09/95

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Telephone: 202-260-1444

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Date of Next Scheduled Update: 09/18/95

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Date of Government Version: 07/27/1994

Date of Next Scheduled Update: 10/16/95

### POTENTIAL SUPERFUND LIABILITY

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Telephone: 202-260-8718

SETS list the potentially responsible parties (PRPs) recorded by EPA (in SETS) at Superfund sites. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/1995  
Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/15/1995  
Elapsed ASTM Days: 42

# **EDR-Site Report™**

for

**RICHARDS-GEBAUR AIRPORT**

NO STREET ADDRESS

KANSAS CITY, MO 64147

Inquiry Number:

August 29, 1995



**Environmental  
Data  
Resources, Inc.**

Creators of Toxiccheck®

***The Source  
For Environmental  
Risk Management  
Data***

3530 Post Road  
Southport, Connecticut 06490

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802

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The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

**Section 1: Facility Summary .....** ..... **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**Section 2: Facility Detail Reports .....** ..... **Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases Searched and Update Information. ....** ..... **Page 5**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

**Disclaimer**

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information contained in this report. The customer shall assume full responsibility for the use of this report. **No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.**

# SECTION 1: FACILITY SUMMARY

<b>FACILITY AREA</b>	<b>FACILITY 1</b> <b>RICHARDS-GEBAUR AIRPORT</b> <b>NO STREET ADDRESS</b> <b>KANSAS CITY, MO 64147</b> <b>EDR ID #U000752662</b>
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRIS)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/TSDF)	NO
Facility has received Notices of Violations (RCRIS/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	YES - p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility is not a Superfund Site but has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LS)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has enforcement actions under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility manages registered underground storage tanks

**DATABASE:** Petroleum Storage Tank Database (UST)

RICHARDS-GEBAUR AIRPORT  
NO STREET ADDRESS  
KANSAS CITY, MO 64147

**UST:**

Facility ID: UT0012634  
Total Tanks: 1  
Tank ID: 1  
Tank Status: Permanently closed in place  
Capacity: 2000  
Substance: DIESEL

Facility Contact: Not reported  
Facility Telephone: Not reported  
Owner Name: AVIATION DEPARTMENT/RICHARDS-GEBAUR  
Owner Address: 15405 MAXWELL AVENUE  
City, State, Zip: KANSAS CITY, MO 64147  
Owner Telephone: 816/322/0001

### SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

**Elapsed ASTM days:** Provides confirmation that this report meets or exceeds the 90-day updating requirement for databases included in ASTM E1527-94.

#### WASTE MANAGEMENT

**RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/1995  
Date Made Active at EDR: 08/22/1995

Date of Data Arrival at EDR: 06/28/1995  
Elapsed ASTM Days: 55

**RAATS:** RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/1995

Date of Next Scheduled Update: 10/02/95

**CORRACTS:** Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/1995

Date of Next Scheduled Update: 09/18/95

**PADS:** PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/1994

Date of Next Scheduled Update: 09/18/95

**MLTS:** Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/1995

Date of Next Scheduled Update: 10/16/95

**MO AST:** Service Station Master Listing

Source: Department of Agriculture

Telephone: 314-751-4278

Date of Government Version: 05/01/1995

Date of Next Scheduled Update: 11/13/95

**MO UST:** Underground Storage Tank Information

Source: Department of Natural Resources

Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/31/1995  
Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/30/1995  
Elapsed ASTM Days: 27

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

### MO LUST: Leaking Underground Storage Tanks

Source: Department of Natural Resources  
Telephone: 314-526-3349

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/31/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/16/1995  
Elapsed ASTM Days: 40

### ERNS: Emergency Response Notification System

Source: EPA  
Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/1994  
Date Made Active at EDR: 05/25/1995

Date of Data Arrival at EDR: 04/11/1995  
Elapsed ASTM Days: 44

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/1994

Date of Next Scheduled Update: 12/04/95

## WASTE DISPOSAL

### NPL: National Priority List

Source: EPA  
Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/1995  
Date Made Active at EDR: 06/06/1995

Date of Data Arrival at EDR: 06/06/1995  
Elapsed ASTM Days: 0

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS  
Telephone: 703-416-0702

CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System. CERCLIS contains information on sites identified by the USEPA as known or suspect abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup.

Date of Government Version: 03/15/1995  
Date Made Active at EDR: 06/08/1995

Date of Data Arrival at EDR: 04/25/1995  
Elapsed ASTM Days: 44

### NPL LIENS: Federal Superfund Liens

Source: EPA  
Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991  
Date Made Active at EDR: 03/30/1994

Date of Data Arrival at EDR: 02/02/1994  
Elapsed ASTM Days: 56

### MO SHWS: Registry and Registry Log

Source: Department of Natural Resources  
Telephone: 314-751-1990

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/1995  
Date Made Active at EDR: 08/21/1995

Date of Data Arrival at EDR: 07/21/1995  
Elapsed ASTM Days: 31

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

### MO SWF/LS: Solid Waste Disposal Areas & Processing Facilities

Source: Department of Natural Resources  
Telephone: 314-751-5401

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/19/1995  
Elapsed ASTM Days: 37

### MULTIMEDIA

#### TRIS: Toxic Chemical Release Inventory System

Source: EPA/NTIS  
Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/1992

Date of Next Scheduled Update: 10/09/95

#### TSCA: Toxic Substances Control Act

Source: EPA/NTIS  
Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/1986

Date of Next Scheduled Update: 09/18/95

#### FTTS: Fifra / Tscfa Tracking System

Source: EPA/Office of Prevention, Pesticides & Toxic Substances  
Telephone: 202-260-7864

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/15/1995

Date of Next Scheduled Update: 11/06/95

#### FINDS: Facility Index System

Source: EPA/NTIS  
Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/1994

Date of Next Scheduled Update: 10/16/95

### POTENTIAL SUPERFUND LIABILITY

#### SETS: Site Enforcement Tracking System

Source: EPA/NTIS  
Telephone: 202-260-8718

SETS list the potentially responsible parties (PRPs) recorded by EPA (in SETS) at Superfund sites. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/1995  
Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/15/1995  
Elapsed ASTM Days: 42

# **EDR-Site Report™**

for

**RICHARDS-GEBAUR AIRPORT**

NO STREET ADDRESS  
KANSAS CITY, MO 64147

Inquiry Number:

August 29, 1995



**Environmental  
Data  
Resources, Inc.**

Creators of Toxiccheck®

***The Source  
For Environmental  
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3530 Post Road  
Southport, Connecticut 06490

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Telephone: 1-800-352-0050  
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Name, source, update dates, contact phone number and description of each of the databases searched for this report.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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# SECTION 1: FACILITY SUMMARY

<b>FACILITY</b>  <b>AREA</b>	<b>FACILITY 1</b> <b>RICHARDS-GEBAUR AIRPORT</b> NO STREET ADDRESS KANSAS CITY, MO 64147 EDR ID #U000752657
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRIS)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/TSDF)	NO
Facility has received Notices of Violations (RCRIS/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	YES - p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility is not a Superfund Site but has a known or suspect abandoned, inactive or uncontrollable hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LS)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has enforcement actions under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility manages registered underground storage tanks

**DATABASE:** Petroleum Storage Tank Database (UST)

RICHARDS-GEBAUR AIRPORT  
NO STREET ADDRESS  
KANSAS CITY, MO 64147

UST:			
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	1	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	3000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	GASOLINE	Owner Telephone:	816/322/0001
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	2	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	3000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	GASOLINE	Owner Telephone:	816/322/0001
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	3	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	3000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	GASOLINE	Owner Telephone:	816/322/0001
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	4	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	3000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	GASOLINE	Owner Telephone:	816/322/0001
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	5	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	4000	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	GASOLINE	Owner Telephone:	816/322/0001
Facility ID:	UT0012623	Facility Contact:	Not reported
Total Tanks:	6	Facility Telephone:	Not reported
Tank ID:	6	Owner Name:	AVIATION DEPARTMENT/RICHARDS-GEBAUR
Tank Status:	Permanently closed in place	Owner Address:	15405 MAXWELL AVENUE
Capacity:	500	City, State, Zip:	KANSAS CITY, MO 64147
Substance:	USED OIL	Owner Telephone:	816/322/0001

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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**Elapsed ASTM days:** Provides confirmation that this report meets or exceeds the 90-day updating requirement for databases included in ASTM E1527-94.

### WASTE MANAGEMENT

#### **RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/1995

Date Made Active at EDR: 08/22/1995

Date of Data Arrival at EDR: 06/28/1995

Elapsed ASTM Days: 55

#### **RAATS:** RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/1995

Date of Next Scheduled Update: 10/02/95

#### **CORRACTS:** Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/1995

Date of Next Scheduled Update: 09/18/95

#### **PADS:** PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/1994

Date of Next Scheduled Update: 09/18/95

#### **MLTS:** Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/1995

Date of Next Scheduled Update: 10/16/95

#### **MO AST:** Service Station Master Listing

Source: Department of Agriculture

Telephone: 314-751-4278

Date of Government Version: 05/01/1995

Date of Next Scheduled Update: 11/13/95

#### **MO UST:** Underground Storage Tank Information

Source: Department of Natural Resources

Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/31/1995

Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/30/1995

Elapsed ASTM Days: 27

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

**MO LUST:** Leaking Underground Storage Tanks  
Source: Department of Natural Resources  
Telephone: 314-526-3349

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/31/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/16/1995  
Elapsed ASTM Days: 40

**ERNS:** Emergency Response Notification System  
Source: EPA  
Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/1994  
Date Made Active at EDR: 05/25/1995

Date of Data Arrival at EDR: 04/11/1995  
Elapsed ASTM Days: 44

**HMIRS:** Hazardous Materials Information Reporting System  
Source: U.S. Department of Transportation  
Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/1994

Date of Next Scheduled Update: 12/04/95

### WASTE DISPOSAL

**NPL:** National Priority List  
Source: EPA  
Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/1995  
Date Made Active at EDR: 06/06/1995

Date of Data Arrival at EDR: 06/06/1995  
Elapsed ASTM Days: 0

**CERCLIS:** Comprehensive Environmental Response, Compensation, and Liability Information System  
Source: EPA/NTIS  
Telephone: 703-416-0702

CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System. CERCLIS contains information on sites identified by the USEPA as known or suspect abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup.

Date of Government Version: 03/15/1995  
Date Made Active at EDR: 06/08/1995

Date of Data Arrival at EDR: 04/25/1995  
Elapsed ASTM Days: 44

**NPL LIENS:** Federal Superfund Liens  
Source: EPA  
Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991  
Date Made Active at EDR: 03/30/1994

Date of Data Arrival at EDR: 02/02/1994  
Elapsed ASTM Days: 56

**MO SHWS:** Registry and Registry Log  
Source: Department of Natural Resources  
Telephone: 314-751-1990

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/1995  
Date Made Active at EDR: 08/21/1995

Date of Data Arrival at EDR: 07/21/1995  
Elapsed ASTM Days: 31

## **SECTION 3: DATABASES SEARCHED AND UPDATE DATES**

...Continued...

### **MO SWF/LS: Solid Waste Disposal Areas & Processing Facilities**

Source: Department of Natural Resources  
Telephone: 314-751-5401

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/1995  
Date Made Active at EDR: 07/26/1995

Date of Data Arrival at EDR: 06/19/1995  
Elapsed ASTM Days: 37

### **MULTIMEDIA**

#### **TRIS: Toxic Chemical Release Inventory System**

Source: EPA/NTIS  
Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/1992

Date of Next Scheduled Update: 10/09/95

#### **TSCA: Toxic Substances Control Act**

Source: EPA/NTIS  
Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/1986

Date of Next Scheduled Update: 09/18/95

#### **FTTS: Fifra / Tsc Tracking System**

Source: EPA/Office of Prevention, Pesticides & Toxic Substances  
Telephone: 202-260-7864

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/15/1995

Date of Next Scheduled Update: 11/06/95

#### **FINDS: Facility Index System**

Source: EPA/NTIS  
Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/1994

Date of Next Scheduled Update: 10/16/95

### **POTENTIAL SUPERFUND LIABILITY**

#### **SETS: Site Enforcement Tracking System**

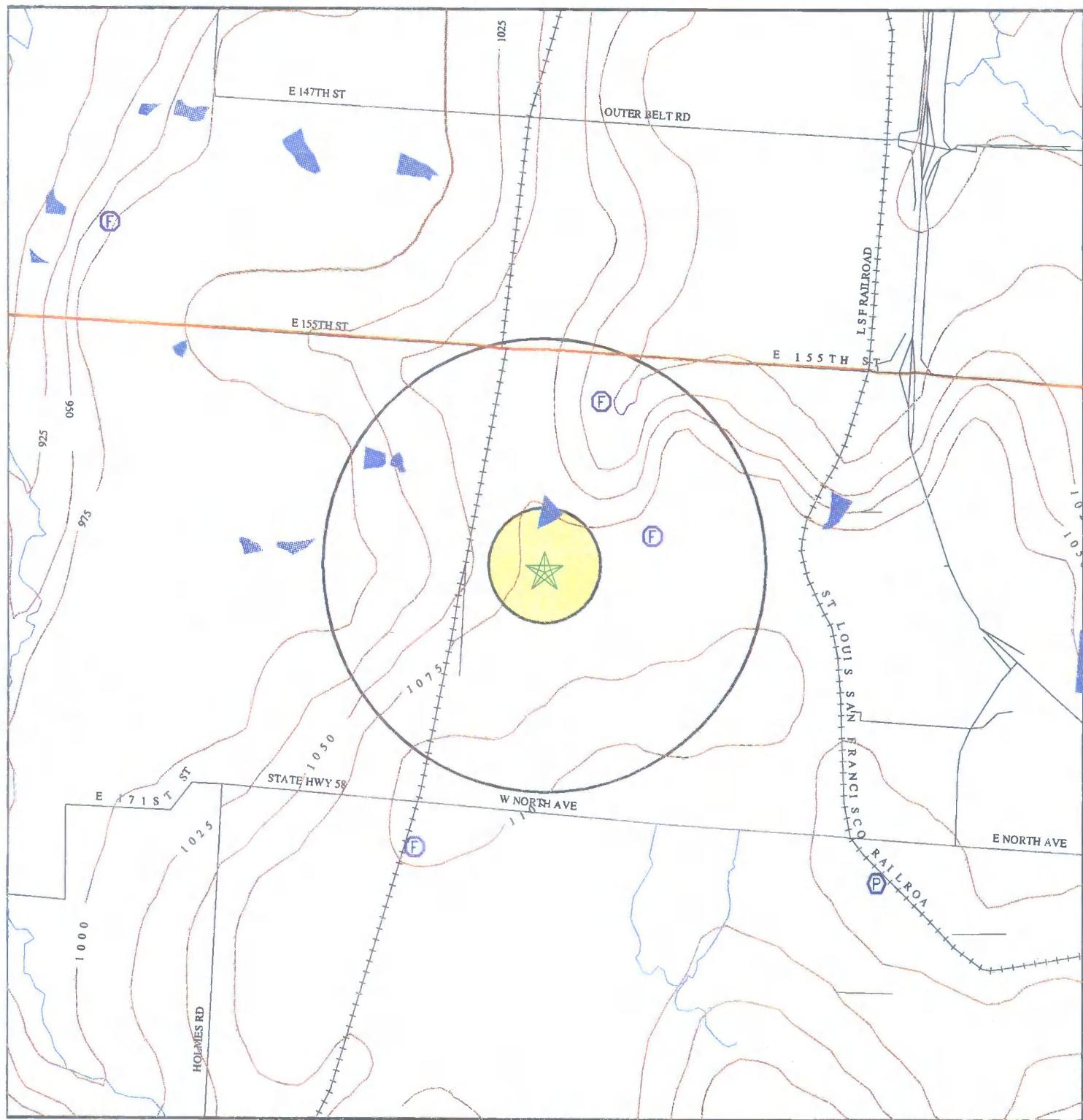
Source: EPA/NTIS  
Telephone: 202-260-8718

SETS list the potentially responsible parties (PRPs) recorded by EPA (in SETS) at Superfund sites. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/1995  
Date Made Active at EDR: 06/26/1995

Date of Data Arrival at EDR: 05/15/1995  
Elapsed ASTM Days: 42

# TOPOGRAPHIC MAP - 187422.4p - PSI, Inc.



Source: US Geological Survey 1-Degree Digital Elevation Model  
Compiled 09/15/92

0 1/4 1/2 1 2 Miles

- Major Roads
- Contour lines (25 foot interval unless otherwise shown)
- Waterways

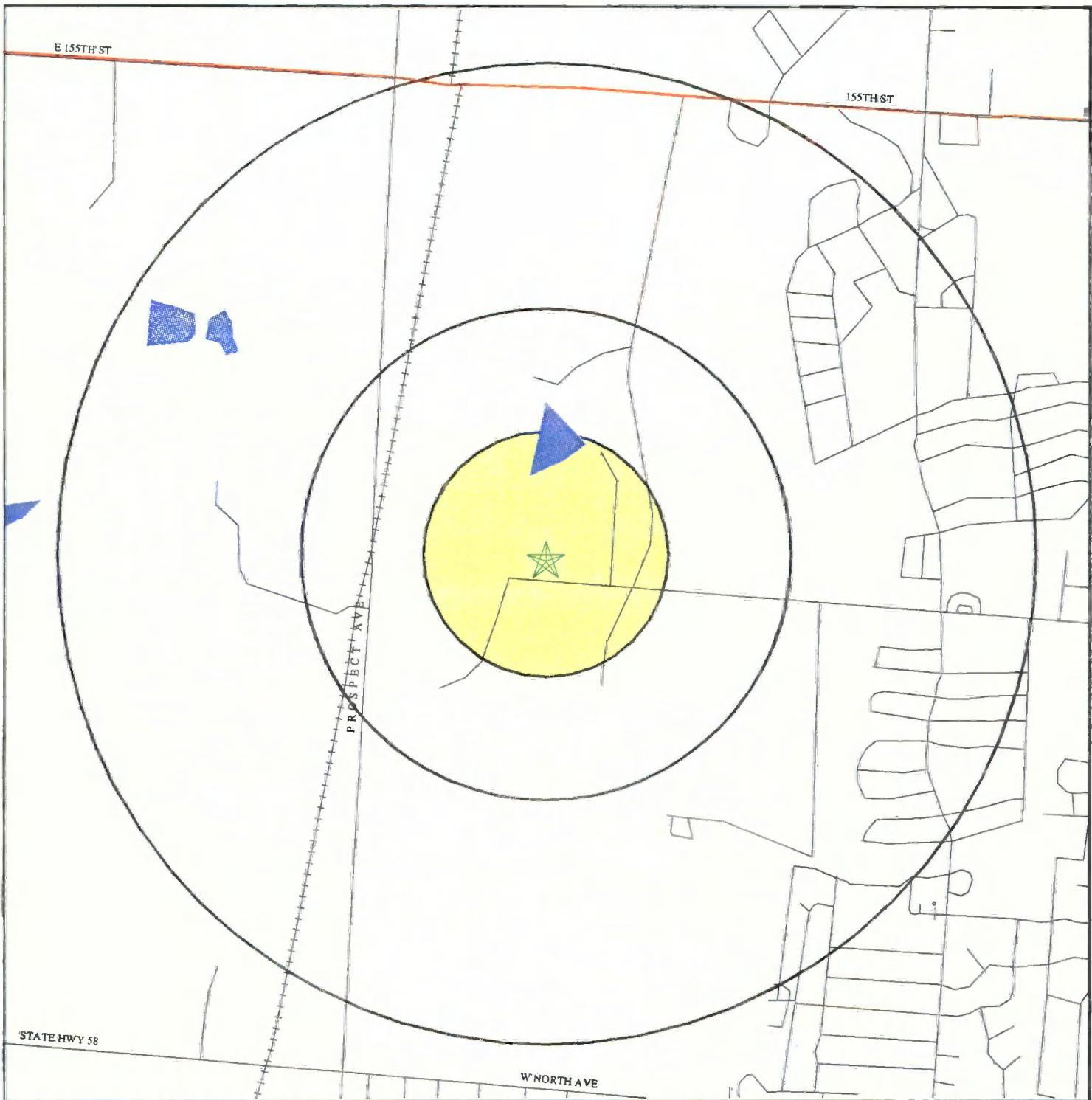
- Earthquake epicenter, Richter 5 or greater.
- Closest well according to (F)ederal or (S)tate database in quadrant.
- Closest public water supply well.



TARGET PROPERTY: Richards-Gebaur Memorial Bldg  
ADDRESS: 3600 Markey Road  
CITY/STATE/ZIP: Kansas City MO 64147  
LAT/LONG: 38.8315 / 94.5588

CUSTOMER:  
CONTACT:  
INQUIRY #:  
DATE:  
PSI, Inc.  
Rick Leines  
187422.4p  
August 28, 1995

# OVERVIEW MAP - 187422.4p - PSI, Inc.



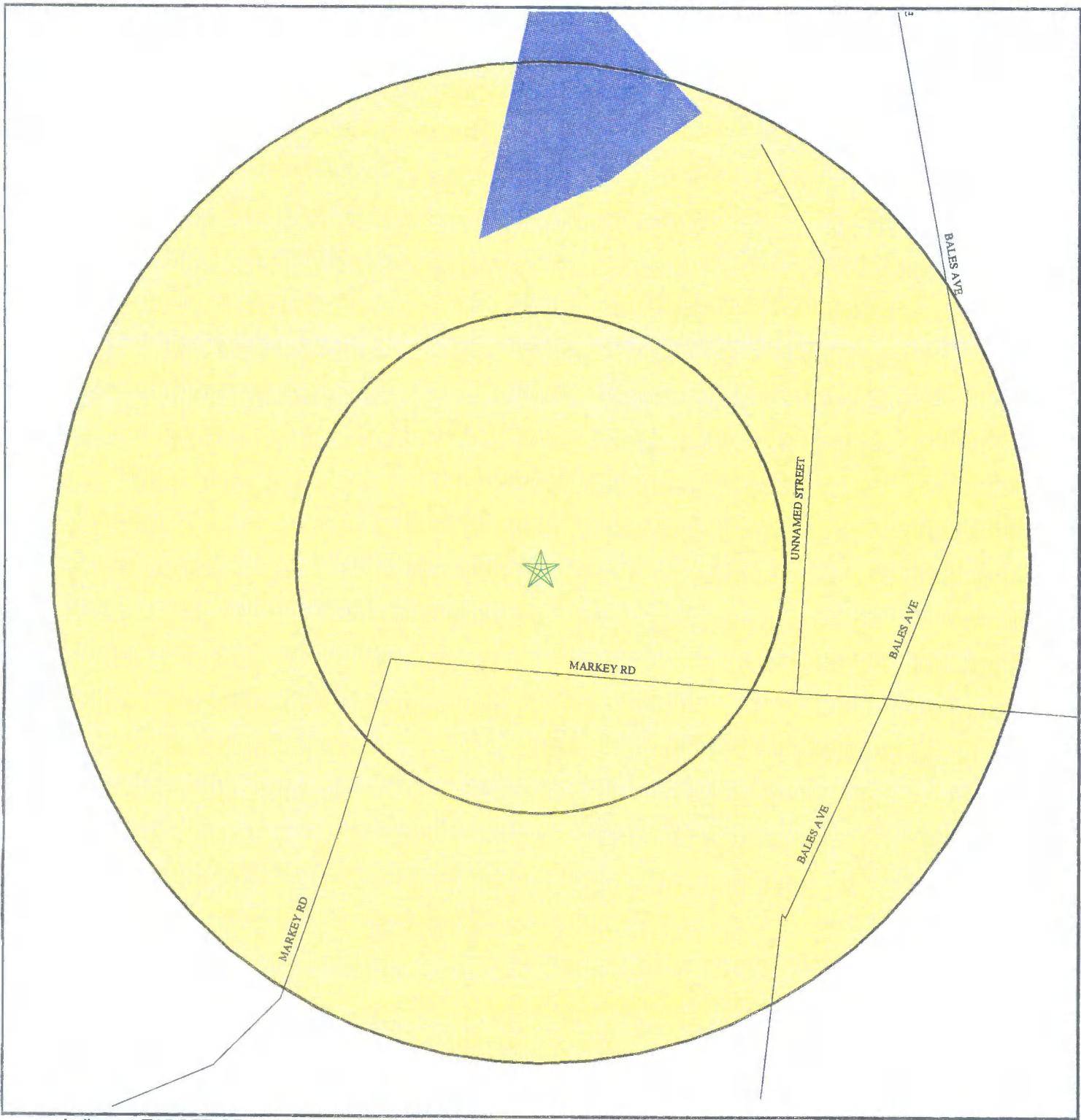
- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- - Coal Gasification Sites (if requested)
- - National Priority List Sites

0      1/4      1/2      1  
Miles:

- Power transmission lines (USGS DLG, 1993)  
 - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:	Richards-Gebaur Memorial Bldg 3600 Markey Road Kansas City MO 64147 38.8315 / 94.5588	CUSTOMER: CONTACT: INQUIRY #: DATE:	PSI, Inc. Rick Leines 187422.4p August 28, 1995
--	--	--	--

DETAIL MAP - 187422.4p - PSI, Inc.



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- - Coal Gasification Sites (if requested)
- ▬ - Sensitive Receptors
- - National Priority List Sites

0                  1/8                  1/4  
Miles

- ▬ - Power transmission lines (USGS DLG, 1993)  
▬ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Richards-Gebaur Memorial Bldg  
ADDRESS: 3600 Markey Road  
CITY/STATE/ZIP: Kansas City MO 64147  
LAT/LONG: 38.8315 / 94.5588

CUSTOMER: PSI, Inc.  
CONTACT: Rick Leines  
INQUIRY #: 187422.4p  
DATE: August 28, 1995

**APPENDIX D**

**CLIENT PROVIDED INFORMATION**

**Polychlorinated Biphenyls.** All Air Force-owned transformers with 50 parts per million (ppm) or more PCBs have either been replaced with PCB-free equipment or retrofitted to bring the PCB concentration to below 50 ppm.

**Radon.** Based on radon samples taken by Cass and Jackson counties, the potential for radon greater than 4.0 picocuries per liter exists at Richards-Gebaur AFB. No radon surveys have been completed at Richards-Gebaur AFB because there is no family housing on base.

**Lead-Based Paint.** There are no residential or other high-priority facilities on base that present the risk of exposing children to lead-based paint. Facilities that were constructed prior to the implementation of the DOD ban on the use of lead-based paint in 1978 are likely to contain such paint.

## **OFF-BASE PROPERTY FINDINGS**

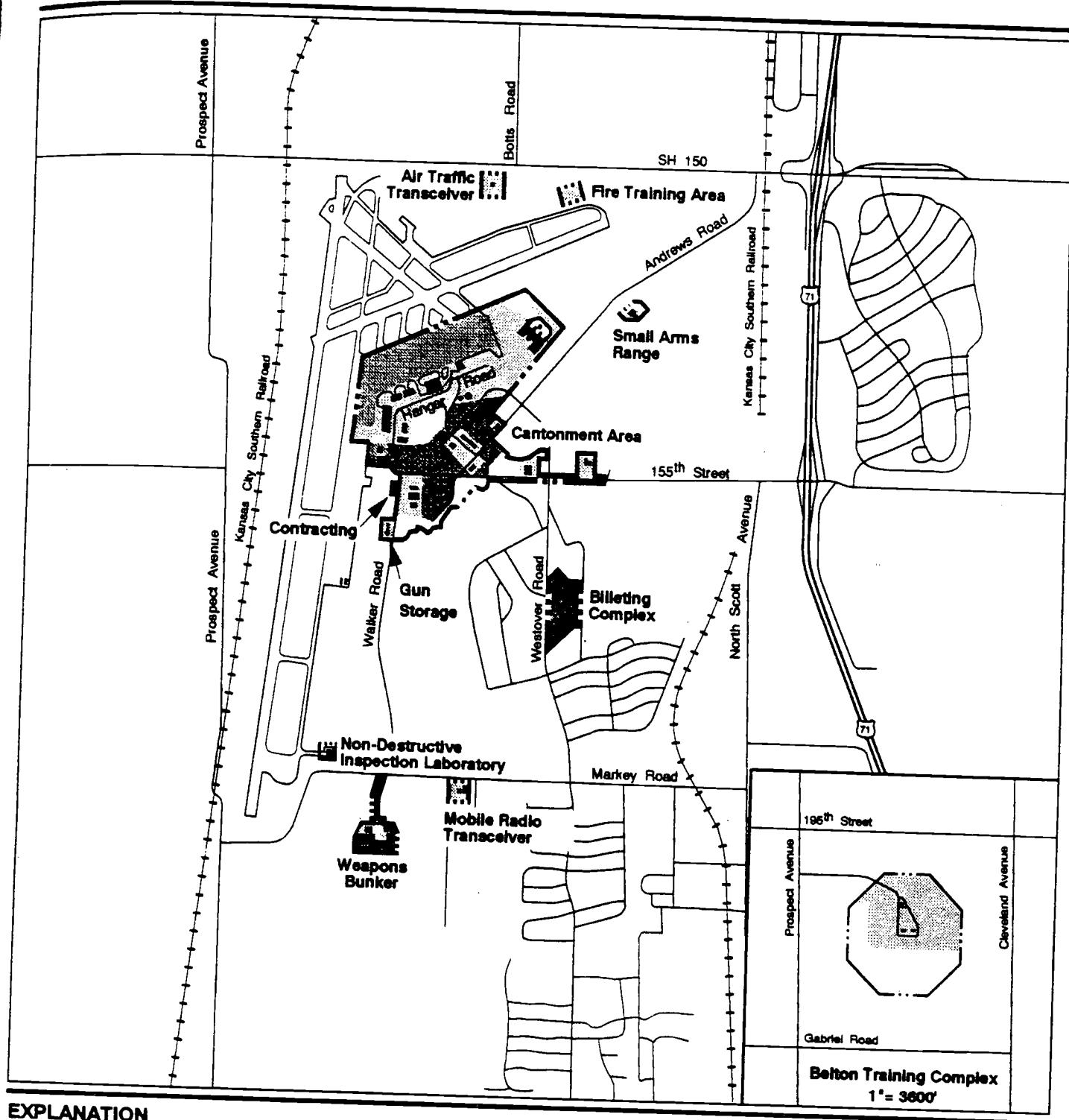
Of the 16 contiguous properties surveyed, 10 were physically inspected. Based on the records search and site inspections of the properties conducted for this EBS, there are no areas on Richards-Gebaur AFB where it is known that contamination has resulted from activities on any of the off-base properties; however, areas of possible concern were noted on contiguous properties during the survey. Other than Formerly Used Defense Sites, no off-base parcels are known to have been contaminated from activities on Richards-Gebaur AFB.

## **PROPERTY CATEGORIZATION**

As described previously, property on Richards-Gebaur AFB was classified into one of the seven categories based on the findings of the EBS (Figure S-1). Category 1 properties were identified in three vacant and undeveloped areas in the central, eastern, and southern portions of the Cantonment Area, as well as in the southern portion of the Belton Training Complex. Category 2 properties are present in the Cantonment Area in two small areas along the flightline, as well as in most of the central portion of the Cantonment Area. The northeastern and southern portions of the Weapons Bunker, and the access road, are also classified as Category 2 properties. Additional Category 2 properties have been identified as constituting all of the Billeting Complex and Contracting parcels. Category 3 properties consist of the apron area and one small area at the southern end of the flightline. No Category 4 properties were identified at Richards-Gebaur AFB. One Category 5 property was identified at an IRP site at the southern end of the Air Force parking apron. One Category 6 property was identified at an IRP site in the northeastern portion of the Cantonment Area.

Category 7 properties are present on much of the Cantonment Area: a large area in the northeast, along the northern portion of the flightline, in the east along 155th Street, and in three smaller areas in the central and southern

portions. Category 7 properties have also been identified as constituting all of the Air Traffic Transceiver, Fire Training Area, Small Arms Range, Non-Destructive Inspection Laboratory, Gun Storage, and Mobile Radio Transceiver parcels. In addition, Category 7 properties have been identified in the northwest and central areas of the Weapons Bunker and the northern portion of the Belton Training Complex.



#### EXPLANATION

- [White Box] Uncontaminated Property (Category 1)
- [Solid Black Box] Hazardous substance stored - no release (Category 2)
- [Hatched Box] Hazardous substance release, below action levels (Category 3)
- [Cross-hatched Box] Hazardous substance release, all actions have been taken (Category 4)

0 650 1250 2500 Feet



- [White Box] Hazardous substance release, not all actions have been taken (Category 5)
- [Solid Black Box] Hazardous substance release, no actions taken (Category 6)
- [Hatched Box] Areas requiring additional evaluation (Category 7)

--- Base Boundary

#### Property Categorization

Figure S-1

## 3.0 FINDINGS FOR BASE PROPERTY

This chapter of the EBS presents the findings of the records search, VSI, and personnel interviews for on-base properties. Section 3.1 provides a history of the base, while Section 3.2 gives a description of the environmental setting of the base, including utilities. Sections 3.3 and 3.4 describe resource findings and conclusions. Overall property categorization is presented in Chapter 5. Resources within Section 3.4 are disclosure issues only and are not used in property categorization.

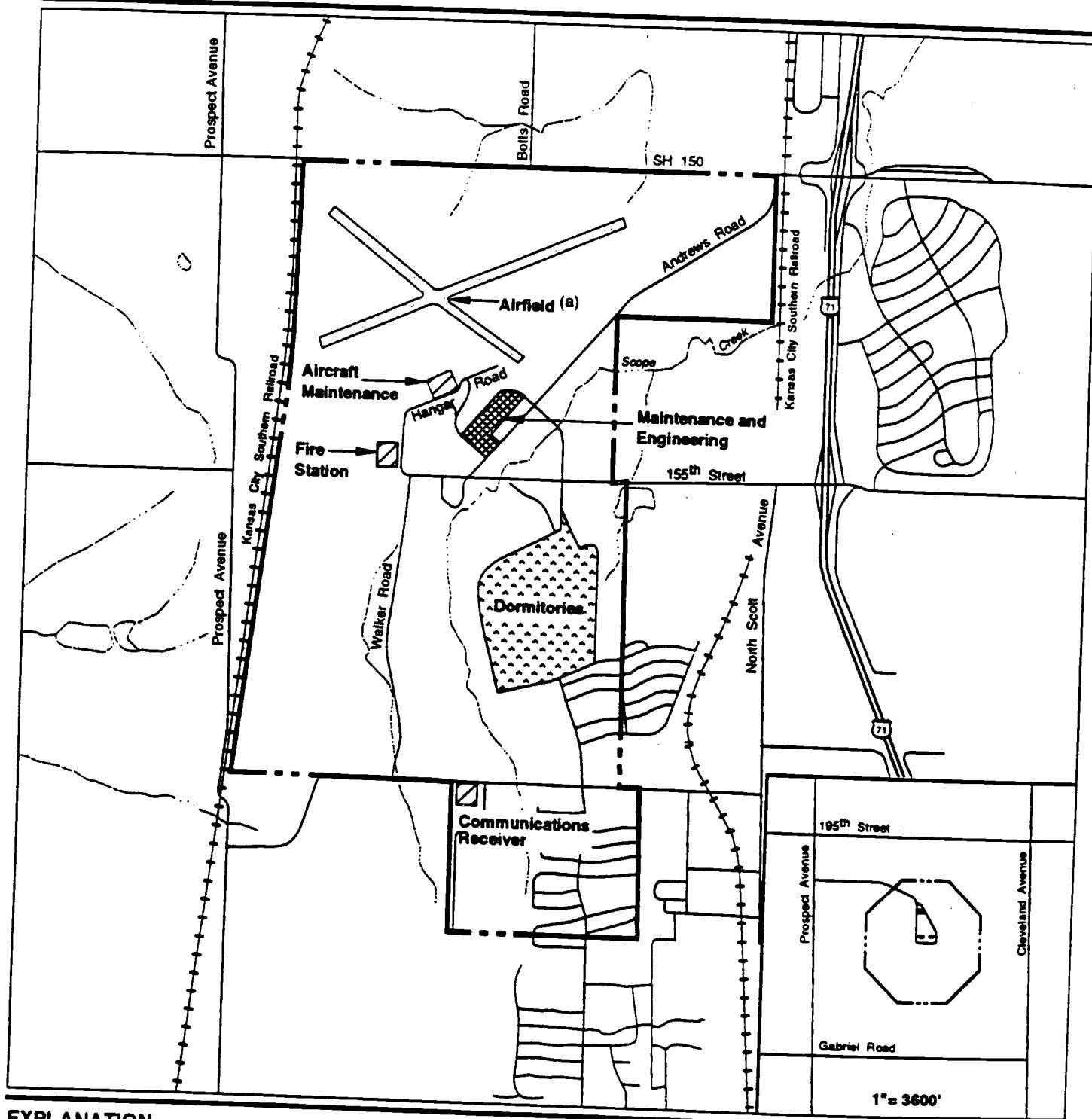
Based on a review of existing documentation and/or the VSI, some sites were identified as potentially requiring remediation. If necessary, remediation of sites not currently undergoing restoration will be accomplished as part of the IRP or other environmental programs.

The data within each resource have been organized into tables, which are provided after Section 3.4.4. The Resource Map is provided as Figure 5-1 in Section 5.3. The data listed in the tables and shown on the resource map are based on information obtained from Richards-Gebaur AFB during the records search and VSI. Because historic data were incomplete, data gaps are shown as unknown or are footnoted at the bottom of the tables.

### **3.1 HISTORY AND CURRENT USAGE**

The area now known as Richards-Gebaur AFB was initially acquired by Kansas City in 1941 as an auxiliary airport and was named Grandview Airport. In 1952, the Air Force leased Grandview Airport from Kansas City for the location of the Central Air Defense Command headquarters. In 1953 the property was formally conveyed to the U.S. government, and in 1955 the site became Grandview AFB. The base was renamed in 1957 to honor First Lieutenant John F. Richards II, who died in combat in World War I, and Lieutenant Colonel Arthur W. Gebaur, Jr., who was killed during the Korean War. Both pilots were natives of Kansas City.

Prior to 1941, the Richards-Gebaur AFB area consisted of farmland. Grandview Airport was leased to the Air Force with some development, but the Air Force built the majority of the buildings and pavement. Major land uses associated with Grandview AFB in 1955 included the airfield, which may have included only the cross-wind runways; aviation support areas, which consisted of a mobile radio transceiver, aircraft maintenance hangar, and the fire station; a maintenance and engineering area; and a billeting complex (Figure 3-1).



#### EXPLANATION

Airfield	Institutional (Education) (b)	Agriculture (b)
Aviation Support	Commercial (b)	Vacant Land
Industrial	Residential	Base Boundary
Institutional (Medical) (b)	Public/Recreation (b)	

0 625 1250 2500 Feet



(a) Assumed position and layout.

(b) Standard land use designation not applicable to this figure.

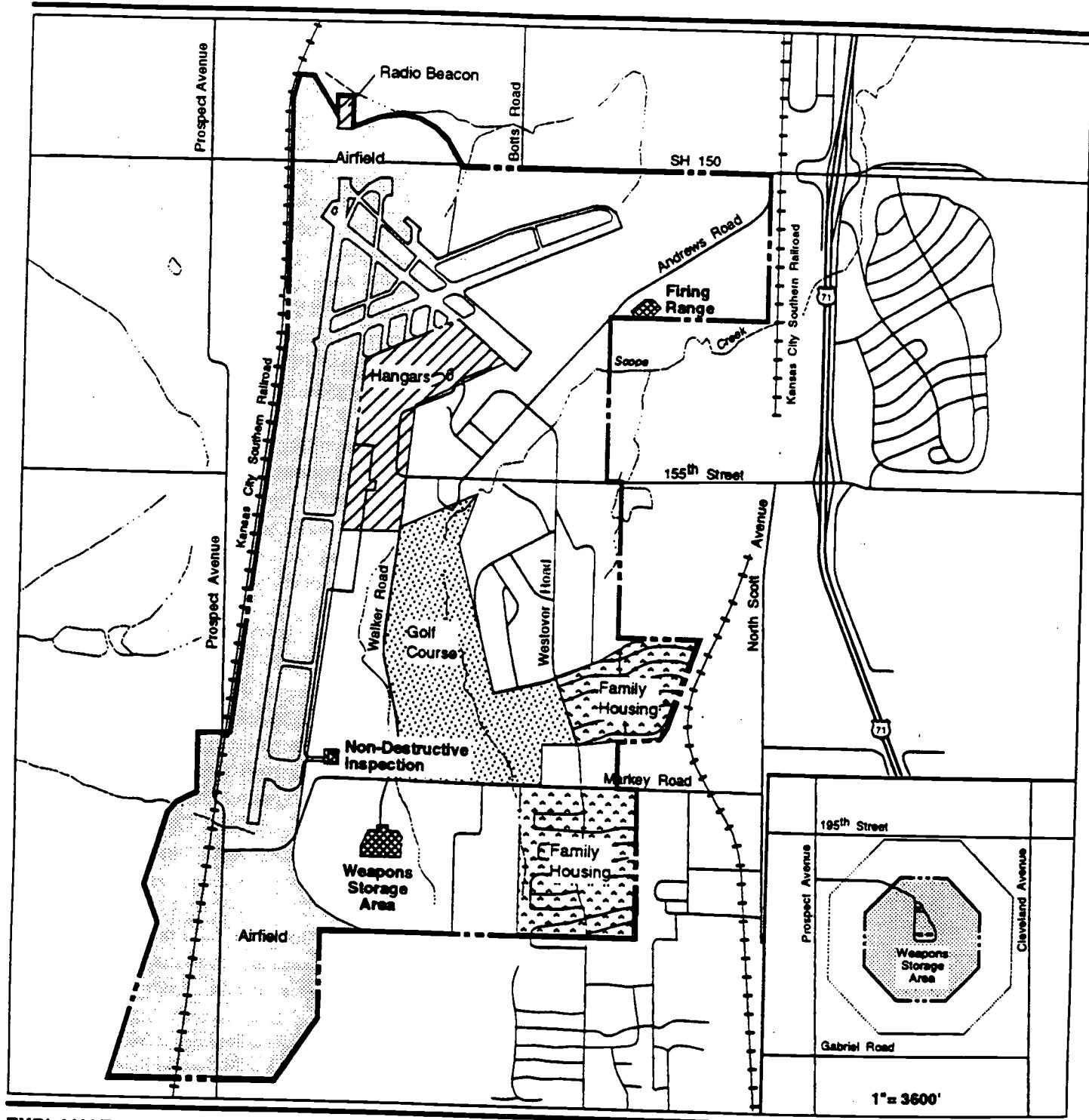
#### Major Land Use (1955)

Figure 3-1

In the late 1950s and early 1960s, the Air Force purchased additional property adjacent to the base to lengthen the primary runway and develop family housing areas. Flightline facilities were built and a golf course was developed in 1962. Major land use changes during this time included the enlarged airfield land use: adjacent hangars and aircraft maintenance facilities; industrial land uses associated with a small weapons bunker and NDI laboratory adjacent to the airfield, and the larger storage annex south of the base; and a small arms range in the northeast portion of the base (Figure 3-2). The family housing units were added in 1959 and 1960. At about the same time, the Air Force also purchased a site in the center of an undeveloped section 4 miles south of the base in Cass County, and an associated 287-acre safety easement for weapon storage.

Richards-Gebaur AFB remained an Air Defense Command base until 1970, when the Air Force Communications Command relocated its headquarters from Scott AFB, Illinois to Richards-Gebaur AFB. In 1977, the Air Force Communications Command returned to Scott AFB, and the Military Airlift Command assumed control of the base. The area now known as the Belton Training Complex was made into a drop zone for training, retaining the safety easement. Between 1977 and 1979, the number of active duty military and civilian personnel at Richards-Gebaur AFB was drastically reduced, with the majority of the operations support functions performed by civilian contractors. In August 1985, 1,360 acres of Richards-Gebaur AFB, including the airfield, were conveyed to Kansas City, and this property was named Richards-Gebaur Airport. The Air Force retained approximately 428 acres in 11 parcels, as well as a 106-acre easement surrounding the Weapons Bunker southeast of the airfield and a 20-acre area associated with the Small Arms Range. Since that time, the U.S. Air Force Reserve has operated at the Richards-Gebaur Airport under a joint use agreement with the Kansas City Aviation Department.

Few changes have occurred on base since 1985. The 1993 land uses include aviation support areas associated with aircraft maintenance and storage hangars and the Mobile Radio Transceiver and Air Traffic Transceiver; and industrial areas, including the Small Arms Range, Weapons Bunker, Fire Training Area, and an expanded engineering and maintenance area within the Cantonment Area (Figure 3-3). In addition, there are institutional (medical) land uses associated with medical supply and training functions, and institutional (education) land uses associated with the drop zone or Belton Training Complex. Other land uses include commercial office and retail areas within the Cantonment Area, residential areas associated with remaining dormitories, public/recreation areas associated with ball fields, and open space along Scope Creek. The rest of the base areas are undeveloped.



#### EXPLANATION

	Airfield		Institutional (Education) (a)		Agriculture
	Aviation Support		Commercial (a)		Vacant Land
	Industrial		Residential		Base Boundary
	Institutional (Medical) (a)		Public/Recreation		Easement
	0 625 1250 2500 Feet		(a) Standard land use designation not applicable to this figure.		

#### Major Land Use Changes (1966)

Figure 3-2

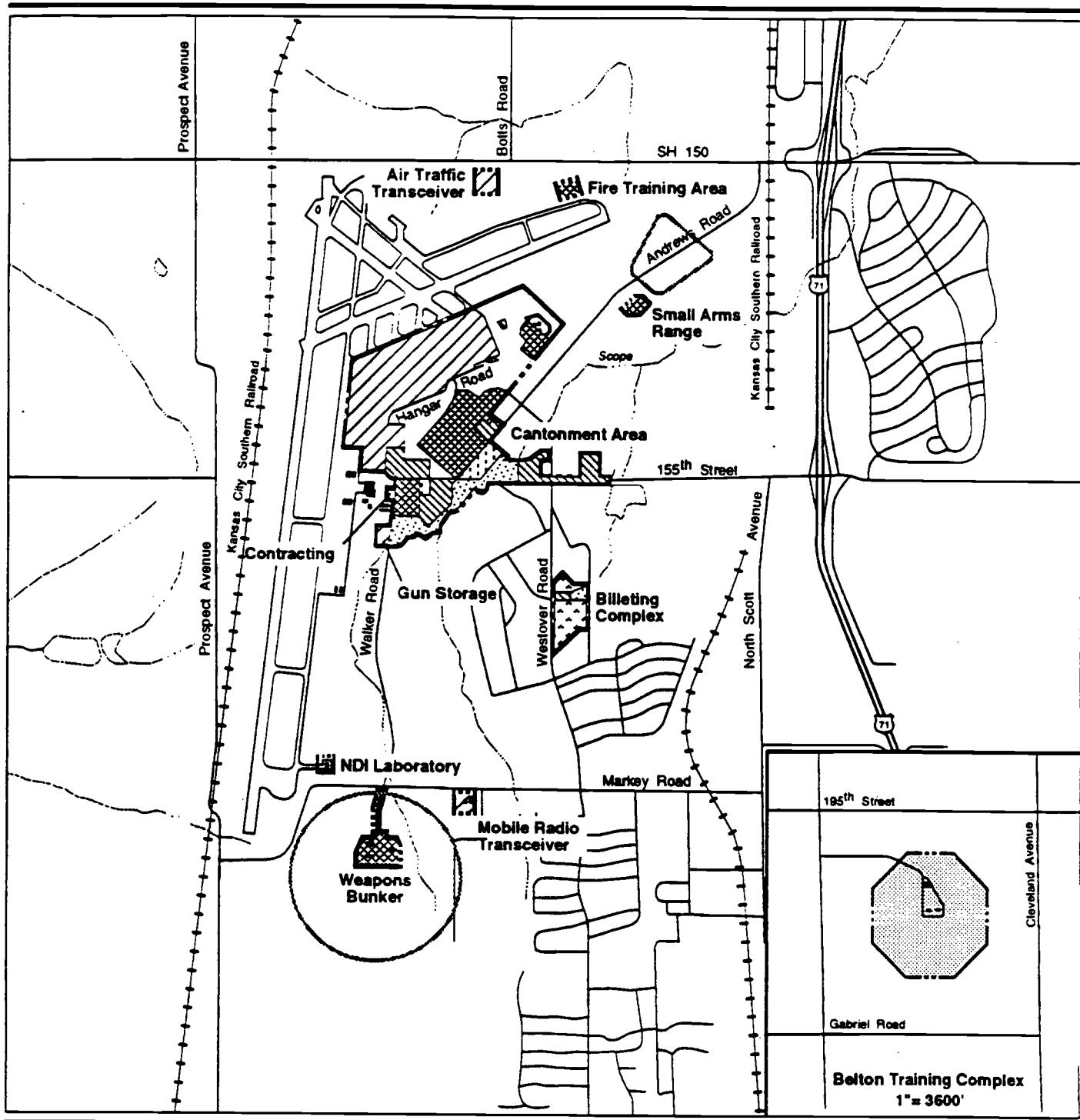


Figure 3-3

quantities) for facilities where these substances are known to have been stored (Table C-1).

Of the 13 facilities on base for which data on storage of hazardous materials was available, 9 stored more than 1,000 kilograms (kg), or the substance's CERCLA-reportable quantity (Table C-2). Based on the usage of a facility or on information obtained during the VSIs, it was determined that hazardous materials were also stored at 22 other facilities, although complete data on types and quantities of materials stored or used at these facilities were not available. Figure 5-1 shows the locations of facilities where hazardous materials were stored. All facilities where hazardous materials were used or stored and the specific resource categories for these facilities are listed in Table 5-1.

Based upon the methodology presented in Chapter 2, no evidence of a release occurring was identified at any of the facilities; therefore, all 13 are considered Category 2. Any release potentially above action levels, resulting in a possible site inspection or remedial action, is discussed within Hazardous Waste/Petroleum Waste Management or IRP Sites Identified to Date (Sections 3.3.1.2 and 3.3.2, respectively). Petroleum products are discussed in Section 3.3.3.

### **3.3.1.2 Hazardous Waste/Petroleum Waste Management**

The following discussion relates to management practices and facilities used pursuant to the requirements of RCRA (40 Code of Federal Regulations [CFR] 261-265, enacted in 1978). Waste management practices in use prior to RCRA's requirements are, to the extent that they caused or contributed to environmental contamination, primarily the subject of the Air Force's IRP. Hazardous wastes generated at Richards-Gebaur AFB include solvents, POL, fuel wastes, photochemical wastes, batteries, asbestos waste, PCB spills, and wastes generated from site remediation. The state of Missouri also regulates waste oil as a hazardous waste under 10 Code of State Regulations (CSR) 25-11.010. Base records were reviewed to identify quantities and types of hazardous wastes generated or stored in base facilities. Hazardous wastes and/or petroleum wastes were stored or generated at 25 facilities on base. An historical overview of accumulation points and types of wastes stored at Richards-Gebaur AFB is provided in Table 3-1. Appendix F gives historical data on hazardous waste generated by facility. Figure 5-1 shows the locations of facilities in which hazardous wastes were generated or stored.

The base Environmental Engineer is responsible for hazardous waste management at Richards-Gebaur AFB. Richards-Gebaur AFB is a small-quantity generator (less than 1,000 kg per month) and stores hazardous waste at 21 designated accumulation points. Currently, there are 20 Initial Accumulation Points (IAPs) and one central hazardous waste storage facility

on base (Facility 973). Hazardous wastes can be stored in the IAPs in amounts up to a maximum of 55 gallons for up to 1 year from the start of accumulation. After one of these criteria is met, the hazardous waste is transferred to Facility 973, where it is held pending off-base disposal. Richards-Gebaur AFB disposes of hazardous waste in cooperation with the Defense Reutilization and Marketing Office (DRMO), located at Whiteman AFB, Missouri. DRMO arranges for a licensed contractor to remove hazardous waste off base to a treatment, storage, and disposal (TSD)-permitted treatment facility or to a TSD-permitted landfill. Hazardous waste is shipped off base in compliance with Missouri Department of Natural Resources (MDNR) and RCRA regulations; shipments and pertinent paperwork are regularly inspected by DRMO for conformity with applicable regulations. Upon base closure all accumulation points will be closed in accordance with federal, state, and local regulations. Facility 973 will be closed in accordance with RCRA guidelines.

A review of aerial photographs identified a number of areas at Richards-Gebaur AFB where a VRS should be conducted. Upon completion of the area VRSs, one site located in a wooded area directly north of the POL tank farm was recommended for further investigation to determine the presence or absence of contamination. The site is a former dump site that contains construction rubble, lumber, and general refuse deposited among the trees.

All facilities that generated or stored hazardous wastes were physically inspected in April 1993. Areas of potential environmental contamination found are described below:

- A large POL surface stain entering a site drainage ditch was noted west of Facility 704 along the fenceline.
- Several stained areas associated with equipment and oil drum storage were noted at Facility 924.
- Minor to moderate staining was noted inside Facility 918, and an area of stressed vegetation was identified just north of the facility.
- At Facility 965, three areas of potential contamination were noted: moderate petroleum stains inside the mechanical room, which continued to the building exterior; an area of stressed vegetation near the southwest corner of the building; and an area of stressed vegetation east of Facility 965.

A VSI of the Belton Training Complex discovered several areas with debris including 55-gallon drums, old car batteries, lumber, a 250-gallon AST, and tires. Additionally, records review indicated that a blasting area and a demolition pit were present at the Complex. Results of the VSI are described below.

### **3.4.2 Polychlorinated Biphenyls**

All transformers with 50 parts per million (ppm) or more PCBs have either been replaced with PCB-free equipment or retrofitted to bring the PCB concentration to below 50 ppm, and U.S. EPA, Region VII, issued a Notice of Compliance to that effect on October 21, 1993. A history of base transformers and their PCB concentrations is provided in Table 3-7. Figure 5-1 shows the locations of transformers that may have contained PCB fluids in the past. Although the status of all PCB transformers could not be determined by the records search, the Environmental Management Office reported that the base is PCB-free and all PCB transformers have been retrofitted.

### **3.4.3 Radon**

The Air Force sold or transferred all properties utilized as family housing or schools prior to implementation of the Radon Assessment and Mitigation Program; therefore the Air Force has not and does not plan to conduct any radon studies to determine the concentrations of radon in structures at Richards-Gebaur AFB. Results of a 1988 study (Missouri Department of Health, 1988) showed that more than 80 percent of samples in Cass County and more than 60 percent in Jackson County had radon levels below the U.S. EPA's recommended mitigation level of 4 picocuries per liter (pCi/l). The remainder of the samples had radon levels between 4 and 20 pCi/l, except 1 percent of the Jackson County samples, which were above 20 pCi/l.

### **3.4.4 Lead-Based Paint**

The use of lead-based paints declined after 1978. A comprehensive basewide survey to determine the use of lead-based paint at Richards-Gebaur AFB has not been conducted. Facilities constructed prior to the implementation of the DOD ban on the use of lead-based paint in 1978 are likely to contain such paint. There are 95 buildings on base that were constructed prior to or during 1978. Another nine buildings have unknown construction dates. Table 5-1 lists the construction date of each facility; Figure 5-1 shows the locations of facilities, and indicates which were constructed prior to or during 1978.

Table 3-1. Hazardous Waste Accumulation Points  
Page 2 of 5

Facility	Waste Stored	Amount Stored	Documented Years of Storage	Program Status	Specific Property Category
704 (continued)	Motor oil	50 gallons/year	1990-1990		
	Aliphatic hydrocarbons	35 gallons/year	1990-1991		
	Lubricants	250 gallons/year	1991-1991		
711	Paint-related material	54 gallons/year	1991-1991	RCRA	2
	Used JP-4 fuel filters	190 gallons/year	1992-1992		
	Waste oil lubricant	48 gallons/year	1992-1992		
	Lubricants	50 gallons/year	1991-1991		
828	Petroleum PD-680	15.5 gallons/year	1985-1985	RCRA	2
	Denatured alcohol with brake fluid	5 gallons/year	1988-1988		
	JP-4 contaminated sand bags	800 gallons/year	1989-1989		
	JP-4 contaminated absorbent material	70 gallons/year	1989-1989		
	Absorbent Pads	55 gallons/year	1990-1990		
	Hydraulic lift fluid	550 gallons/year	1990-1990		
	JP-4 contaminated soil	879 gallons/year	1990-1990		
	Flammable liquids	100 gallons/year	1991-1991		
839	Synthetic oil	62 gallons/year	1991-1991	RCRA	2
	Synthetic oil	13.5 gallons/year	1992-1993		
	A/C synthetic oil	16 gallons/year	1987-1988		
	Waste synthetic oil	44 gallons/year	1992-1992		
	Penetrant	99 gallons/year	1985-1985		
	Emulsifier	86 gallons/year	1985-1985		
	HW Liquid NOSORM-E	12 gallons/year	1990-1991		
	Penetrant	50 gallons/year	1987-1987		
	Penetrant	194 gallons/year	1988-1988		
	Emulsifier	74 gallons/year	1987-1987		
	Emulsifier	131 gallons/year	1988-1988		
	Developer	10 gallons/year	1988-1989		
	Developer	115 gallons/year	1992-1992		
	Magnaglo bath	22.5 gallons/year	1986-1986		
	Magnaglo bath	8 gallons/year	1988-1988		
	Magnaglo bath	924 gallons/year	1989-1989		
	Magnaglo bath	60 gallons/year	1990-1991		
	Solvent cleaner	5 gallons/year	1990-1990		
	Emulsifier with oil	47 gallons/year	1988-1988		

RCRA = Resource Conservation and Recovery Act.

**Table 3-1. Hazardous Waste Accumulation Points**  
**Page 3 of 5**

Facility	Waste Stored	Amount Stored	Documented Years of Storage	Program Status	Specific Property Category
839 (continued)	Oil with trichloroethane	14 gallons/year	1988-1989		
	Oil with trichloroethane	23 gallons/year	1985-1986		
	Waste trichloroethane oil	17 gallons/year	1985-1986		
918	Sulfuric acid	20 gallons/year	1987-1988	RCRA	7
	Sulfuric acid	20 gallons/year	1989-1990		
	Sulfuric acid with lead	25 gallons/year	1986-1987		
	Nickel-cadmium batteries	40 gallons/year	1986-1988		
	Nickel-cadmium batteries	82 gallons/year	1989-1990		
	Hydraulic fluid	150 gallons/year	1985-1991		
	Hydraulic fluid	42.5 gallons/year	1992-1993		
	Thinner	50 gallons/year	1985-1985		
	Waste hydraulic fluid	48.5 gallons/year	1991-1992		
	Synthetic engine oil	44 gallons/year	1992-1992		
927/928	Trichloroethane	4 gallons/year	1985-1988	RCRA	2
	Carbon remover	30 gallons/year	1985-1986		
	Carbon remover	6 gallons/year	1988-1989		
	PD-680	50 gallons/year	1985-1986		
	Turbine oil	45 gallons/year	1986-1986		
	Engine oil	235 gallons/year	1985-1991		
	Jet engine oil	49 gallons/year	1986-1986		
	Jet engine oil	46 gallons/year	1989-1989		
	Hydraulic fluid	47 gallons/year	1987-1988		
	Waste engine oil	92 gallons/year	1989-1989		
	Waste engine oil	45 gallons/year	1991-1992		
	Turco cleaner	5 gallons/year	1989-1989		
	Used/waste turbine oil	93 gallons/year	1992-1993		
	Waste oil with solvent	40 gallons/year	1991-1992		
	JP-4/MOGAS/water	46 gallons/year	1990-1990		
948/972	Waste latex paint	50 gallons/year	1992-1992	RCRA	2
	Waste oil-base paint	50 gallons/year	1992-1992		
	Waste paint-related material	50 gallons/year	1992-1992		
	Waste sealing compound	6 pounds/year	1992-1992		

MOGAS = Motor gasoline.

RCRA = Resource Conservation and Recovery Act.

**Table 3-4. Underground Storage Tanks**  
**Page 1 of 2**

Facility	Contents	Capacity (gallons)	Status	Years of Operation	Program Status	Specific Property Category
105	Diesel	250	Removed	1954-1988	MDNR	7
602	Diesel	1,000	Removed	1954-1988	MDNR	7
620	Waste acid	550	Removed	1966-1988	MDNR	7
702	Gasoline	10,000	Removed	1954-1989	MDNR	7
702	Gasoline	10,000	Removed	1954-1989	MDNR	7
711	JP-4	5,000	Removed	1965-1989	MDNR	7
828	Fuel oil	1,500	Removed	1955-1981	MDNR	7
828	Fuel oil	1,650	Removed	1981-1992	MDNR	7
839	Fuel oil	4,000	Removed	1961-1992	MDNR	7
902	JP-4	25,000	Removed	1954-1988	IRP	5
902	JP-4	25,000	Removed	1954-1988	IRP	5
902	JP-4	25,000	Removed	1954-1988	IRP	5
902	JP-4	25,000	Removed	1954-1988	IRP	5
903	Diesel	250	Unknown	1961-Unknown	MDNR	7
927	Waste solvent	500	Removed	1989-1993	MDNR	7
938	Gasoline	100	Removed	1954-1985	MDNR	7
942	Fuel oil #2	15,000	Removed	1955-1988	MDNR	7
942	Fuel oil #2	15,000	Removed	1955-1988	MDNR	7
947	Stoddard solvent	6,000	Removed	1958-1989	MDNR	7
948	Waste oil	500	Removed	1963-1988	MDNR	7
948	Fuel oil #2	6,000	Removed	1963-1988	MDNR	7
958	Fuel oil #2	250	Removed	1963-1988	MDNR	7
962	JP-4	4,000	Active	1984-Present	MDNR	7
962	Gasoline	4,000	Active	1984-Present	MDNR	7
965	Waste oil	12,000	Removed	1966-1988	MDNR	7

Note: All underground storage tanks on base are being removed in accordance with MDNR guidelines.

IRP = Installation Restoration Program.

MDNR = Missouri Department of Natural Resources.

**Table 3-6. Facilities Surveyed for Asbestos**  
Page 1 of 2

Facility (Use)	Asbestos-Containing Material (ACM) Present
000 (Steam Piping System)	All negative samples
105 (Communications Facility)	Joint insulation
243 (Dormitory)	ACM found but not described in report
245 (Swimming Pool Water Treatment)	No suspected material found
247 (Swimmers' Bath House)	Tank and pipe insulation
248 (Open Mess)	Tank, pipe, and joint insulation
250 (Dormitory)	Mechanical insulation
252 (Dormitory)	Mechanical insulation
602 (Flight Simulator Training)	Pipe and joint insulation
603 (Air Force Clinic)	Tank, pipe, and joint insulation
604 (Air Force Clinic)	Tank, pipe, and joint insulation
605 (Maintenance Shop)	Pipe and joint insulation
606 (Base Engineering Administration)	Pipe, tank, and joint insulation, transite shingles
607 (Base Engineering Administration)	All negative samples
610 (Supply/Equipment Base Warehouse)	Pipe and joint insulation
614 (Administration Office)	All negative samples
617 (Disaster Preparedness)	Joint insulation
619 (Exchange Branch)	Mechanical insulation, ceiling panels
620 (Document Storage Facility)	All negative samples
621 (Acid Storage)	No suspected material found
702 (Vehicle Fuel Station)	No suspected material found
703 (Vehicle Operations Administration)	Pipe and joint insulation
704 (Vehicle Maintenance Shop)	Pipe and joint insulation
709 (Reserve Forces Aeromedical Evacuation Training)	All negative samples
710 (Reserve Forces Operational Training)	Tank, pipe, and joint insulation
711 (Refuel Vehicles Shop)	Pipe and joint insulation
757 (Sanitary Latrine)	No suspected material found
801 (Survival Equipment Shop)	Pipe and joint insulation, transite shingles
828 (Warehouse and Shop)	Tank, pipe, and joint insulation
839 (Non-Destructive Inspection Laboratory)	Joint insulation
841 (Fixed Tactical Air Navigational Station)	All negative samples
845 (Electrical Power Station)	No suspected material found
900 (Fire Station)	Pipe and joint insulation
901 (Base Operations)	Pipe and duct insulation
903 (Electrical Power Station)	No suspected material found
904 (Base Hazardous Storage)	No suspected material found
918 (Maintenance Hangar)	Tank, pipe, and joint insulation
920 (Vehicle Service Rack)	No suspected material found

## 4.0 FINDINGS FOR OFF-BASE PROPERTIES

CERCLA Section 120(h), as amended, requires that a physical inspection of properties adjacent to the subject real property be conducted, to the extent permitted by owners and operators of such property. As mentioned in Section 1.2, adjacent property includes those properties contiguous to the boundaries of the base, as well as those properties relatively near the base that could pose significant environmental concern or impact to the base. All reasonably obtainable federal, state, and local government records were reviewed for each contiguous property where there has been a release of any hazardous substance and/or petroleum derivative, and where activities on that property are likely to cause or contribute to a release or threatened release of any hazardous substance or petroleum product or its derivatives on the real property. The following federal and state data bases were reviewed. These data bases were queried based on the minimum search distances recommended by the American Society for Testing and Materials guidelines for conducting Phase I site assessments (American Society for Testing and Materials, 1993). Two data bases (federal National Priorities List [NPL] and federal RCRA Treatment, Storage, and Disposal facilities list) were queried beyond the minimum search distance recommended. Distances searched for each data base are provided below.

- Federal NPL - 2.5 miles
- Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list - 0.5 mile
- Federal RCRA Treatment, Storage, and Disposal facilities list - 2.5 miles
- Federal RCRA generators list - contiguous properties
- State Environmental Contamination List - 1.0 mile
- State landfill and/or solid waste disposal site lists - 0.5 mile
- State leaking UST lists - 0.5 mile
- State registered UST lists - contiguous properties

One CERCLIS site (Table 4-1), three RCRA generator sites (Table 4-2), one Federal Emergency Response Notification System site (Table 4-3), and nine sites with state-registered USTs (Table 4-4) were identified within the Richards-Gebaur AFB search area.

**Table 4-5. Formerly Used Defense Sites**  
**Page 1 of 2**

MAP ID	Site Number	Site Name	Location and Waste Description	Dates of Operation	Current Status
12	1	South Landfill	Near the Non-Destructive Inspection Laboratory and adjacent to Scope Creek. Site was used as a sanitary landfill until 1956. After that until 1961 some wastes, including building rubble, yard debris, and waste from some industrial shop areas, were deposited there.	1954-1961	Records Search and Site Inspection
13	2	Northeast Landfill	East of the Small Arms Range. Site was used for the disposal of miscellaneous wastes including building rubble, yard debris and wastes from some industrial shop areas. The wastes were typically burned and buried in trenches.	1961-1972	Records Search and Site Inspection
14	3	Contractor Rubble Burial Area	West of the golf course along Walker Road. Debris including wood, concrete, masonry and metal. Some use as a sanitary landfill has been reported here.	1954-1978	Records Search and Site Inspection
15	4	West Burn Pit	North of Jackson-Cass County line and west of the main runway. Site was used for fire training exercises for one year. Typically, waste fuels and waste oils were burned during fire training exercises.	1954-1955	Records Search and Site Inspection
16	5	South Burn Area	Southwest of South Landfill. Site used for fire training exercises for 10 years. Typically, waste fuels and waste oils were burned during fire training exercises.	1955-1965	Records Search and Site Inspection
17	7	Radioactive Disposal Well	North of the South Landfill and east of the flightline. Low-level radioactive materials were deposited into a cased well.	1955-1970	Records Search and Site Inspection

**Table 4-5. Formerly Used Defense Sites**  
**Page 2 of 2**

MAP ID	Site Number	Site Name	Location and Waste Description	Dates of Operation	Current Status
18	8	Herbicide Burial Site	South end of the runway. About four cases of herbicide, reportedly containing mercury, in plastic pint-sized bottles were reportedly buried in a trench.	1971	Records Search and Site Inspection
24	11	Paint Stripper Hangar	Facility 1010, former Air Force fighter alert hangar. A spill of a commercial paint stripper contaminated the surface ditches draining this facility. Also, two metal drum sumps are located outside of two of the hangars and overflow into the surface ditches ( <u>IIRP Phase II Confirmation/Quantification Stage 2, 1988</u> ).	Unknown	Records Search and Site Inspection

## **5.0 CONCLUSIONS**

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This chapter provides the summary of findings for the EBS at Richards-Gebaur AFB.

### **5.1 PROPERTY MATRIX**

Table 5-1 provides a summary of all resources by facility, and Table 5-2 lists all facilities with each property. Figure 5-1 shows property boundaries and facility locations. The headings for Table 5-1 are listed below with an explanation of the information being shown:

- Facility (Use): the facility identification number or location and general use of the facility
- Property ID Number: The letters A through J have been assigned to parcels by the base. As the base was further divided based on property categories, for this report, the parcels were given number values in addition to the letters (e.g., A-1, A-2). These designations are shown on Figure 5-1.
- Year of Construction: the year the facility was constructed
- Square Footage: the area of the facility in square feet
- IRP Site: indicates any IRP sites that may affect the facility
- Hazardous Materials
  - H = facility has been used as a hazardous materials storage area
  - P = facility has been used to store pesticides
  - Numbers 2 through 7 indicate property categorization
- Hazardous Waste
  - W = facility has been used as a hazardous waste storage area (daily collection point, satellite accumulation point, accumulation point)
  - M = medical/biohazardous waste has been generated within the facility
  - Numbers 2 through 7 indicate property categorization
- Storage Tanks/OWSs - Type: indicates whether the tank is a UST, AST, or OWS. Number in parentheses indicates tank categorization
- Storage Tanks/OWSs - Content: indicates what is stored in the tank

- Storage Tanks/OWSs - Capacity (gallons): indicates the storage capacity in gallons
- ACM: indicates whether or not the facility contains asbestos  
Y = ACM was identified in the asbestos survey  
N = no suspected ACM was identified, or building type excludes use of ACM  
U = unknown if ACM is present
- Lead-Based Paint: indicates whether the facility was constructed prior to or during 1978; blank = facility was constructed after 1978
- Type of Inspection Completed: indicates which facilities had a visual or physical inspection performed or no inspection conducted
- Overall Property Category: Indicates how the facility has been categorized.

## 5.2 PROPERTY ZONES

Figure 5-2 shows the on-base properties categorized as discussed in Section 1.1. These property zones reflect the findings of the EBS for Richards-Gebaur AFB, as discussed in Chapter 3, including identification of areas considered uncontaminated based on the requirements of CERCLA Section 120 (h).

As discussed in Section 3.3, Category 2 through 7 properties were identified based upon the methodology presented in Chapter 2. All remaining areas were determined to be Category 1.

Areas that stored hazardous materials and/or generated hazardous waste were considered Category 2 unless a suspected or confirmed release was identified. These include dormitories and offices where it is likely that household or office products containing hazardous substances were stored.

Category 3 designations for the apron were based upon existing documentation (e.g., personnel interviews, VSIs, written information). Spills are known to have occurred on the apron area, but the spill reports indicate that releases were minor and all appropriate cleanup actions were taken. Contaminant levels, if present, are considered to be well below action levels.

Areas where known or suspected contamination has occurred were classified as Category 4 through 7 properties based upon the current program status. In addition, new areas of potential contamination identified as a result of this EBS were classified as Category 7.

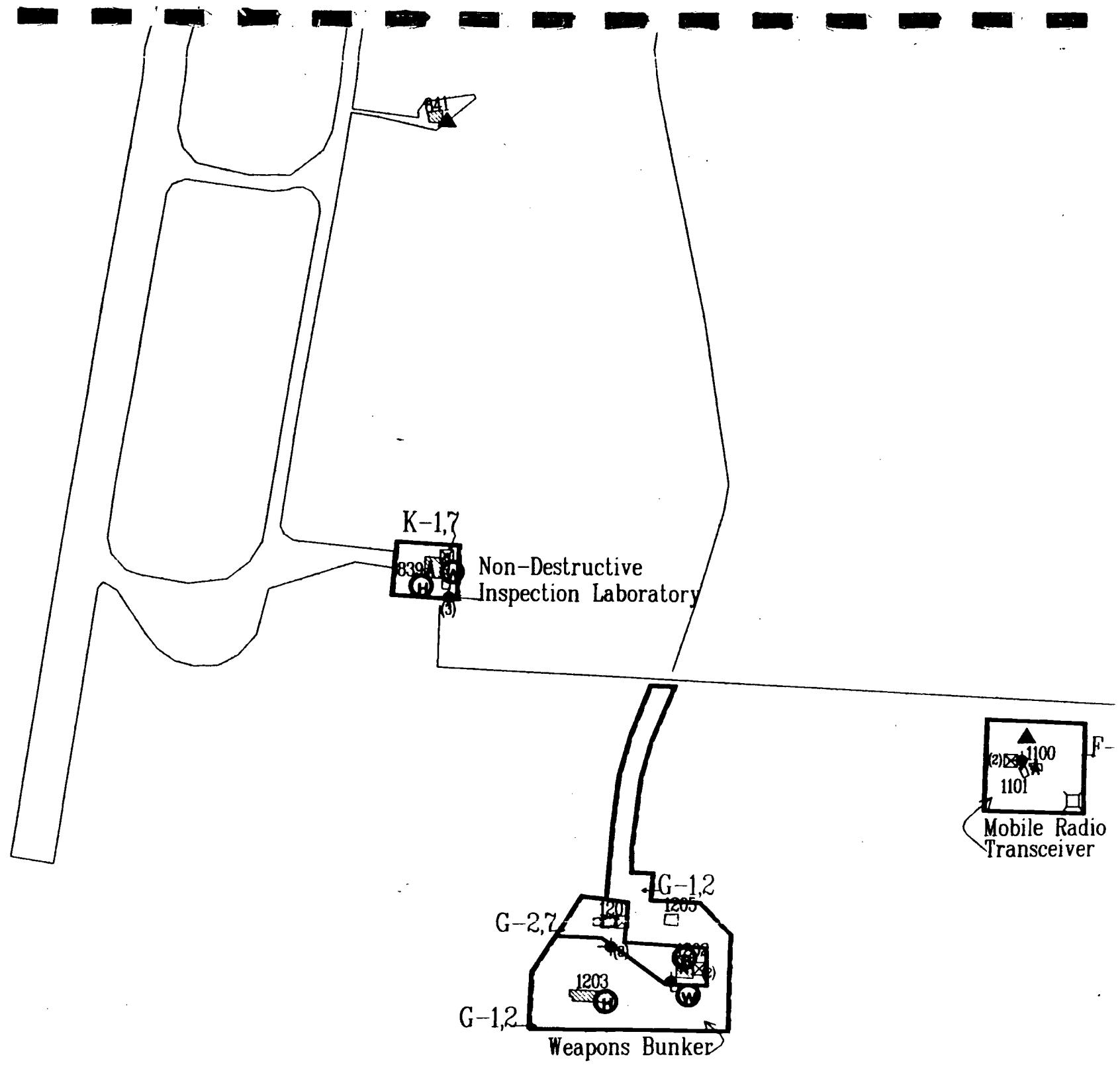
Category 1 properties were identified in three vacant and undeveloped areas in the central, eastern, and southern portions of the Cantonment Area, as well as in the southern portion of the Belton Training Complex. Category 2 properties are present in the Cantonment Area in two small areas along the flightline, as well as in most of the central portion of the Cantonment Area. The northeastern and southern portions of the Weapons Bunker, and the access road, are also classified as Category 2 properties. Additional Category 2 properties have been identified as constituting all of the Billeting Complex and Contracting parcels. Category 3 properties consist of the apron area and one small area at the southern end of the flightline. No Category 4 properties were identified at Richards-Gebaur AFB. One Category 5 property was identified at an IRP site at the southern end of the Air Force parking apron. One Category 6 property was identified at an IRP site in the northeastern portion of the Cantonment Area.

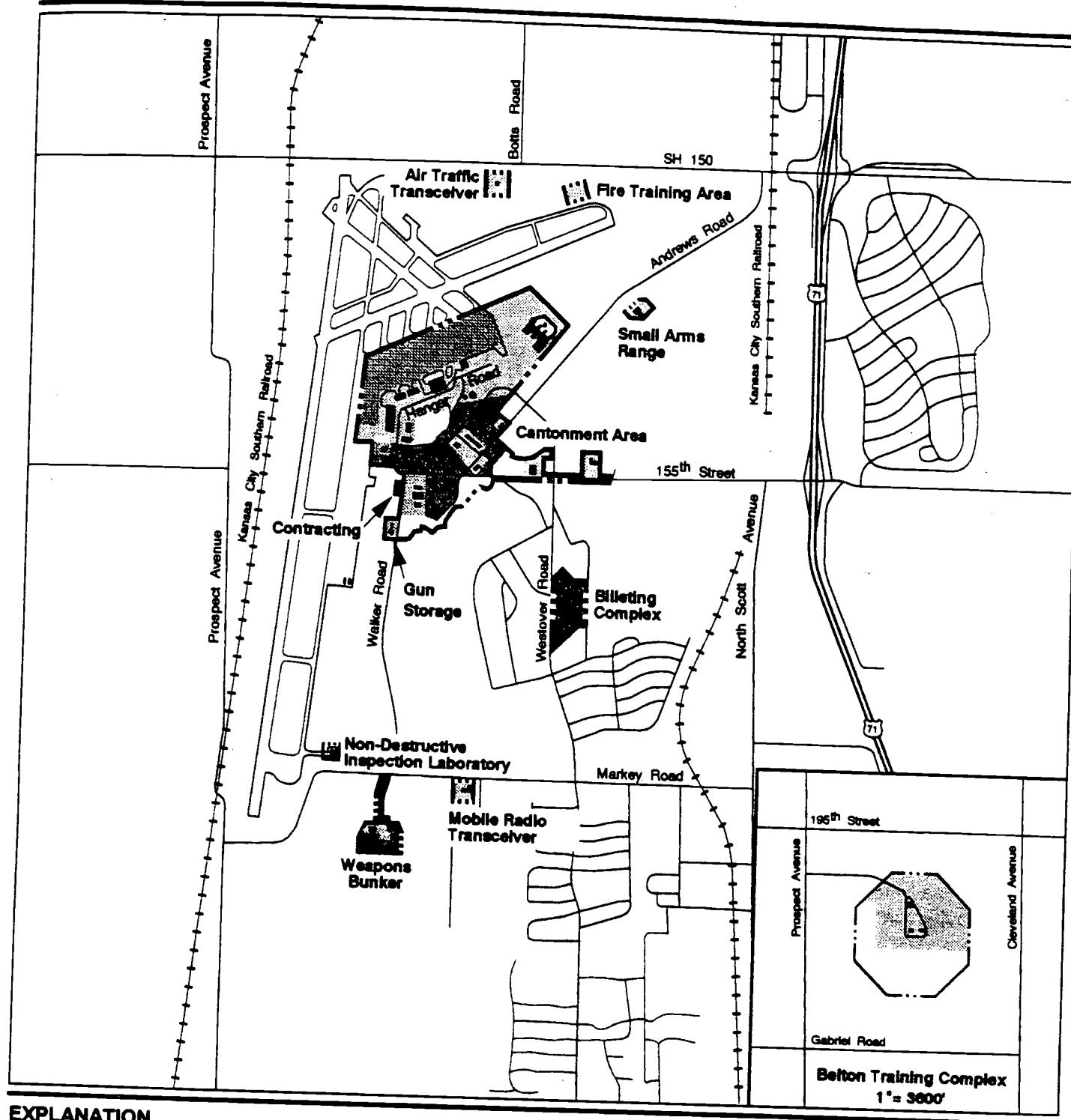
Category 7 properties are present on much of the Cantonment Area: a large area in the northeast, along the northern portion of the flightline, in the east along 155th Street, and in three smaller areas in the central and southern portions. Category 7 properties have also been identified as constituting all of the Air Traffic Transceiver, Fire Training Area, Small Arms Range, NDI Laboratory, Gun Storage, and Mobile Radio Transceiver parcels. In addition, Category 7 properties have been identified in the northwest and central areas of the Weapons Bunker and the northern portion of the Belton Training Complex.

### 5.3 RESOURCE MAP

The resource map provided (Figure 5-1) shows the findings of the EBS for Richards-Gebaur AFB based on the records search and VSI. The map identifies IRP sites, locations of storage tanks and OWSs, and locations of hazardous substance storage. The following list describes and explains some of the symbols and shading used on the map. Additional symbols are provided in the map legend.

- H = Hazardous materials used or stored within the facility
- M = Medical/biohazardous waste generated within the facility
- W = Hazardous waste generated or stored within the facility (includes accumulation points)
- A = Red = ACM within facility  
Blue = Presence of ACM within facility unknown
- Facility shaded yellow = Facility constructed prior to or during 1978.





#### EXPLANATION

- [White Box] Uncontaminated Property (Category 1)
- [Solid Black Box] Hazardous substance stored - no release (Category 2)
- [Hatched Box] Hazardous substance release, below action levels (Category 3)
- [Cross-hatched Box] Hazardous substance release, all actions have been taken (Category 4)



- [White Box] Hazardous substance release, not all actions have been taken (Category 5)
- [Solid Black Box] Hazardous substance release, no actions taken (Category 6)
- [Cross-hatched Box] Areas requiring additional evaluation (Category 7)

— - - - Base Boundary

#### Property Categorization

Figure 5-2

**Table 5-1. Facility/Property Matrix - Richards-Gebaur AFB**  
**Page 3 of 7**

Facility (Use)	Property ID Number	Year of Construction	Square Footage	IRP Site	Hazardous Materials	Hazardous Waste	Storage Tanks/OWSs			ACM	Lead- Based Paint	Type of Inspection Completed	Overall Property Category	
							Type	Content	Capacity (gallons) <sup>a</sup>					
711 (Vehicle Refueling Shop)	D-10	1968	1,920			W-2	AST-A(2) OWS-R(7) OWS-R(7) UST-R(7) OWS-R(7) OWS-A(2) OWS-A(2)	Reclaimed JP-4 Waste oil Waste oil JP-4 Waste water Waste water Waste oil	1,000 282 1,000 5,000 500 550 550		X	Physical	7	
750 (Recreation Facility)	D-16	1962	NA								N	X	Visual	1
754 (Recreation Facility)	D-16	1967	NA								N	X	Visual	1
755 (Recreation Facility)	D-16	1964	NA								N	X	Visual	1
757 (Sanitary Latrine)	D-16	1964	238								N	X	Visual	1
801 (Survival Equipment Shop)	I-1	1954	5,425								N	X	Visual	1
828 (Weapons and Release Systems Shop)	II-1	1958	11,276		H-2	W-2	UST-R(7) UST-R(7)	Fuel oil Fuel oil	1,500 1,650		Y	X	Physical	2
839 (Non-Destructive Inspection Laboratory)	K-1	1961	6,014		H-2	W-2	UST-R(7)	Fuel oil	4,000	Y	X	Physical	7	
841 (Fixed Tactical Air Navigational System)	(b)	1956	363				AST-A(2)	Diesel	275	N	X	Physical	7	
844 (Equipment Pad)	(b)	1971	360								N	X	None	2
845 (Electrical Power Station)	(b)	Unknown	Unknown								N	X	None	2
846 (Equipment Pad)	(b)	1957	234								N	X	None	2
848 (Special Tower)	(b)	1982	25								N	X	None	2
900 (Fire Station)	D-8	1954	12,249			W-2					N		None	2
901 (Base Operations)	D-9	1954	8,879								Y	X	Physical	2
902-d (Liquid Fuel Pump Station)	D-5	1954	620	ST-007(5)			AST-A(3)	Diesel	275	Y	X	Physical	3	
903 (Electric Power Station Building)	D-1	1961	233				UST-R(5)	JP-4	25,000 (4)			Physical	5	
904 (Base Hazard Storage)	D-1	1957	400		H-2		UST-U(7)	Diesel	250	N	X	Physical	7	
918 (Maintenance Hangar)	D-1	1957	73,260		H-2	W-7	AST-A(2)	MOGAS	20		N	X	Physical	7
920 (Vehicle Service Rack)	D-11	1956	1,000				OWS-R(7) OWS-R(7) OWS-A(2) OWS-A(2)	Waste oil Waste oil Waste water Waste oil	200 500 550 550	N	X	Physical	7	
921 (Diesel Storage)	D-11	1955	NA				AST-R(2)	Diesel	1,000	N	X	Physical	7	

**Table 5-2. Property/Facility Key**  
**Page 3 of 4**

Property ID Number, Property Category	Facility (Use)
D-11,7	605 (Base Engineering Maintenance Shop)
	920 (Vehicle Service Rack)
	921 (Diesel Storage)
	922 (Open Storage)
	923 (Base Engineering Storage Shed)
D-12,7	924 (Base Engineering Paving Ground Facility)
	105 (Communications Facility)
	802 (Flight Simulator Training)
D-13,7	604 (Air Force Clinic)
	620 (Document Storage Facility)
E-1,2	243 (Dormitory)
	245 (Swimming Pool Water Treatment)
	246 (Swimming Pool)
	247 (Swimmers' Bath House)
	248 (Open Mess)
	250 (Dormitory)
	251 (Tennis Court)
	252 (Dormitory)
	1100 (Mobile Radio Transceiver)
F-1,7	1101 (Support Structure Antenna)
	1203 (Storage Magazine Aboveground)
G-1,2	1205 (Base Hazardous Storage)
	1207 (Equipment Pad)
G-2,2	1206 (Spares Inert Storage)
G-2,7	1201 (Weapons System Maintenance Management Facility)
H-1,7	1202 (Missile Assembly and Training)
	828 (Weapons and Release Systems Shop)
I-1,2	801 (Survival Equipment Shop)
J-1,7	1600 (Reserve Forces Operational Training)
	1601 (Reserve Forces Operational Training)
	1602 (Reserve Forces Operational Training)
	1604 (Reserve Forces Operational Training)
J-2,1	1605 (Generator Building)
K-1,7	Open land, southern half of Belton Training Complex
(a),3	839 (Non-Destructive Inspection Laboratory)
(a),2	6 (Power Check Pad)
(a),2	85 (Weather Transmitter)
(a),2	87 (Weather Transmitter)
(a),2	841 (Fixed Tactical Air Navigational System)
(a),2	844 (Equipment Pad)
(a),2	845 (Electrical Power Station)
(a),2	846 (Equipment Pad)

Note: (a) Air Force facilities on property owned by Kansas City.

**Table C-1. Hazardous Materials Storage, Facility 839**

<b>Product</b>	<b>Quantity Stored (Units Provided)</b>	<b>Quantity Stored (kg)</b>	<b>Duration of Storage</b>
Aqua Fortis, Axotic/Nitric Acid	0.2 ounce/year	.006/year	1993
Cleaner and Remover	144 ounces/year	4.3/year	1993
Cleaner/Polish	8 ounces/year	0.2/year	1985
Cleaner Remover	130 ounces/year	3.8/year	1985
Cleaner ZC-7	72 ounces/week	2.16/week	1975
Cleaning Compound, Engine Gas	5 gallons/year	19/year	1990
Cleaning Compound Solvent, Aerosol	13 ounces/year	0.4/year	1985
Corrosion Preventative Compound	2 quarts/month	1.9/month	1985
Developer	1 pint/week	0.5/week	1975
Developer	28 ounces/year	0.8/year	1985
Developer, Aerosol	28 ounces/year	0.8/year	1985
Developer and Replenisher	12 ounces/year	0.36/year	1993
Developer and Replenisher	384 ounces/year	11.4/year	1993
Developer and Replenisher	384 ounces/year	12/year	1990
Developer GI	10 gallons/year	37.8/year	1981
Developer/Replenisher Part B	12 fluid ounces/year	0.36/year	1990
Emulsifier	1 pint/week	0.5/week	1975
Emulsifier	1 gallon/month	3.8/month	1981
Emulsifier	110 gallons/year	416/year	1985
Enamel, Brown	8 ounces/year	0.2/year	1985
Enamel, Green	13 ounces/year	0.4/year	1985
Enamel, Olive Drab	13 ounces/year	0.4/year	1985
Enamel, Yellow	13 ounces/year	0.4/year	1985
Fixer and Hardener Part A	384 ounces/year	11.4/year	1990, 1993
Fixer and Hardener Part B	43 ounces/year	1.3/year	1993
Fixer GI	10 gallons/year	37.8/year	1981
Fixer/Hardener	43.2 ounces/year	1.2/year	1990
Fluorescent Magnetic	8 gallons/year	30/year	1985
Grease, General Purpose	8 ounces/year	0.2/year	1985
Hydrochloric Acid	0.2 ounce/year	0.006/year	1993
Hydrochloric Acid	1 ounce/5 years	0.03/5 years	1990
Hydrochloric/Muriatic Acid	0.2 ounce/year	0.006/year	1993
Kerosene	1 pint/week	0.05/week	1975
Lacquer, Acrylic Aerosol	4 ounces/year	0.01/year	1985

Table C-1. Hazardous Materials Storage, Facility 839 (Continued)

Product	Quantity Stored (Units Provided)	Quantity Stored (kg)	Duration of Storage
Lacquer, Acrylic Clean	4 ounces/year	0.1/year	1985
Lacquer, Blue	13 ounces/year	0.4/year	1985
Lacquer, White	8 ounces/year	0.2/year	1985
Lacquer, White	13 ounces/year	0.4/year	1985
Lacquer, Yellow	13 ounces/year	0.4/year	1985
Lube Oil, General Purpose	16 ounces/year	0.5/year	1985, 1993
Lube Oil, General Purpose	6 ounces/year	0.18/year	1985
Lubricating Oil	240 ounces/year	7.2/year	1990
Magnaflux Carrier with 14A Powder	55 gallons/year	208/year	1993
Magnaglo	0.5 gallon/month	1.9/month	1981
Magnaglo Aerosol	Unknown		1985
Magne-Tech	12 ounces/2 years	0.36/2 years	1990
Nitric Acid	1 ounce/5 years	0.03/5 years	1990
Oil, Standard Special	8 ounces/month	0.2/month	1985
Optical Lens Cleaning Compound	2 ounces/month	0.06/month	1985
Paint, Interior Flat Latex	1 gallon/2 years	3.8/2 years	1985
Penetrant	1 gallon/month	3.8/month	1981
Penetrant	18 ounces/year	0.5/year	1985
Penetrant	110 gallons/year	416/year	1985
Penetrant, Water	1 pint/week	0.5/week	1975
Penetrant ZL-22A	0.5 pint/week	0.2/week	1975
Plastic Cleaner	0.5 quart/year	0.5/year	1985
Powder with Magnaflu	100 pounds/year	45.4/year	1993
Prepared Bath AE	6 ounces/year	0.18/year	1993
Prepared Bath	12 ounces/month	0.36/month	1990
Primer Coating	13 ounces/year	0.4/year	1985
Remover	60 gallons/year	227/year	1993
Remover	120 gallons/year	453.6/year	1990
Remover	144 ounces/year	4.32/year	1990
Sulfur Hexafluoride Dielectric Grade Gas	25 pounds/year	11.3/year	1990, 1993
Trichloroethane	3 gallons/year	11.3/year	1990, 1993
Trichloroethylene	1 pint/week	0.5/week	1975
X-Ray Developer	0.1 pint/week	0.05/week	1975

Table C-1. Hazardous Materials Storage, Facility 839 (Continued)

Product	Quantity Stored (Units Provided)	Quantity Stored (kg)	Duration of Storage
X-Ray Fixer	0.1 pint/week	0.05/week	1975
Zyglo Cleaner	12 cans/month	272/month	1981
Zyglo Developer	1 can/month	23/month	1981
Zyglo Developer	12 ounces/year	0.36/year	1990, 1993
Zyglo Developer	100 pounds/year	45.4/year	1990
Zyglo Penetrant	12 ounces/year	0.36/year	1990
Zyglo Penetrant	55 gallons/year	208/year	1993
Zyglo Penetrant	110 gallons/year	416/year	1990
Zyglo Penetrate Aerosol	8 ounces/year	0.2/year	1993

**Table C-2. Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds**  
**Page 2 of 2**

Facility Number	Product	Quantity Stored (Units Provided)	Quantity Stored (kg)	Years	Constituents	%	Synonym(s)	CASRN
828	Safety Kleen 140 solvent	150 gallons/6 months	567/6 months	1990	Anti-static additive	NL	NL	NL
					Dye	0.003	NL	NL
					140 solvent	100	NL	NL
839	Zyglo cleaner	12 cans/month	272/month	1981	NL	NL	NL	NL
839	Zyglo developer	1 can/month	23/month	1981	NL	NL	NL	NL
918	Brake parts cleaner	264 cans/year	5.987/year	1993	NL	NL	NL	NL
918	Brakleen	264 cans/year	5.987/year	1993	NL	NL	NL	NL
927	Cleaning, engine	50 gallons/month	189/month	1981	NL	NL	NL	NL
927	Lubricating oil, turbine	50 gallons/month	189/month	1981	NL	NL	NL	NL
927	Methanol, technical	300 gallons/month	1.134/month	1983	Methanol	100	Methyl alcohol Monohydroxymethane Wood alcohol	67-56-1
927	Lubricating oil, turbine	50 gallons/month	189/month	1981	NL	NL	NL	
927	Methanol, technical	300 gallons/month	1.134/month	1983	Methanol	100	Methyl alcohol Monohydroxymethane Wood alcohol	67-56-1
927	Safety-Kleen 140	490 gallons/year	1.852/year	1990	Anti-static additive	NL	NL	NL
					Dye	0.003	NL	NL
					140 solvent	100	NL	NL
927	Safety-Kleen 140	280 gallons/year	1.058.4/year	1993	140 solvent	100	NL	NL
940	Tube oil, general purpose	48 cans/year	1.089/year	1993	Transformer oil (PCB free)	92	NL	NL
					Corrosion inhibitor	6	NL	NL
					Thermosetting acrylic	1	NL	NL
					Food grade antioxidant	0.5	NL	NL
					Low foaming surfactant	0.5	NL	NL
948	Alkaline cleaning compound	500 gallons/year	1.890/year	1984-1986	NL	NL	NL	NL
1202	Black handy-spray ink	59.345/year	1.661.66/year	1986	Methylene chloride	29	Dichloromethane Methylene chloride Narkotil	75-09-2
					Aromatic hydrocarbons	15	NL	NL
					Ketones	18	NL	NL

CFR = Code of Federal Regulations.

NL = Not Listed.

**Table F-1. Hazardous Wastes Generated**  
Page 2 of 4

Facility	Types of Waste Generated	Documented Years of Generation <sup>(a)</sup>	Amount Generated
711 (Continued)	Waste oil lubricant	1992	48 gallons/year
	Lubricants	1991	50 gallons/year
828	Petroleum PD-680	1985	15.5 gallons/year
	Denatured alcohol w/brake fluid	1988	5 gallons/year
	JP-4 contaminated sand bags	1989	800 gallons/year
	JP-4 contaminated absorbant material	1989	70 gallons/year
	Absorbant Pads	1990	55 gallons/year
	Hydraulic lift fluid	1990	550 gallons/year
	JP-4 contaminated soil	1990	879 gallons/year
	Flammable liquids	1991	100 gallons/year
839	Synthetic oil	1991	62 gallons/year
	Synthetic oil	1992-1993	13.5 gallons/year
	A/C synthetic oil	1987-1988	16 gallons/year
	Waste synthetic oil	1992	44 gallons/year
	Penetrant	1985	99 gallons/year
	Emulsifier	1985	86 gallons/year
	HW Liquid NOSORM-E	1990-1991	12 gallons/year
	Penetrant	1987	50 gallons/year
	Penetrant	1988	194 gallons/year
	Emulsifier	1987	74 gallons/year
	Emulsifier	1988	131 gallons/year
	Developer	1988-1989	10 gallons/year
	Developer	1992	115 gallons/year
	Magnaglo bath	1986	22.5 gallons/year
	Magnaglo bath	1988	8 gallons/year
	Magnaglo bath	1989	924 gallons/year
	Solvent cleaner	1990-1991	60 gallons/year
	Emulsifier w/oil	1990	5 gallons/year
	Oil w/trichloroethane	1988-1989	47 gallons/year
	Oil w/trichloroethene	1985-1986	14 gallons/year
	Waste trichloroethane oil	1985-1986	23 gallons/year
918	Sulfuric acid	1987-1988	17 gallons/year
	Sulfuric acid	1989-1990	20 gallons/year
	Lead sulfuric acid	1986-1987	20 gallons/year
	Nicad batteries	1986-1988	25 gallons/year
	Nicad batteries	1989-1990	40 gallons/year
	Hydraulic fluid	1985-1991	82 gallons/year
			150 gallons/year

RECEIVED  
AVIATION DEPARTMENT

OCT 18 1995

DIRECTOR'S OFFICE



## Inter-Departmental Communication

TO: *Malecki* Douglas B. Johnson, PE  
Assistant Director, Engineering  
FROM: Raymond D. Anderson, AAE  
Assistant Director, Commercial Development  
DATE: October 17, 1995  
SUBJECT: *Phase I Environmental Report - Bldgs. 610 & 839*  
*Richards-Gebaur Memorial Airport*

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Yesterday we received a copy of your attached memorandum concerning PSI's initial findings at R-G Bldgs. 610 & 839. The information contained in your memorandum indicates that the PSI Phase I analysis has identified possible "surface and subsurface contamination". As we discussed, the information provided in your memorandum from PSI is different than the information received last week with the Air Force Supplemental Lease for these facilities. I have enclosed a second copy of the Air Force environmental data with this memorandum for you to pass on to PSI. Please have PSI confirm the Air Force's determinations and advise us if you think there is a question concerning the USAF data.

As we also indicated, we have submitted an ordinance request to the City for the Supplemental Lease which will receive initial reading this Thursday. We will wait for your confirmation before requesting action from the Operation's Committee a week from Wednesday.

Thank you,

*Malecki*  
*Malecki*

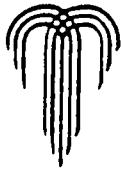
Enc.

cc: J. Solomon, AAE  
T. Bowens  
J. Hancock  
D. Malecki

RECEIVED  
AVIATION DEPARTMENT

OCT 18 1995

PROPERTIES & BUSINESS



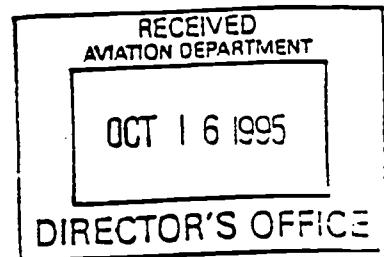
## Interdepartmental Communication

DATE: October 13, 1995

TO: Herb Gile  
Ray Anderson

FROM: Douglas B. Johnson, P.E.

SUBJECT: KCAD Project No. S34; Phase I Environmental Assessments  
Buildings 839 and 610 (and associated buildings)  
Richards-Gebaur Memorial Airport



Enclosed for your use are copies of the final Phase I Environmental Assessments for Buildings 839 and 610 (and associated buildings). The recommendations include:

### Building 839

- Potential surface or subsurface contamination may exist from a former underground storage tank, a nearby landfill or from improper handling of previously stored chemicals. Pending review of additional documentation of past activities, subsurface investigation should be performed to verify condition of the soil.

### Building 610 (and associated buildings)

- Potential surface or subsurface contamination may exist from improper handling of previously stored chemicals and from an adjacent former underground storage tank. Pending review of additional documentation of past activities, surface or subsurface investigation should be performed to verify soil condition.
- Suspect asbestos-containing materials were prevalent throughout the building. Pending review of any asbestos documentation by the Air Force, an asbestos survey should be performed to determine locations, quantities and condition of materials. An Asbestos Operations and Maintenance Plan should be developed.

Please give me a call if you have any questions.

---

Douglas B. Johnson, P.E.  
Assistant Director of Aviation

Enclosures

JARGS34610839.doc DJ:dw

cc: John Solomon

**EXHIBIT D-3**

## **EXHIBIT D-3**

### **ENVIRONMENTAL CONDITION REPORT**

The undersigned Parties agree that they have read and understand the Base-Wide Environmental Baseline Survey (BEBS) for Richards-Gebaur Air Force Base, Missouri and the Environmental Baseline Survey Supplemental (EBSS) for Buildings 610 and 839 dated September 20, 1995. Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the premises and the property that are the subject of this Lease; (b) contribute to the development of the EBSS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the EBSS and inspections, the condition of the premises and property that are the subject of this Lease are, to the best of each Parties' knowledge, that described in the EBSS at the time of the signing of the Lease.

#### **DEPARTMENT OF THE AIR FORCE:**

Teresa R. Pohl

TERESA R. POHLMAN  
Program Manager  
Central Division

DATE: 9/27/95

#### **KANSAS CITY AVIATION DEPARTMENT:**

DATE: \_\_\_\_\_

Attachment:  
EBSS for Buildings 610 & 839,  
dated September 20, 1995

20-Sep-95

## MEMORANDUM FOR SEE DISTRIBUTION LIST

FROM: OL Q, AFBCA

SUBJECT: Environmental Baseline Survey (EBS) Supplement (EBSS) for Building 610, Building 839 and associated property.

1. In accordance with the Memorandum titled Joint Distribution of U.S. Air Force Base Conversion Agency (AFBCA) Procedures for Processing Findings of Suitability to Lease and Findings of Suitability to Transfer (FOSL/FOST) and Supporting Documents, dated 8 Jun 95, signed by the USEPA Deputy Assistant Administrator (Timothy Fields, Jr.), AFBCA Director (Alan K. Olsen), and the Deputy Assistant Secretary of the Air Force (Thomas W. L. McCall, Jr.), OL Q, AFBCA is utilizing the existing Basewide Environmental Baseline Survey which adequately describes the current condition of property as noted herein.
2. AFBCA is submitting to you, for review and comment, the following proposed updates to the Basewide EBS, in this letter, for the proposed Lease to Kansas City Aviation Department (KCAD). This letter and proposed updates to the EBS are based on two Visual Site Inspections (VSIs) for Buildings 610 and 839 conducted during February and July 1995, a review of completed and current environmental projects, Base Realignment and Closure (BRAC) Cleanup Team (BCT) meeting minutes and agreements, completed EBSSs, and historical base records. Based on the VSIs, the condition of property has changed from the classification identified in the EBS, December 1993. Changes and updates to referenced tables and figures are those from the EBS. Changes made to the size, shape, and number of environmental condition of property parcels by the BRAC BCT during the April 5, 1995 meeting, influenced the reclassification of the area in which Facilities 610, 621, 622, 623, 624, and 625 reside from DoD Environmental Condition Category 2 to DoD Environmental Condition Category 7. The BCT classification for this parcel (610 area) is "non-transferable." Sampling data, not previously evaluated within the EBS, December 1993, was located for Facility 839, reclassifying Facility 839 from DoD Environmental Condition Category 7 to DoD Environmental Condition Category 2. The BCT classification for this parcel (839 area) has not been discussed yet.
3. This EBSS addresses two plats of property (Atch 1). The first plat of property is in the immediate vicinity of building 610 (a 106,252 square foot warehouse) and includes smaller ancillary sheds, wall-less storage structures and two parking areas. The second plat of property is in the immediate vicinity of building 839 (a 6,014 square foot hangar) and includes aircraft ramp parking and automobile parking. The plat of property in the immediate vicinity of building 610 is a subset of BCT Parcel B. The plat of property in the immediate vicinity of building 839 is also known as BCT Parcel J.

4. For the area in the immediate vicinity of building 610, a subset of BCT Parcel B, several environmental changes have occurred since the Basewide EBS was published in December 1993. All previous EBSS's are incorporated by reference with regard to general environmental information. The proposed lease area also includes facilities 621, 622, 623, 624, and 625. The BCT Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (as amended) Section 120(h)4 classification for BCT Parcel B is "not available for transfer." The Air Force environmental condition classification of BCT Parcel B is DoD Environmental Condition Category (DoDECC) 7, as concurred with by the BCT on 8 Mar 95.

a. Figure S-1 *Property Categorization* has been updated by the BCT. Building 610 (and vicinity) now lies within an environmental condition parcel designated as BCT Parcel B. This parcel is currently classified as DoDECC 7.

b. On page 3-21, Table 3-1 *Hazardous Waste Accumulation Points*, the amount of oil stored and the years of storage was left blank. The 1992 Richards-Gebaur AFB Spill Plan shows 360 gallons of waste oil generation during 1992. The data has been entered into the respective table columns. The units (gallons) for mask filters is an obvious error. This is most likely the 1993 waste oil generation quantity. However, records are being reviewed to determine what typos were made, so that the appropriate corrections can be made.

c. On page C-3, the following additional data has been added to Table C-1 *Hazardous Materials Storage*. The 1992 Richards-Gebaur AFB Spill Plan is the source of the data for this update.

Addendum to Table C-1 *Hazardous Materials Storage*, Facility 621

Product	Quantity Stored	Quantity Stored (kg/year)	Recorded Duration
Bromochloromethane	100 gallons/year	417 kg/year	1992
Trichloroethylene	24 quarts/year	34 kg/year	1992
General Purpose Oil	3 quarts/year	2 kg/year	1992
Aliphatic Thinner	28 gallons/year	85 kg/year	1992
Lubrication Oil	9 gallons/year	27 kg/year	1992
Brake Fluid	16 gallons/year	49 kg/year	1992
Isopropyl Alcohol	11 gallons/year	33 kg/year	1992
Rust Preventer	36 gallons/year	136 kg/year	1992
Cleaner	22 gallons/year	83 kg/year	1992
Propane Fuel	11 cylinders/year	5 kg/year	1992
Adhesive	6 kits/year	6 kg/year	1992
Coating Compound	60 gallons/year	273 kg/year	1992
Methylethylketone	138 gallons/year	921 kg/year	1992
Hydrochloric Acid	9 pounds/year	4 kg/year	1992
Nitric Acid	49 pounds/year	22 kg/year	1992

Addendum to Table C-1 Hazardous Materials Storage, Facility 622

Product	Quantity Stored	Quantity Stored (kg/year)	Recorded Duration
Lacquer	1800 pints/year	938 kg/year	1992
Methanol	55 gallons/year	167 kg/year	1992
Paint	4 gallons/year	21 kg/year	1992
Sealing Compound	46 kits/year	92 kg/year	1992
Multilift Solvent	5 gallons/year	17 kg/year	1992
Corrosive	30 gallons/year	114 kg/year	1992
Aerosols	269 pints/year	102 kg/year	1992

Addendum to Table C-1 Hazardous Materials Storage, Facility 623

Product	Quantity Stored	Quantity Stored (kg/year)	Recorded Duration
Aqueous Ammonia	80 gallons/year	212 kg/year	1992
Trichloroethylene	55 gallons/year	313 kg/year	1992
Cleaner	90 gallons/year	341 kg/year	1992

d. On page C-58, records in the 1992 Richards-Gebaur AFB Spill Plan shows the following additional data should be added to Table C-2 Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds:

Addendum to Table C-2. Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds

Facility Number	Product	Quantity Stored (units noted)	Quantity Stored (kilograms)	Duration	Constituents	%	Synonyms	CASRN
623	Engine Oil	550 gallons/year	1668 kg/year	1992	NL	100	NL	NL
	Methanol	770 gallons/year	2335 kg/year	1992	Methyl Alcohol	100	Methanol	67-57-1

e. On page E-1, the history of facility usage for buildings 610, 621, 622, 623, 624, and 625 is missing. The following history has been inserted:

Facility 610 was constructed in 1953 for use as the primary base warehouse (40,000 square feet). The next year (1954), an addition totaling 16,400 square feet was added to the warehouse, bringing the total area to 56,400 square feet. The following year (1955), an addition totaling 20,000 square feet was added to the warehouse, bringing the total floor space to 66,400 square feet. Several years later in 1961, an addition totaling 13,980 square feet was added to the warehouse, bringing the total area to 80,380 square feet. In 1963, an addition was added to the warehouse, bringing the total area to 106,252 square feet. In 1987, a 1,200 square foot weapons armory was constructed inside the northern portion of the building.

Facilities 621-625 were constructed in 1974 as additional covered storage outside the base warehouse (610) to store flammable or hazardous materials. Facilities 621, 622, and 623 are small fully enclosed sheds 192, 800, and 300 square feet respectively. Facilities 624, and 625 are covered, but not enclosed, gas cylinder storage sheds 240 and 576 square feet respectively.

f. On page F-1, the Table F-1 Hazardous Wastes Generated, has been updated with corrections made in 4b above.

5. For the area in the immediate vicinity of building 839, records have been located that update the environmental condition of this area as it originally appeared in the Basewide EBS, published in December 1993. All previous EBSSs are incorporated, by reference, with regard to general environmental information. The BRAC Cleanup Team CERCLA (as amended) Section 120(h)4 classification for BCT Parcel J has not been determined. The DoD environmental condition classification of this parcel is DoDECC 2.

a. Based on the 1992 Richards-Gebaur AFB Spill Plan, the following additional accumulation of hazardous waste occurred: Table 3-1 *Hazardous Waste Accumulation Points* has been updated accordingly.

**Addendum to Table 3-1. Hazardous Waste Accumulation Points**

Facility	Waste Stored	Quantity Stored	Storage Period	Program	DoDECC
839	Emulsifier	110 gallons	1992	RCRA	2
	Penetrant	110 gallons	1992	RCRA	2
	Fixer	20 gallons	1992	RCRA	2
	Magnaglo Bath	25 gallons	1992	RCRA	2

b. On page 3-28, Table 3-4 *Underground Storage Tanks*, the status has changed for the underground tank within the lease area. Updates are noted in bold type. The reason the tank at 839 is now considered DoDECC 2, rather than DoDECC 7 as indicated, is because analytical results of the soil during tank closure have been located in the base files. The 1993 Basewide EBS cites the Underground Storage Tank (UST) regulations as the reason for a DoDECC 7 rating. Heating oil tanks are exempt from UST regulations. The analytical results (Atch 2) indicate the petroleum contamination would be well within MDNR UST guidelines, if the aforementioned guidelines were applicable. It should be noted that the BCT has not determined the environmental classification for this parcel, and has not reviewed these records.

Facility	Contents	Size	Status	Operation	Program	DoDECC
839	Fuel Oil	4.000	Removed	1961-1992	AF Policy	2

c. On page 3-33, Table 3-7 *Historic Locations of Transformers*, it should be noted that Missouri Public Service (MPS) owns some portions of the electrical distribution systems on the base. For building 839, MPS owns a single power pole (#4610) with three transformers located near the southeast corner of the building. The three transformers do not bear the PCB-Free label, hence the status concerning PCB content is unknown to the Air Force.

d. On page 5-5, Figure 5-1 *Resource Map* has been updated regarding the former location of UST839A. The location of the tank removal site is 12 feet south of the southeast corner of the building.

e. On page 5-11, Table 5-1 *Facility/Property Matrix -Richards Gebaur AFB* has been updated regarding the status of UST839A.

f. On page C-59, Table C-2 *Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds* is in error for building 839. It could not be determined why Zyglo cleaner and Zyglo developer are listed as exceeding 40 CFR 373 threshold quantities. In order to determine a threshold quantity, the constituents must be known. For the Zyglo developer, the constituents must have been classified as acutely hazardous to be listed here. This discrepancy is being researched since acutely hazardous materials are not constituents within current cleaners or developers used by the Air Force today.

g. On page E-1, the history of facility usage is missing for building 839. The following history has been inserted: Facility 839 was constructed in 1961 for use as aircraft weapons calibration facility. This was the primary function of this facility until 1969. Between 1961 and 1969, a wind tunnel was also operated in the northeast corner of the building. In 1969, the primary function of the building was altered to non-destructive testing of aircraft parts. A lead-lined X-ray room, darkroom, and non-destructive testing vats replaced office space and the wind tunnel. In 1981, some office space was converted into a soap laboratory for leak testing of aircraft parts.

h. On page F-2, the Table F-1 *Hazardous Wastes Generated* has been updated with corrections made in 5a above.

i. Page 3-19, section 3.3.10, has been updated to mention that land-banned materials have been identified in Facility 839. If properly managed, these materials will pose a trivial risk to human health and the environment. The following has been inserted. A land-banned material, lead, was used in the construction of a former X-ray room, located within Facility 839. This 160 square foot X-ray room, on the north wall of Facility 839, is lined with approximately  $\frac{3}{8}$  inch lead sheets. Disposal of this material is regulated by Federal and State law.

6. Please note the following additional information pertaining to the environmental condition of the lease premises:

a. There are no IRP sites and no AOCs located within the boundaries of the property to be leased. There are no IRP sites and no AOCs located on adjacent property, within a  $\frac{1}{4}$  mile, which impact the property to be leased.

b. There are no O/WSs present on the property to be leased. The Air Force has no sites located within the boundaries of the property to be leased which contain unexploded ordnance.

c. There are no USTs and no ASTs on the property to be leased. Historically, one 4000 gallon heating oil tank (UST839A) was located next to Facility 839 from 1961 until 1992. The tank was excavated and removed on March 26th, 1992. Soil samples were collected and found to not exceed existing environmental standards.

d. Based on VSIs previously conducted for this Lease, ACM located in Facilities 610 and 839 appears to be in good condition and not damaged or deteriorated to the extent that it creates a potential source of airborne fibers.

e. The Lessee will be notified that LBP might be present in Facilities 610, 621, 622, 623, 624, 625, and 839 since they were built prior to 1978.

f. It is not known if the three Missouri Public Service (MPS) owned transformers on the Leased Premises contain PCBs.

g. The Air Force has not conducted a radon gas survey for any of the buildings in the Lease. A Missouri Department of Health study (in 1988) indicates that the levels of radon gas is above the Environmental Protection Agency's (EPA's) recommended action level of four (4) picocuries per liter in about four (4) out of ten (10) structures in Jackson County, MO.

h. The property to be leased is not located within a 100-year flood plain.

i. No historic buildings or structures are within the Leased Premises.

j. Buildings 610 and 839 are connected to a sanitary sewer owned and operated by the City of Kansas City. The City of Kansas City's sanitary sewers discharge into sewers and a treatment plant owned by Little Blue Valley Sewer District under a discharge permit. There have never been septic tanks connected to the existing structures on the property to be leased.

k. Proposed, threatened, or endangered species have not been identified on the property to be leased as classified under Federal and State law. The three (3) species known to be present in the region have not been found on the Leased Premises.

l. The property to be leased is not classified as a designated wetland.

7. For questions or comments about this EBSS, please contact me at (816) 348-2511 Ext. 28.

P. Mark Esch  
BRAC Environmental Coordinator

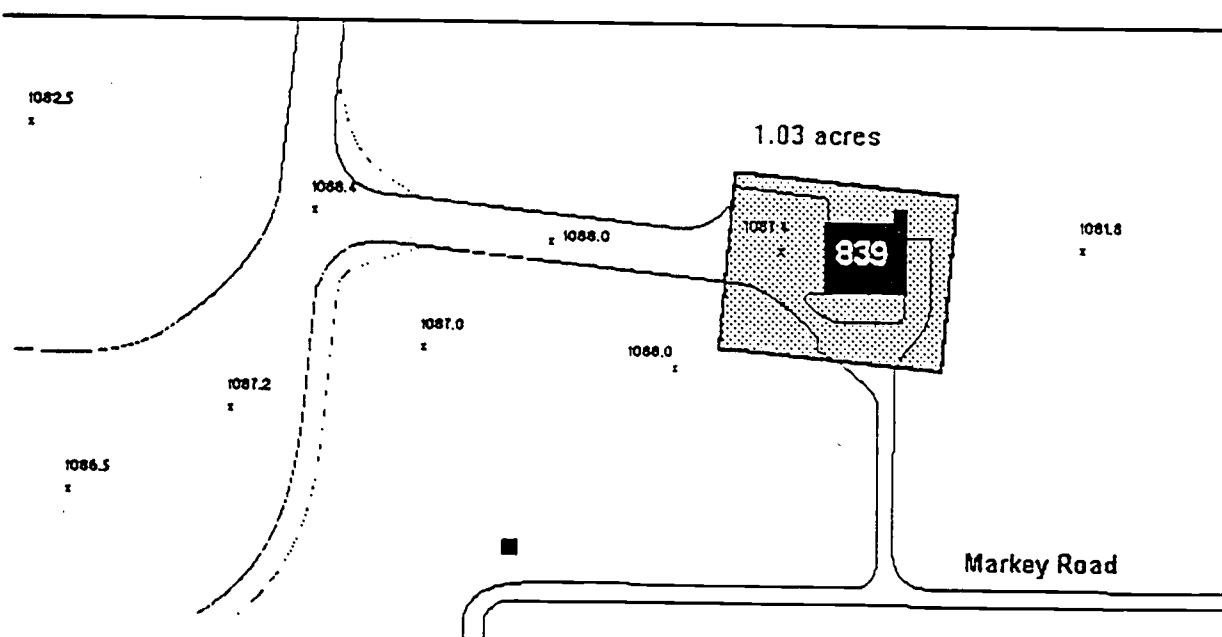
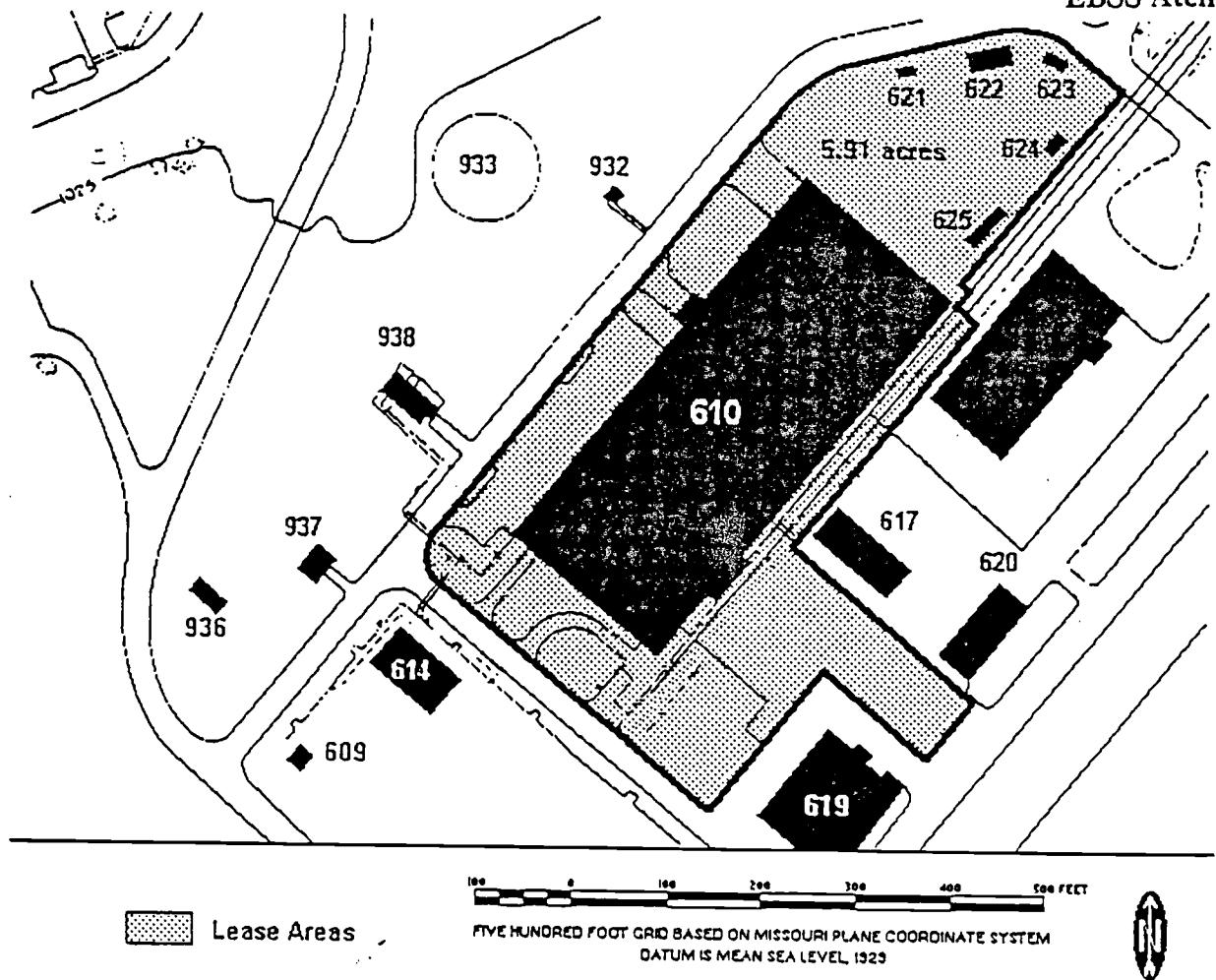
DISTRIBUTION:

1. AFBCA/CE (Teresa Pohlman)
2. AFCEE/ERB (Fred Waterman)
3. MDNR (Bob Geller)
4. USEPA (Bob Koke)

2 Atch:

1. Map of Lease areas
2. UST839A lab analysis

EBSS Atch 1



## CERTIFICATE OF ANALYSIS

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID D113814
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled 26-MAR-92 02:15

Report To	Bill To
KEN BARRY EPIC P. O. BOX 541 LIBERTY, MO 64068	MR. CONNY TODD EPIC P.O. BOX 541 LIBERTY, MO 64068

Sample Description
DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBEUR
CONTAINER: 1-8OZ. JAR
DESCRIPTION: BELOW UST - 10' DEPTH - UT839-10

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)			
Analyst: R. ARB	Analysis Date: 31-MAR-92	Instrument: IR	Test: GS18.9.0
Parameter	Result	Det. Limit	Units
HYDROCARBONS	BDL	5	mg/kg

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240			
Analyst: R. ROWAN	Analysis Date: 02-APR-92	Instrument: GC/MS VOA	Test: GS10.9.0
Parameter	Result	Det. Limit	Units
BENZENE	BDL	5	ug/kg
ETHYLBENZENE	BDL	5	ug/kg
TOLUENE	BDL	5	ug/kg
XYLENE (TOTAL)	BDL	5	ug/kg
SURROGATE RECOVERY			
DICHLOROETHANE-D4	108		% Rec
TOLUENE-D8	104		% Rec
BROMOFLUOROBENZENE	95		% Rec

Sample Comments	
BDL Below Detection Limit	

Quality Assurance Officer:

Last Page 1

QUALITY ASSURANCE REPORT

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID D113814
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled 26-MAR-92 02:15

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TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)

Analyst : R. ARB      Analysis Date: 31-MAR-92      Instrument: IR      Test: GS18.9.0  
Reviewer: S. MEEKS      Review Date: 06-APR-92      File ID: TPH      Run: R150592

QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPO
SAMPLE	0113814		See Certificate of Analysis						

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240

Analyst : R. ROWAN      Analysis Date: 02-APR-92      Instrument: GC/MS VOA      Test: 0510.9.0  
Reviewer: S. MEEKS      Review Date: 08-APR-92      File ID: BTEX      Run: R150781

QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPO
SPI01	0438746	0113794	BENZENE	0.00	50.0	47.4	ug/kg	95	
SPI01	0438746	0113794	ETHYL BENZENE	0.00	50.0	48.4	ug/kg	97	
SPI01	0438746	0113794	TOLUENE	0.00	50.0	50.3	ug/kg	101	
SPI01	0438746	0113794	XYLEMES (O/M/P-XYLENE)	0.00	50.0	50.5	ug/kg	101	
SPI01	0438746	0113794	DICHLOROETHANE-04	0.00	50.0	49.9	ug/kg	100	
SPI01	0438746	0113794	TOLUENE-08	0.00	50.0	47.7	ug/kg	95	
SPI01	0438746	0113794	4-BROMOFLUOROBENZENE	0.00	50.0	46.4	ug/kg	93	
DPS01	0438747	0113794	BENZENE	0.00	50.0	53.8	ug/kg	108	13
DPS01	0438747	0113794	ETHYL BENZENE	0.00	50.0	48.2	ug/kg	96	0.
DPS01	0438747	0113794	TOLUENE	0.00	50.0	49.4	ug/kg	99	1.
DPS01	0438747	0113794	XYLEMES (O/M/P-XYLENE)	0.00	50.0	51.6	ug/kg	103	2.
DPS01	0438747	0113794	DICHLOROETHANE-04	0.00	50.0	55.0	ug/kg	110	9.
DPS01	0438747	0113794	TOLUENE-08	0.00	50.0	48.1	ug/kg	96	0.
DPS01	0438747	0113794	4-BROMOFLUOROBENZENE	0.00	50.0	49.2	ug/kg	98	5.
CCV	0438744		BENZENE	50.0		50.1	ug/L	100	
CCV	0438744		ETHYL BENZENE	50.0		48.5	ug/L	97	
CCV	0438744		TOLUENE	50.0		39.9	ug/L	80	
CCV	0438744		XYLEMES (O/M/P-XYLENE)	50.0		46.6	ug/L	93	
BLA01	0438745		BENZENE			2	ug/L		
BLA01	0438745		ETHYL BENZENE			2	ug/L		
BLA01	0438745		TOLUENE			2	ug/L		
BLA01	0438745		XYLEMES (O/M/P-XYLENE)			2	ug/L		
SAMPLE	0113814		See Certificate of Analysis						

T.L. Mee

## CERTIFICATE OF ANALYSIS

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID D113815
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled
		26-MAR-92 02:25

Report To	Bill To
KEN BARRY EPIC P. O. BOX 541 LIBERTY, MO 64068	MR. CONNY TODD EPIC P.O. BOX 541 LIBERTY, MO 64068
Sample Description	
DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBAUR	
CONTAINER: 1-8OZ. JAR	
DESCRIPTION: DOWNGRADENT WALL - DG839	

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)			
Analyst: R. ARB	Analysis Date: 31-MAR-92	Instrument: IR	Test: GS18.9.0
Parameter	Result	Det. Limit	Units
HYDROCARBONS	BDL	5	mg/kg
 VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240			
Analyst: R. ROWAN	Analysis Date: 07-APR-92	Instrument: GC/MS VOA	Test: GS10.9.0
Parameter	Result	Det. Limit	Units
BENZENE	BDL	5	ug/kg
ETHYLBENZENE	BDL	5	ug/kg
TOLUENE	BDL	5	ug/kg
XYLENE (TOTAL)	BDL	5	ug/kg
 SURROGATE RECOVERY			
DICHLOROETHANE-D4	94		% Rec
TOLUENE-D8	96		% Rec
BROMOFLUOROBENZENE	98		% Rec
 Sample Comments			
BDL Below Detection Limit			

QUALITY ASSURANCE REPORT

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID D113815
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled 26-MAR-92 02:25

Sample Description	
DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBEUR	
CONTAINER: 1-8OZ. JAR	
DESCRIPTION: DOWNGRADENT WALL - DG839	

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)									
QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPO
SAMPLE	D113815		See Certificate of Analysis						

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240									
QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPO
CCV	Q438748		BENZENE	50.0		45.6	ug/L	91	
CCV	Q438748		ETHYL BENZENE	50.0		46.7	ug/L	93	
CCV	Q438748		TOLUENE	50.0		47.8	ug/L	96	
CCV	Q438748		XYLENES (O/M/P-XYLENE)	50.0		47.6	ug/L	95	
BLA01	Q438749		BENZENE			2	ug/L		
BLA01	Q438749		ETHYL BENZENE			2	ug/L		
BLA01	Q438749		TOLUENE			2	ug/L		
BLA01	Q438749		XYLENES (O/M/P-XYLENE)			2	ug/L		
BLA01	Q438749		DICHLOROETHANE-D4			89	ug/L		
BLA01	Q438749		TOLUENE-D8			89	ug/L		
BLA01	Q438749		4-BROMOFLUOROBENZENE			98	ug/L		
SAMPLE	D113815		See Certificate of Analysis						

-7L M/10

## CERTIFICATE OF ANALYSIS

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID D113816
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled 26-MAR-92 02:20

Report To	Bill To
KEN BARRY EPIC P. O. BOX 541 LIBERTY, MO 64068	MR. CONNY TODD EPIC P.O. BOX 541 LIBERTY, MO 64068
Sample Description	
DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBAUR	
CONTAINER: 1-8OZ. JAR	
DESCRIPTION: PIPING TRENCH - PT839	

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)			
Analyst: R. ARB	Analysis Date: 31-MAR-92	Instrument: IR	Test: GS18.9.0
Parameter	Result	Det. Limit	Units
HYDROCARBONS	BDL	5	mg/kg

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240			
Analyst: R. ROWAN	Analysis Date: 07-APR-92	Instrument: GC/MS VOA	Test: 0510.9.0
Parameter	Result	Det. Limit	Units
BENZENE	BDL	5	ug/kg
ETHYLBENZENE	BDL	5	ug/kg
TOLUENE	BDL	5	ug/kg
XYLENE (TOTAL)	BDL	5	ug/kg
SURROGATE RECOVERY			
DICHLOROETHANE-D4	87		% Rec
TOLUENE-D8	101		% Rec
BROMOFLUOROBENZENE	110		% Rec

Sample Comments	
BDL Below Detection Limit	

*T. W. H.*

## QUALITY ASSURANCE REPORT

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92	Lab ID 0113816
	Complete 08-APR-92	PO Number 314
	Printed 09-APR-92	Sampled 26-MAR-92 02:20

Sample Description

DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBAUR  
 CONTAINER: 1-8OZ. JAR  
 OESRIPTION: PIPING TRENCH - PT839

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)										
QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPI	
SAMPLE	0113816		See Certificate of Analysis							

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240										
QC Type	Identifier	Source	Parameter	True/Sampl	Spike Val	Observed	Units	% Rec	RPI	
CCV	0438748		BENZENE	50.0		45.6	ug/L	91		
CCV	0438748		ETHYL BENZENE	50.0		46.7	ug/L	93		
CCV	0438748		TOLUENE	50.0		47.8	ug/L	96		
CCV	0438748		XYLENES (O/M/P-XYLENE)	50.0		47.6	ug/L	95		
BLA01	0438749		BENZENE			2	ug/L			
BLA01	0438749		ETHYL BENZENE			2	ug/L			
BLA01	0438749		TOLUENE			2	ug/L			
BLA01	0438749		XYLENES (O/M/P-XYLENE)			2	ug/L			
BLA01	0438749		DICHLOROETHANE-D4			89	ug/L			
BLA01	0438749		TOLUENE-D8			89	ug/L			
BLA01	0438749		4-BROMOFLUOROBENZENE			98	ug/L			
SAMPLE	0113816		See Certificate of Analysis							

## CERTIFICATE OF ANALYSIS

Service Location EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	Received 27-MAR-92 Complete 08-APR-92 Printed 09-APR-92	Lab ID 0113817 PO Number 314 Sampled 26-MAR-92 02:30
---	--	---

Report To	Bill To
KEN BARRY EPIC P. O. BOX 541 LIBERTY, MO 64068	MR. CONNY TODD EPIC P.O. BOX 541 LIBERTY, MO 64068
Sample Description	
DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBAUR	
CONTAINER: 1-8OZ. JAR	
DESCRIPTION: STOCKPILED SOIL TOP - SP839-1	

TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (M00)		
Analyst: R. ARB	Analysis Date: 31-MAR-92	Instrument: IR
		Test: GS18.9.0

Parameter	Result	Det. Limit	Units
HYDROCARBONS	36	5	mg/kg

VOLATILE ORGANICS (HEATED PURGE & TRAP) SW846-8240		
Analyst: R. ROWAN	Analysis Date: 07-APR-92	Instrument: GC/MS VOA
		Test: 0510.9.0
Parameter	Result	Det. Limit
BENZENE	BDL	5
ETHYLBENZENE	BDL	5
TOLUENE	BDL	5
XYLENE (TOTAL)	BDL	5
SURROGATE RECOVERY		
DICHLOROETHANE-D4	87	% Rec
TOLUENE-D8	104	% Rec
BROMOFLUOROBENZENE	84	% Rec

Sample Comments	
BDL	Below Detection Limit

7/16/92

Last Page

## QUALITY ASSURANCE REPORT

Service Location	Received	Lab ID
EMS HERITAGE LABORATORIES, INC. 8525 N.E. 38TH ST. KANSAS CITY, MO 64161 (816)454-0222	27-MAR-92	0113817
	Complete	PO Number
	08-APR-92	314
	Printed	Sampled
	09-APR-92	26-MAR-92 02:30

## Sample Description

DESCRIPTION: SOIL SAMPLES FOR RICHARD-GEBAUR  
 CONTAINER: 1-8OZ. JAR  
 DESCRIPTION: STOCKPILED SOIL TOP - SP839-1

## TOTAL PETROLEUM HYDROCARBONS IN SOIL BY IR (MODIFIED EXTRACTION) EPA 418.1 (MOD)

Analyst : R. ARB	Analysis Date: 31-MAR-92	Instrument: IR	Test: GS18.9.0
Reviewer: S. MEEKS	Review Date: 06-APR-92	File ID: TPH	Run: R150592
QC Type	Identifier	Source	Parameter
SAMPLE	0113817		See Certificate of Analysis
			True/Sampl
			Spike Val
			Observed
			Units
			% Rec
			RPC

## VOLATILE ORGANICS (HEATED PURGE &amp; TRAP) SW846-8240

Analyst : R. ROWAN	Analysis Date: 07-APR-92	Instrument: GC/MS VOA	Test: 0510.9.0
Reviewer: S. MEEKS	Review Date: 08-APR-92	File ID: BTEX	Run: R150782
QC Type	Identifier	Source	Parameter
CCV	Q438748		BENZENE
CCV	Q438748		ETHYL BENZENE
CCV	Q438748		TOLUENE
CCV	Q438748		XYLENES (O/M/P-XYLENE)
BLA01	Q438749		BENZENE
BLA01	Q438749		ETHYL BENZENE
BLA01	Q438749		TOLUENE
BLA01	Q438749		XYLENES (O/M/P-XYLENE)
BLA01	Q438749		DICHLOROETHANE-D4
BLA01	Q438749		TOLUENE-D8
BLA01	Q438749		4-BROMOFLUOROBENZENE
SAMPLE	0113817		See Certificate of Analysis
			True/Sampl
			Spike Val
			Observed
			Units
			% Rec
			RPC



TO ENSURE PROPER HANDLING OF SAMPLES PLEASE COMPLETE THIS ENTIRE FORM  
**EMS HERITAGE LABORATORIES, INC.**

8525 N.E. 38th Street  
 Kansas City, MO 64161 Phone (816) 454-0222 Fax (816) 453-0180

Project Name: EPIC Co. Inc  
 Object Name: Richards - Cickau, bldg 839  
 Note No.: Z106132 PO No.: 314

ENVIRONMENTAL PROGRAM:

WA NPDES \_\_\_\_\_ IWP \_\_\_\_\_ SLUDGE \_\_\_\_\_

CRA MW \_\_\_\_\_ SW \_\_\_\_\_ DISPOSAL \_\_\_\_\_

DWA \_\_\_\_\_ CERCLA/SUPERFUND \_\_\_\_\_ OTHER \_\_\_\_\_

Sampled by: JOHN TETER

Sample ID:	Date:	Time:	Comp	Grav	Sample Description:
T839-10	3/24	2:15	X		below UST - 10' depth
T839	3/24	2:25	X		downgradient wall
T839	3/24	2:20	X		piping trench
P839-1	3/26	2:30	X		stockpiled soil top
P839-2	3/24	2:00	X		stockpiled soil bottom

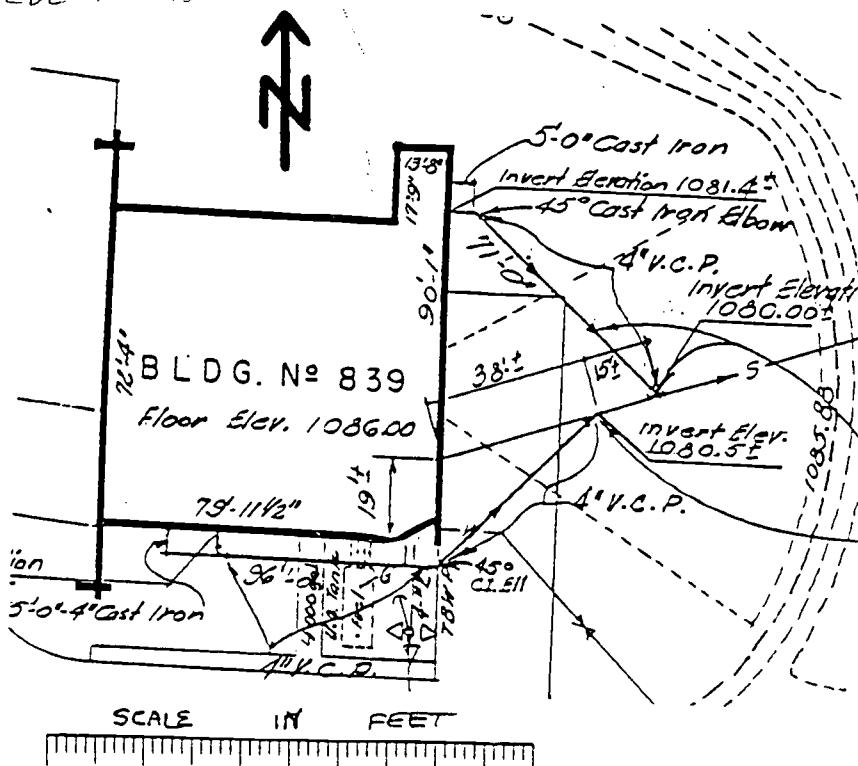
No. of Containers	Analyses Requested (Note special detection limits or methods)						Bill To: Co: <u>EPIC Co</u> Add:
	<u>TH</u>	<u>4/18.1 Mod</u>	<u>Volatile Organics 8240</u>	<u>Flash</u>	<u>paint filter</u>		
1	✓	✓					
1	✓	✓					
1	✓	✓					
1	✓	✓					
1	✓	✓					
1	✓	✓	✓	✓	✓		

(Date must be Accepted and Approved by Lab.)

Remarks:  EMS Sample No.

Relinquished by: (Signature) <u>Ken Barry</u>	Date / Time <u>3/27/97 8:10 AM</u>	Received by: (Signature) <u>J. Matthews</u>	Relinquished by: (Signature)	Date / Time <u>/</u>	Received by: (Signature)
Relinquished by: (Signature) <u></u>	Date / Time <u>/</u>	Received by: (Signature)	Relinquished by: (Signature)	Date / Time <u>/</u>	Received by: (Signature)
Relinquished by: (Signature) <u></u>	Date / Time <u>/</u>	Received for Lab by: (Signature)	Remarks: <u>Detection limits per MDNR: BTEX 0.05 ppm</u>		

UST DATA SHEET Base: RGB Tank ID: 839A Status: In Use  
 Installed: 1/173 Removed: 3/27/92 CEMM Risk Score:   [] Corr Action  
 Capacity: 3000 Contents  F02  GAS  DSL  JP4 or:    
 Tank installation was certified [] locally, [] by the state, [] by a PE  
 Tank installation was inspected by [] fire marshal, [] state inspector  
 [] Tank installer used manufacturers checklist [] tank is registered  
 Regulated by: [] 40CFR280  40CFR265  CWA407  State Code  
 [] Local  Firecode  AFRES  USAF  Other:    
 Consumptive heat  Emergency power  Hazmat  Other use:    
 [] Field constructed tank  Hydrant system tank  OWS  OWS holding tank  
Facility/building served: 839 Tank location: SOUTH OF 839  
 Tank LD upgrade required by: [] Exempt  89  90  91  92  93  
     agency:  USAF  AFRES  Local  State  Federal  
 Single wall  Double wall  Barrier Tank material  S  F or:    
 Tank LD type:  None  Intersituational monitoring  Barrier monitoring  
 Autogauging  Vapor monitoring  Water monitoring  
 Vapor/Water monitoring site assessment on file  
 TLD good till '98 => [] Sticking  Reconciling  Tank pressure testing  
Date of last tank pressure test:  
 Pipe LD upgrade required by: [] Exempt  89  90  91  92  93  
     agency:  USAF  AFRES  Local  State  Federal  
 Piping system #1 classified:  pressurized  suction  gravity  
      $\frac{1}{2}$ ,  $\frac{3}{4}$ ,  $\frac{1}{2}$  wall pipe length: 16 ft Pipe material  S  F or: COPPER  
     pipe #1 LD upgrades:  None  Periodic line tests  ALLDS  
     Last #1 line test date:   Needs  annual,  3-year line tests  
 Piping system #2 classified:  pressurized  suction  gravity  
      $\frac{1}{2}$ ,  $\frac{3}{4}$ ,  $\frac{1}{2}$  wall pipe length: 17 ft Pipe material  S  F or: COPPER  
     pipe #2 LD upgrades:  None  Periodic line tests  ALLDS  
     Last #2 line test date:   Needs  annual,  3-year line tests  
 SOP:  Exempt  Transfers < 25 gal Req'd:  AFRES-90  FED-98  -  
 Has catchment basin  Overflow high-level cuts off at   percent volume  
 Overflow restriction engages at   percent of the tanks volume  
 TCP:  Exempt  OK, non-metal Required:  AFRES-90  FED-98  -  
 In-tank CP type:  Anode  IC  Internal lining: NONE  
 External TCP type:  Anode  IC  Tank coating:    
TCP testing is required every  60 days  3 years Last test:  
 PCP:  Exempt  OK, non-metal Required:  AFRES-90  FED-98  -  
 External PCP type:  Anode  IC  Pipe coating:    
PCP testing is required every  60 days  3 years Last test:  
 PLANS: NONE REMOVED BY VEBL 91-0015



10-Oct-95

## MEMORANDUM FOR SEE DISTRIBUTION LIST

FROM: OL Q, AFBCA

SUBJECT: Environmental Baseline Survey (EBS) Supplement (EBSS) for Building 610, Building 839 and associated property.

1. In accordance with the Memorandum titled Joint Distribution of U.S. Air Force Base Conversion Agency (AFBCA) Procedures for Processing Findings of Suitability to Lease and Findings of Suitability to Transfer (FOSL/FOST) and Supporting Documents, dated 8 Jun 95, signed by the USEPA Deputy Assistant Administrator (Timothy Fields, Jr.), AFBCA Director (Alan K. Olsen), and the Deputy Assistant Secretary of the Air Force (Thomas W. L. McCall, Jr.), OL Q, AFBCA is utilizing the existing Basewide Environmental Baseline Survey which adequately describes the current condition of property as noted herein.
2. AFBCA is submitting to you, for review and comment, the following proposed updates to the Basewide EBS in this letter, for the proposed Lease to Kansas City Aviation Department (KCAD). This letter and proposed updates to the EBS are based on two Visual Site Inspections (VSIs) for Buildings 610 and 839 conducted during February and July 1995, a review of completed and current environmental projects, Base Realignment and Closure (BRAC) Cleanup Team (BCT) meeting minutes and agreements, completed EBSSs, and historical base records.
3. This EBSS addresses two plats of property (Atch 1). The first plat of property is in the immediate vicinity of building 610 (a 106,252 square foot warehouse) and includes smaller ancillary sheds, wall-less storage structures and two parking areas. The second plat of property is in the immediate vicinity of building 839 (a 6,014 square foot hangar) and includes aircraft ramp parking and automobile parking. The plat of property in the immediate vicinity of building 610 is a subset of BCT Parcel B. The plat of property in the immediate vicinity of building 839 is also known as BCT Parcel J.
4. For the area in the immediate vicinity of building 610, a subset of BCT Parcel B, several environmental changes have occurred since the Basewide EBS was published in December 1993. All previous EBSS's are incorporated by reference with regard to general environmental information. The proposed lease area also includes facilities 621, 622, 623, 624, and 625. The BCT Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (as amended) Section 120(h)4 classification for BCT Parcel B is "not available for transfer." The Air Force environmental condition classification of BCT Parcel B is DoD Environmental Condition Category (DoDECC) 7, as concurred with by the BCT on 8 Mar 95.

a. Figure S-1 has been updated by the BCT. Building 610 (and vicinity) now lies within an environmental condition parcel designated as BCT Parcel B. This parcel is currently classified as DoDECC 7.

b. On page 3-21, the amount of oil stored and the years of storage was left blank. The 1992 Richards-Gebaur AFB Spill Plan shows 360 gallons of waste oil generation during 1992. The data has been entered into the respective table columns. The units (gallons) for mask filters is an obvious error. This is most likely the 1993 waste oil generation quantity. However, records are being reviewed to determine what typos were made, so that the appropriate corrections can be made.

c. On page C-3, the following additional data has been added to Table C-1. The 1992 Richards-Gebaur AFB Spill Plan is the source of the data for this update.

**Addendum to Table C-1. Facility 621**

<i>Product</i>	<i>Quantity Stored</i>	<i>Quantity Stored (kg/year)</i>	<i>Recorded Duration</i>
Bromochloromethane	100 gallons/year	417 kg/year	1992
Trichloroethylene	24 quarts/year	34 kg/year	1992
General Purpose Oil	3 quarts/year	2 kg/year	1992
Aliphatic Thinner	28 gallons/year	85 kg/year	1992
Lubrication Oil	9 gallons/year	27 kg/year	1992
Brake Fluid	16 gallons/year	49 kg/year	1992
Isopropyl Alcohol	11 gallons/year	33 kg/year	1992
Rust Preventer	36 gallons/year	136 kg/year	1992
Cleaner	22 gallons/year	83 kg/year	1992
Propane Fuel	11 cylinders/year	5 kg/year	1992
Adhesive	6 kits/year	6 kg/year	1992
Coating Compound	60 gallons/year	273 kg/year	1992
Methylethylketone	138 gallons/year	921 kg/year	1992
Hydrochloric Acid	9 pounds/year	4 kg/year	1992
Nitric Acid	49 pounds/year	22 kg/year	1992

**Addendum to Table C-1. Facility 622**

<i>Product</i>	<i>Quantity Stored</i>	<i>Quantity Stored (kg/year)</i>	<i>Recorded Duration</i>
Lacquer	1800 pints/year	938 kg/year	1992
Methanol	55 gallons/year	167 kg/year	1992
Paint	4 gallons/year	21 kg/year	1992
Sealing Compound	46 kits/year	92 kg/year	1992
Multilift Solvent	5 gallons/year	17 kg/year	1992
Corrosive	30 gallons/year	114 kg/year	1992
Aerosols	269 pints/year	102 kg/year	1992

**Addendum to Table C-1. Facility 623**

<i>Product</i>	<i>Quantity Stored</i>	<i>Quantity Stored (kg/year)</i>	<i>Recorded Duration</i>
Aqueous Ammonia	80 gallons/year	212 kg/year	1992
Trichloroethylene	55 gallons/year	313 kg/year	1992
Cleaner	90 gallons/year	341 kg/year	1992

d. On page C-58, records in the 1992 Richards-Gebaur AFB Spill Plan shows the following additional data should be added to Table C-2:

**Addendum to Table C-2. Hazardous Material Storage in Quantities Exceeding 40 CFR 373 Thresholds**

Facility Number	Product	Quantity Stored (units noted)	Quantity Stored (kilograms)	Duration	Constituents	%	Synonyms	CASRN
623	Engine Oil	550 gallons/year	1668 kg/year	1992	NL	100	NL	NL
	Methanol	770 gallons/year	2335 kg/year	1992	Methyl Alcohol	100	Methanol	67-57-1

e. On page E-1, the history of facility usage for buildings 610, 621, 622, 623, 624, and 625 is missing. The following history has been inserted:

**Facility 610** was constructed in 1953 for use as the primary base warehouse (40,000 square feet). The next year (1954), an addition totaling 16,400 square feet was added to the warehouse, bringing the total area to 56,400 square feet. The following year (1955), an addition totaling 20,000 square feet was added to the warehouse, bringing the total floor space to 66,400 square feet. Several years later in 1961, an addition totaling 13,980 square feet was added to the warehouse, bringing the total area to 80,380 square feet. In 1963, an addition was added to the warehouse, bringing the total area to 106,252 square feet. In 1987, a 1,200 square foot weapons armory was constructed inside the northern portion of the building.

**Facilities 621-625** were constructed in 1974 as additional covered storage outside the base warehouse (610) to store flammable or hazardous materials. Facilities 621, 622, and 623 are small fully enclosed sheds 192, 800, and 300 square feet respectively. Facilities 624, and 625 are covered, but not enclosed, gas cylinder storage sheds 240 and 576 square feet respectively.

f. On page F-1, the table has been updated with corrections made in 4b above.

5. For the area in the immediate vicinity of building 839, records have been located that update the environmental condition of this area as it originally appeared in the Basewide EBS, published in December 1993. All previous EBSSs are incorporated, by reference, with regard to general environmental information. The BRAC Cleanup Team CERCLA (as amended) Section 120(h)4 classification for BCT Parcel J has not been determined. The DoD environmental condition classification of this parcel is DoDECC 2.

a. Based on the 1992 Richards-Gebaur AFB Spill Plan, the following additional accumulation of hazardous waste occurred: Table 3-1 has been updated accordingly.

**Addendum to Table 3-1. Hazardous Waste Accumulation Points**

Facility	Waste Stored	Quantity Stored	Storage Period	Program	DoDECC
839	Emulsifier	110 gallons	1992	RCRA	2
	Penetrant	110 gallons	1992	RCRA	2
	Fixer	20 gallons	1992	RCRA	2
	Magnaglo Bath	25 gallons	1992	RCRA	2

b. On page 3-28, Table 3-4, the status has changed for the underground tank within the lease area. Updates are noted in bold type. The reason the tank at 839 is now considered DoDECC 2, rather than DoDECC 7 as indicated, is because analytical results of the soil during tank closure have been located in the base files. The 1993 Basewide EBS cites the Underground Storage Tank (UST) regulations as the reason for a DoDECC 7 rating. Heating oil tanks are exempt from UST regulations. The analytical results (Atch 2) indicate the petroleum

contamination would be well within MDNR UST guidelines, if the aforementioned guidelines were applicable. It should be noted that the BCT has not determined the environmental classification for this parcel, and has not reviewed these records.

Facility	Contents	Size	Status	Operation	Program	DoDECC
839	Fuel Oil	4,000	Removed	1961-1992	AF Policy	2

c. On page 3-33, Table 3-7, it should be noted that Missouri Public Service (MPS) owns some portions of the electrical distribution systems on the base. For building 839, MPS owns a single power pole (#4610) with three transformers located near the southeast corner of the building. The three transformers do not bear the PCB-Free label, hence the status concerning PCB content is unknown to the Air Force.

d. On page 5-5, Figure 5-1 has been updated regarding the former location of UST839A. The location of the tank removal site is 12 feet south of the southeast corner of the building.

e. On page 5-11, Table 5-1 has been updated regarding the status of UST839A.

f. On page C-59, Table C-2 is in error for building 839. It could not be determined why Zyglo cleaner and Zyglo developer are listed as exceeding 40 CFR 373 threshold quantities. In order to determine a threshold quantity, the constituents must be known. For the Zyglo developer, the constituents must have been classified as acutely hazardous to be listed here. This discrepancy is being researched since acutely hazardous materials are not constituents within current cleaners or developers used by the Air Force today.

g. On page E-1, the history of facility usage is missing for building 839. The following history has been inserted: Facility 839 was constructed in 1961 for use as aircraft weapons calibration facility. This was the primary function of this facility until 1969. Between 1961 and 1969, a wind tunnel was also operated in the northeast corner of the building. In 1969, the primary function of the building was altered to non-destructive testing of aircraft parts. A lead-lined X-ray room, darkroom, and non-destructive testing vats replaced office space and the wind tunnel. In 1981, some office space was converted into a soap laboratory for leak testing of aircraft parts.

h. On page F-2, the table has been updated with corrections made in 5a above.

i. Page 3-19, section 3.3.10, has been updated to mention that land-banned materials have been identified in Facility 839. If properly managed, these materials will pose a trivial risk to human health and the environment. The following has been inserted. A land-banned material, lead, was used in the construction of a former X-ray room, located within Facility 839. This 160 square foot X-ray room, on the north wall of Facility 839, is lined with approximately  $\frac{3}{8}$  inch lead sheets. Disposal of this material is regulated by Federal and State law.

6. For questions or comments about this EBSS, please contact me at (816) 348-2511 Ext. 28.

P. Mark Esch  
BRAC Environmental Coordinator

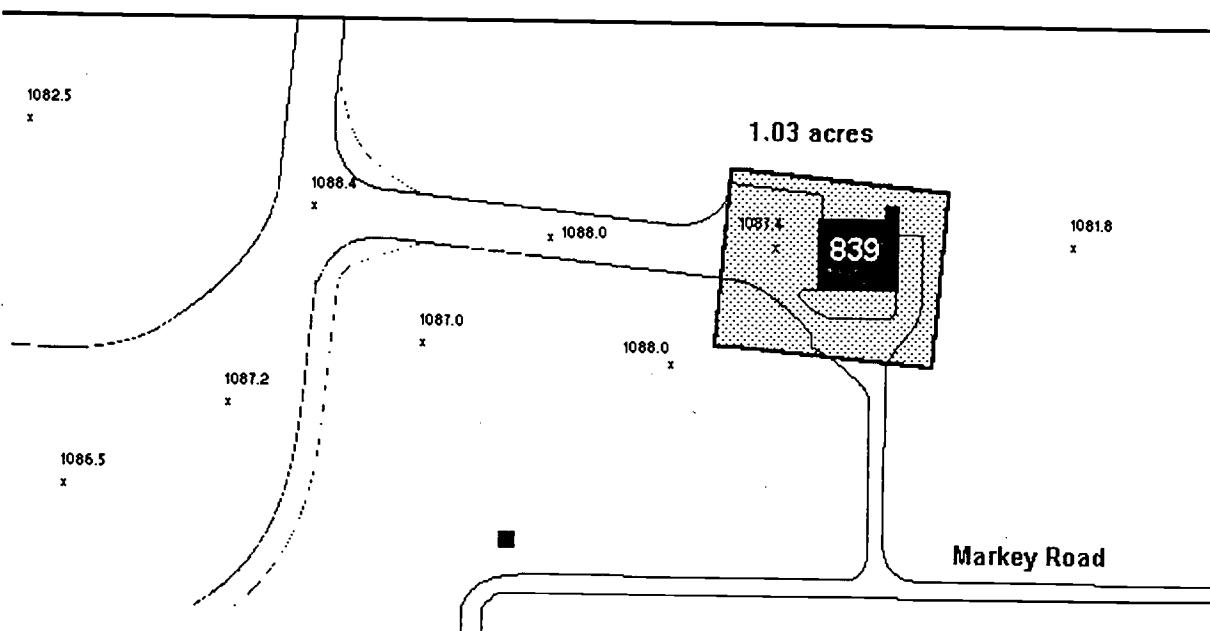
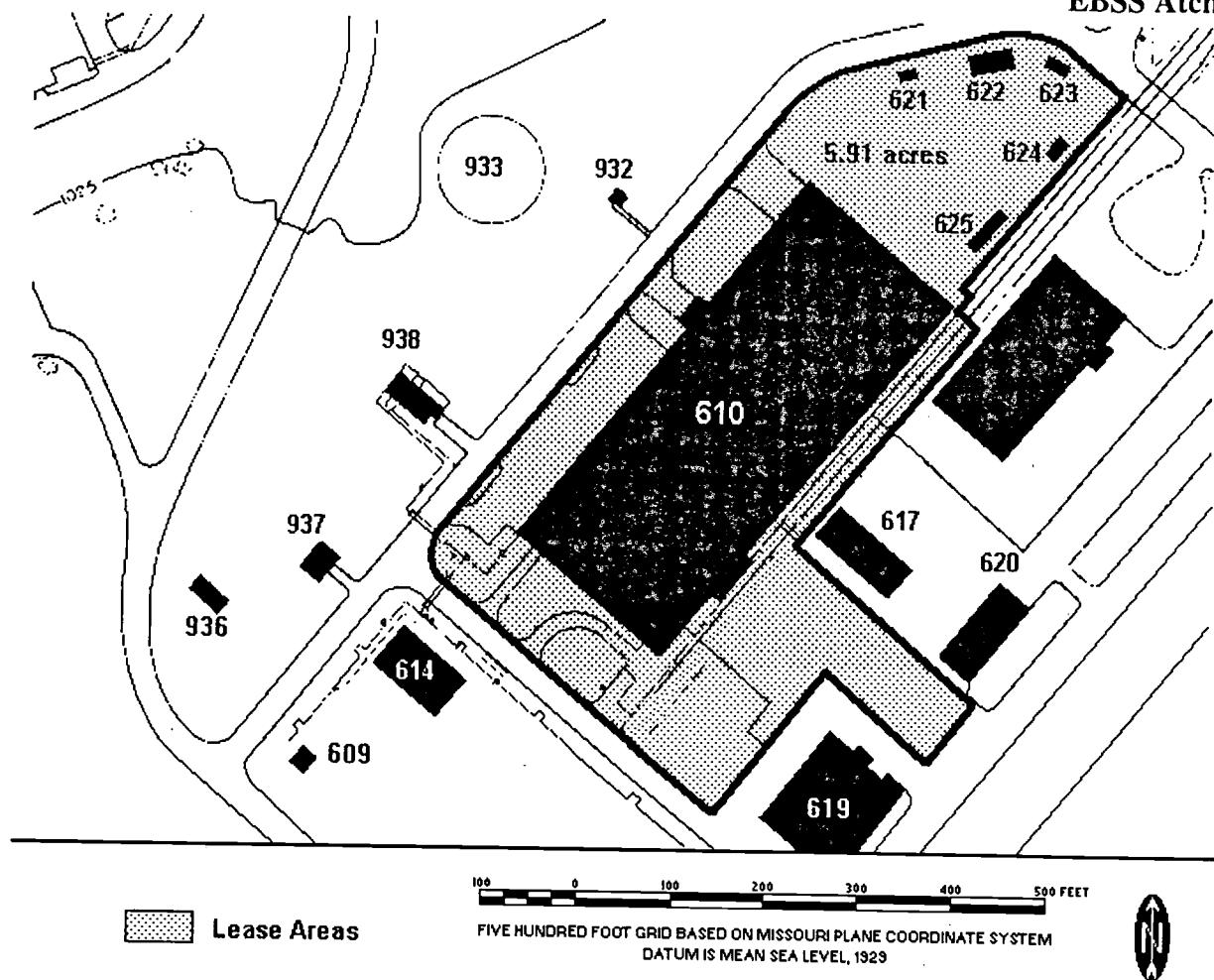
DISTRIBUTION:

1. AFBCA/CE (Teresa Pohlman)
2. AFCEE/ERB (Fred Waterman)
3. MDNR (Bob Geller)
4. USEPA (Bob Koke)

2 Atch:

1. Map of Lease areas
2. UST839A lab analysis

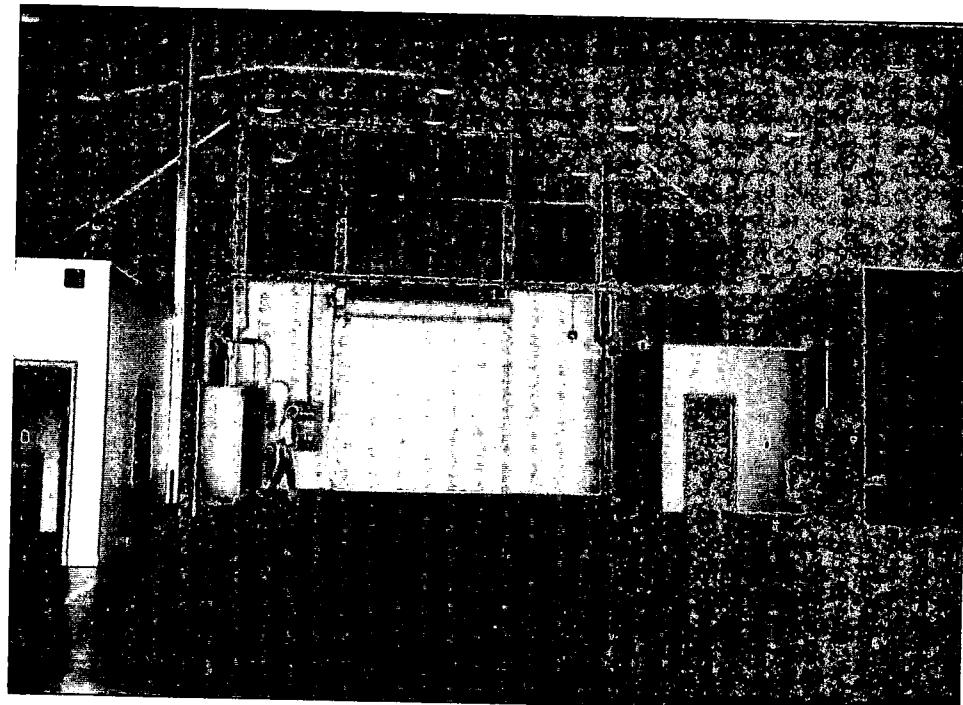
EBSS Atch 1



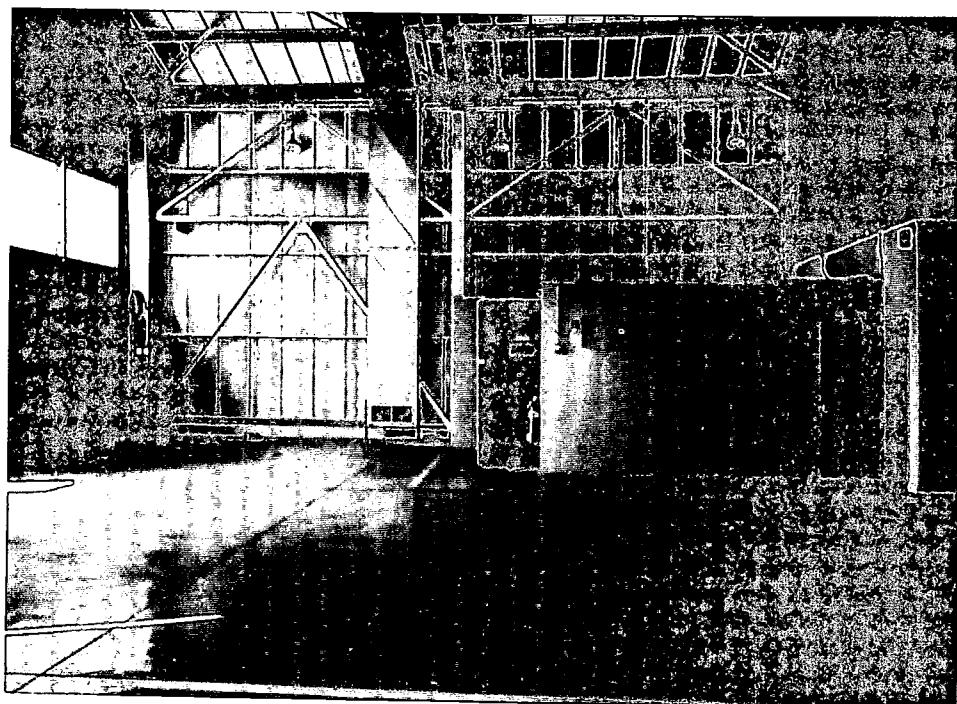
**APPENDIX E**  
**RECONNAISSANCE PHOTOGRAPHS**



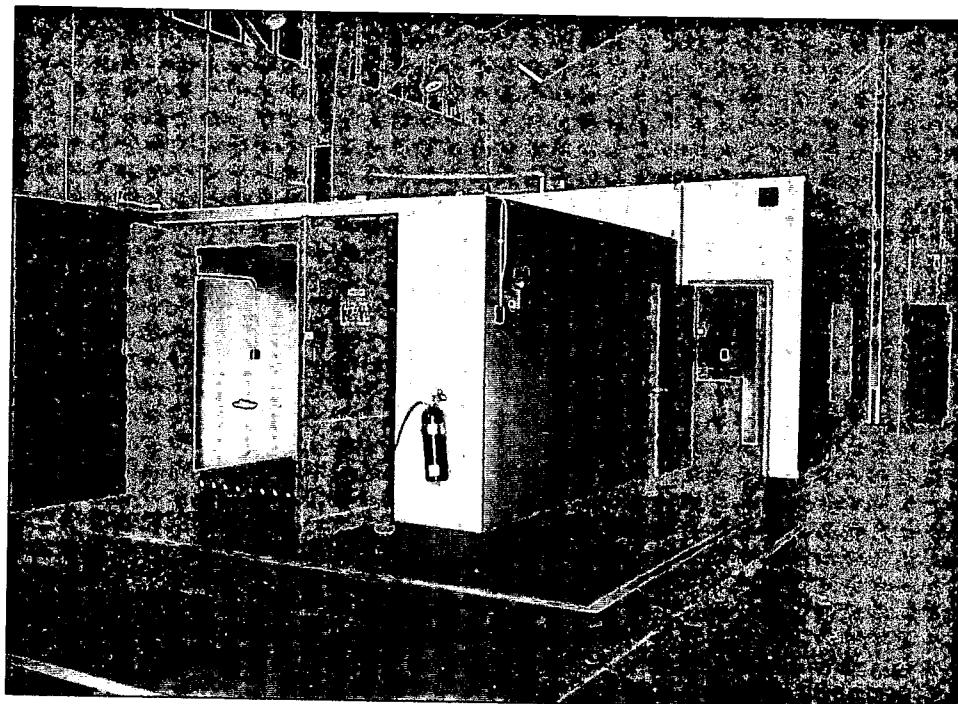
**PHOTOGRAPH 1:** Building 839 - west exterior.



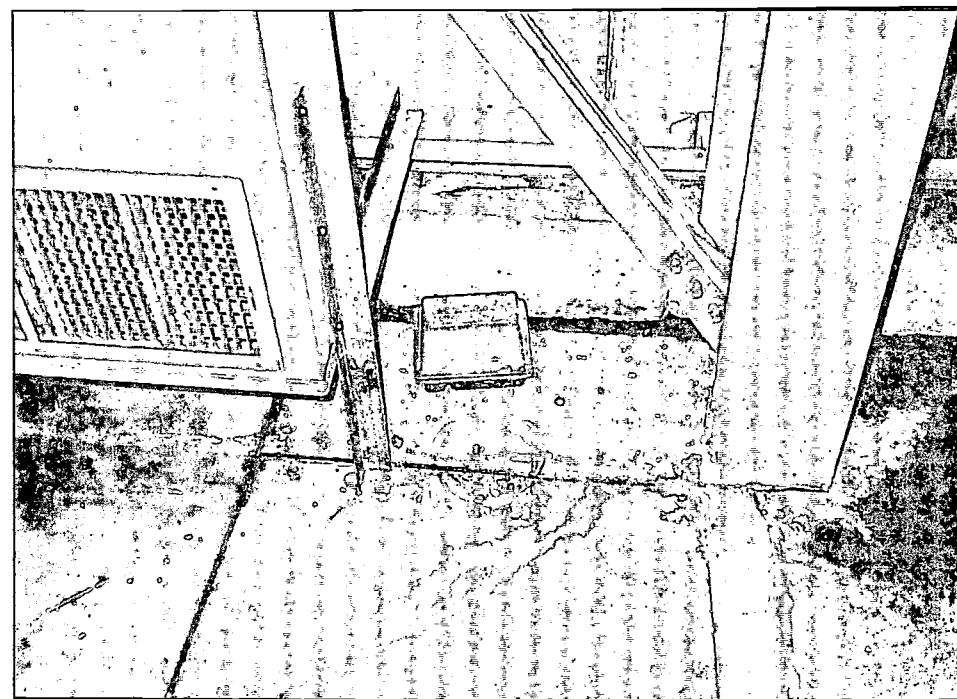
**PHOTOGRAPH 2:** Building interior - hanger area.



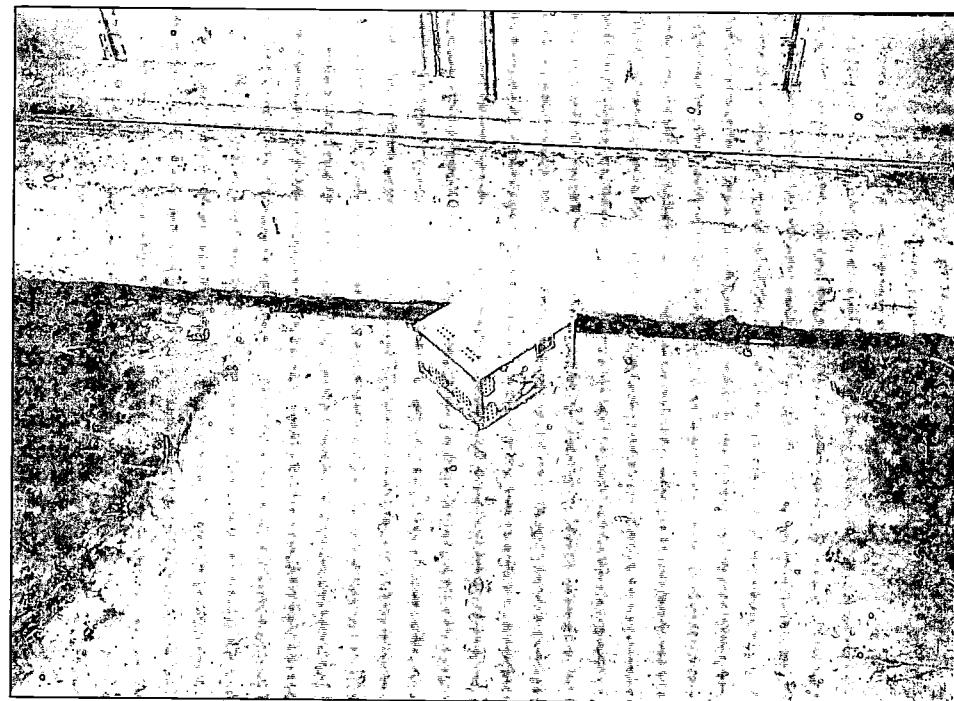
**PHOTOGRAPH 3:** Building interior.



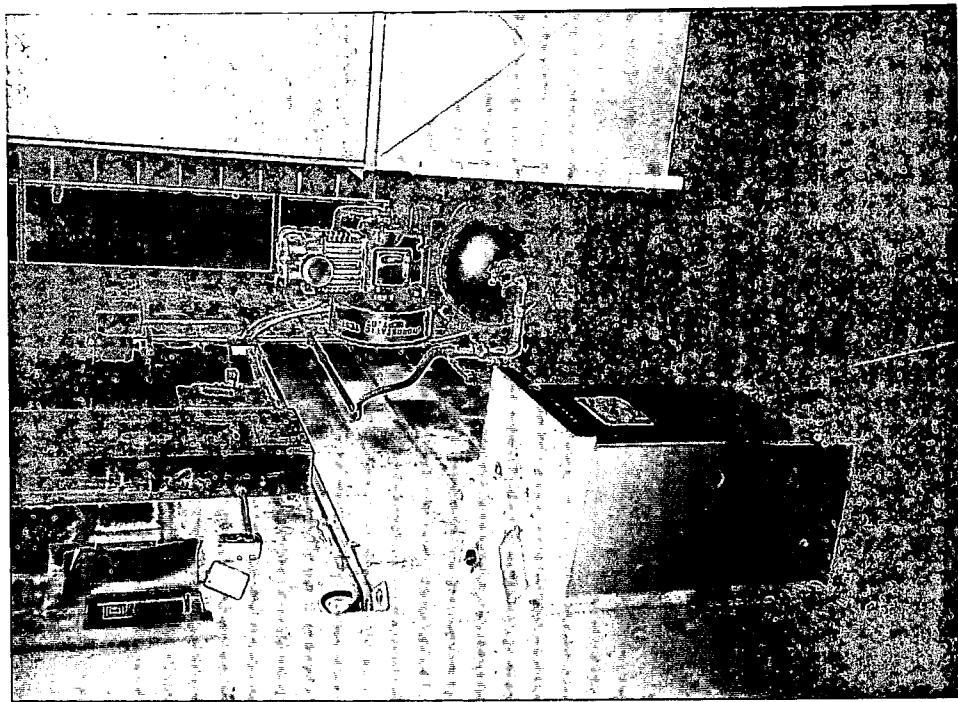
**PHOTOGRAPH 4:** Former x-ray room.



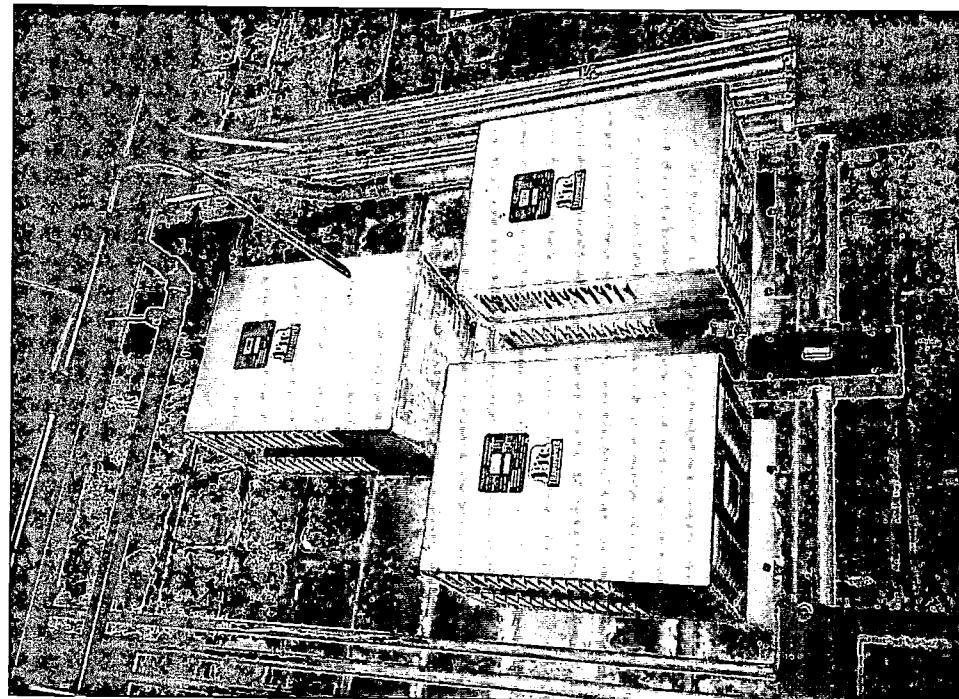
**PHOTOGRAPH 5:** Rodent control container along building perimeter.



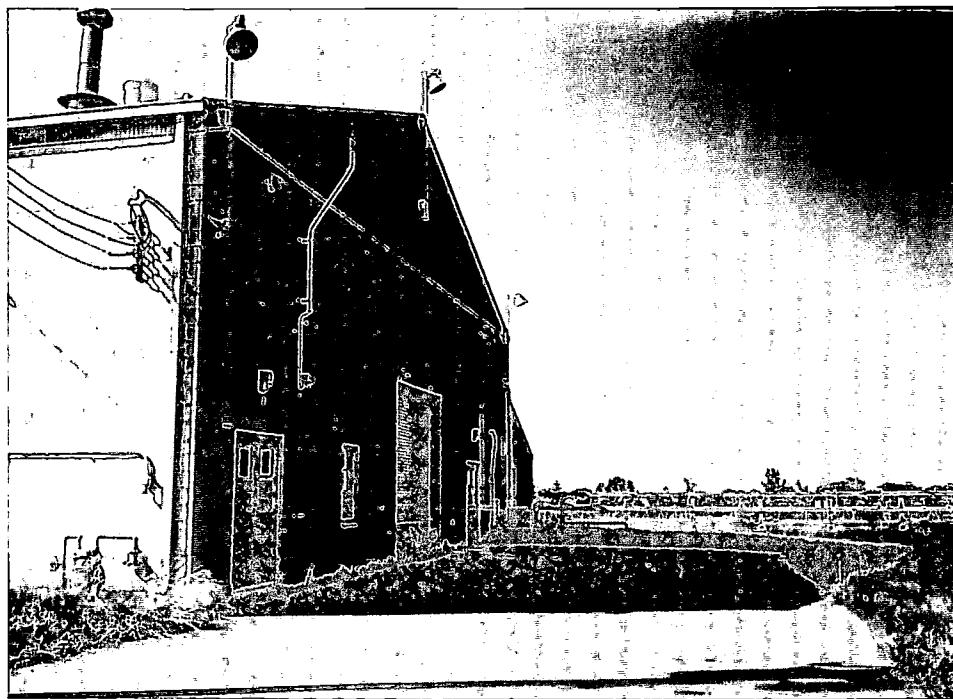
**PHOTOGRAPH 6:** Rodent control container along building perimeter.



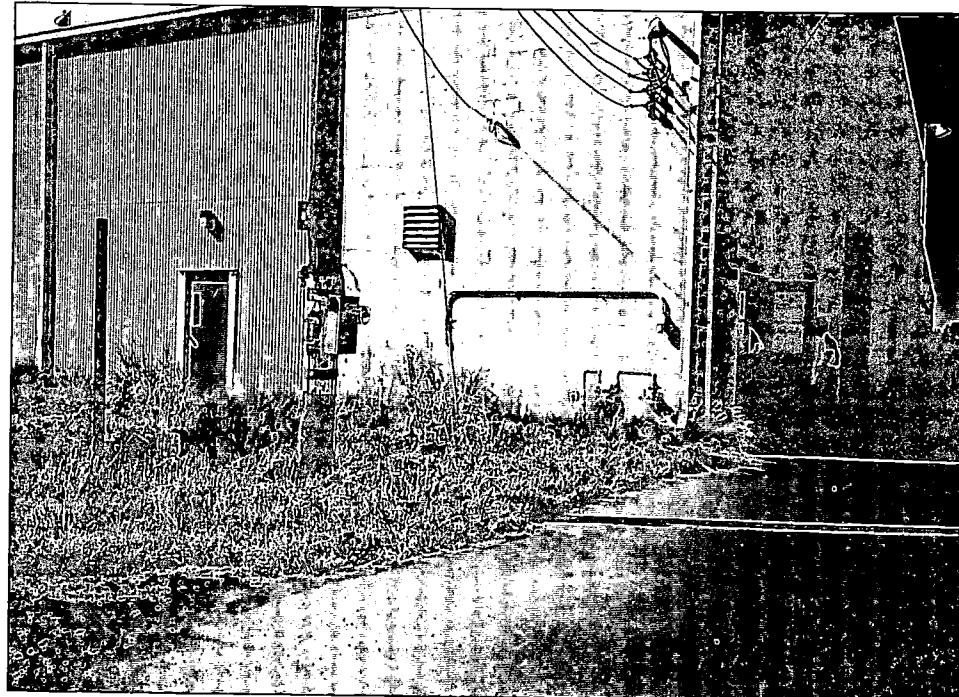
**PHOTOGRAPH 7:** Transformer located in HVAC/electrical room.



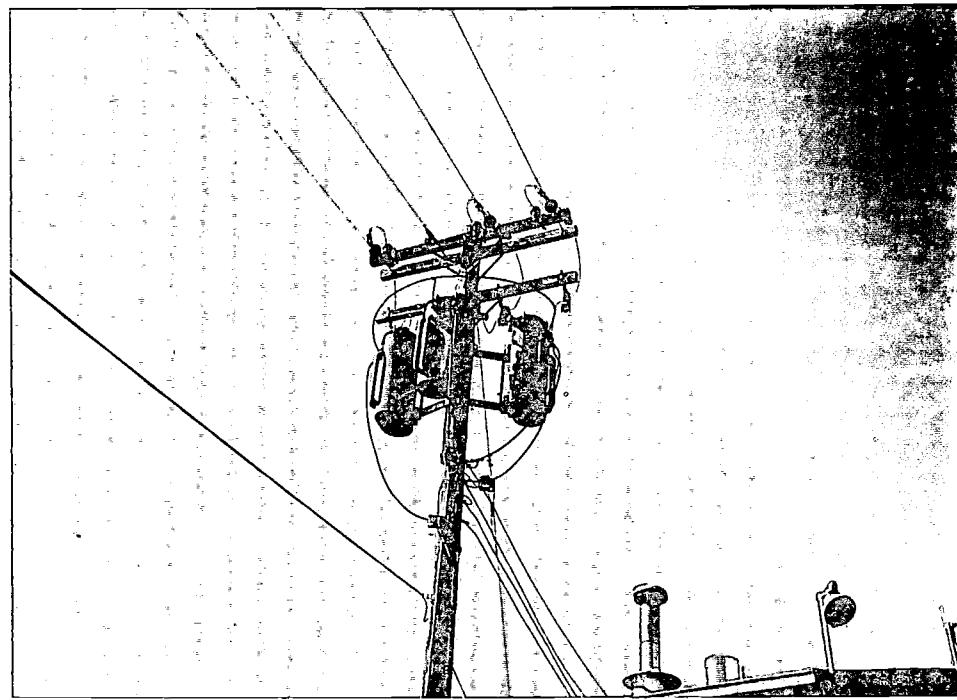
**PHOTOGRAPH 8:** Three-phase transformer located in HVAC/electrical room.



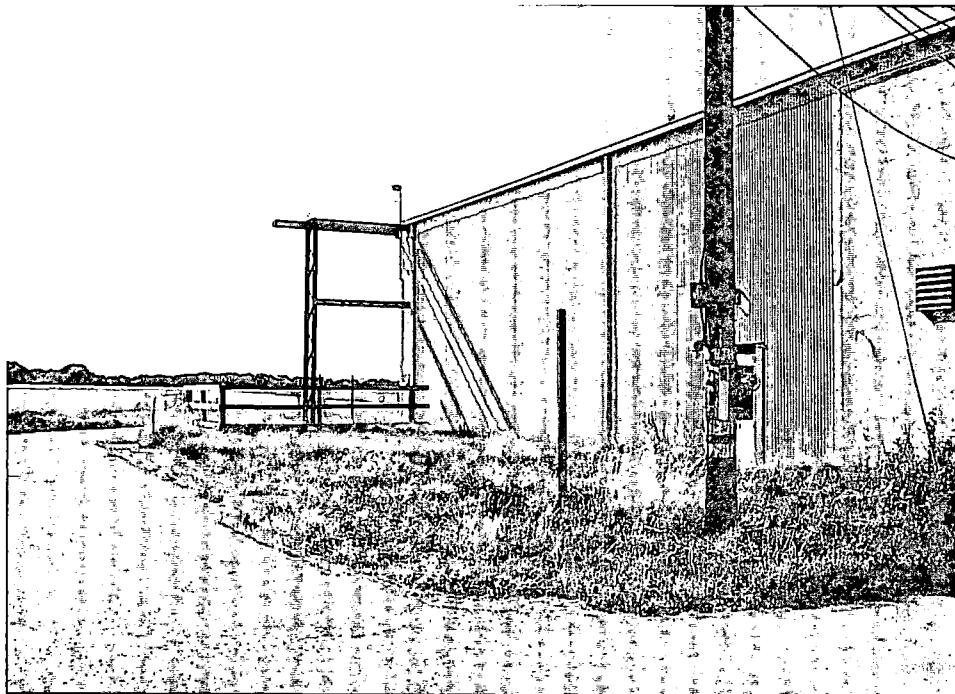
**PHOTOGRAPH 9:** East area of building.



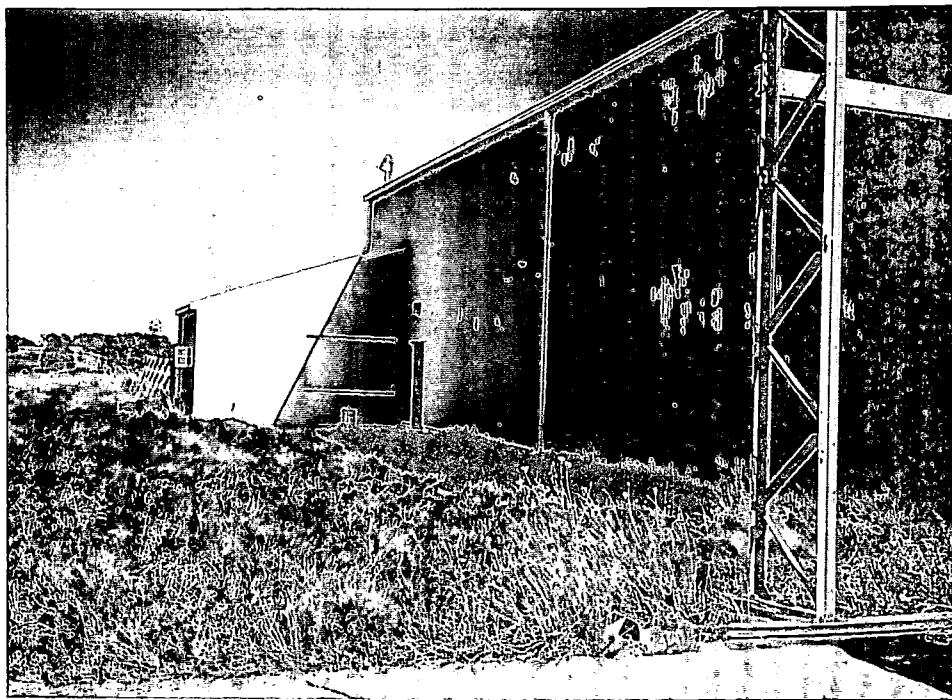
**PHOTOGRAPH 10:** Former UST location on southeast area of building.



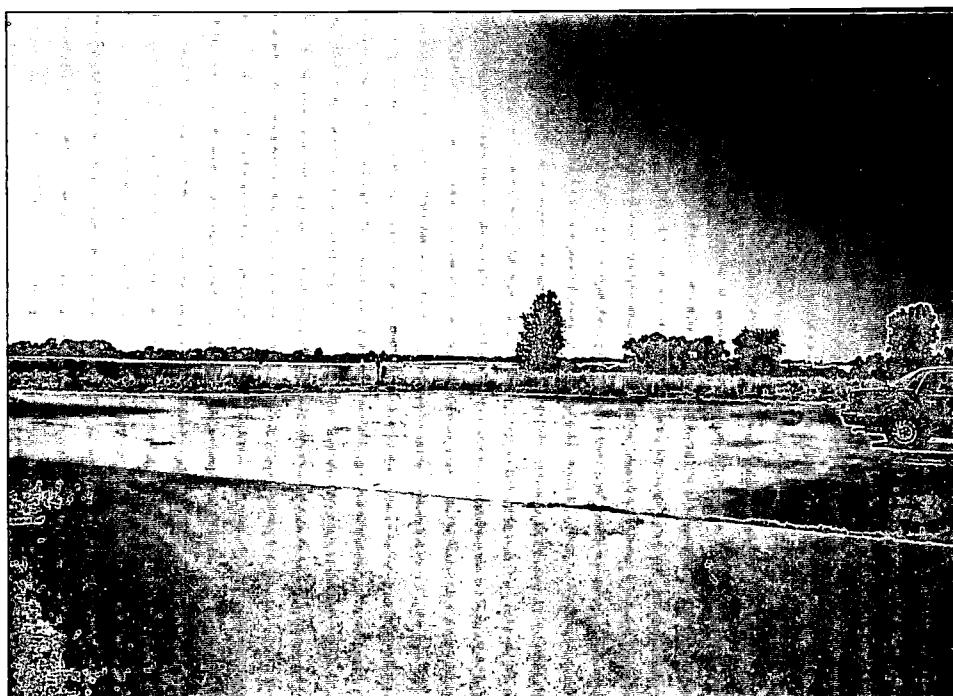
**PHOTOGRAPH 11:** Three pole-mounted transformers located southeast of the building.



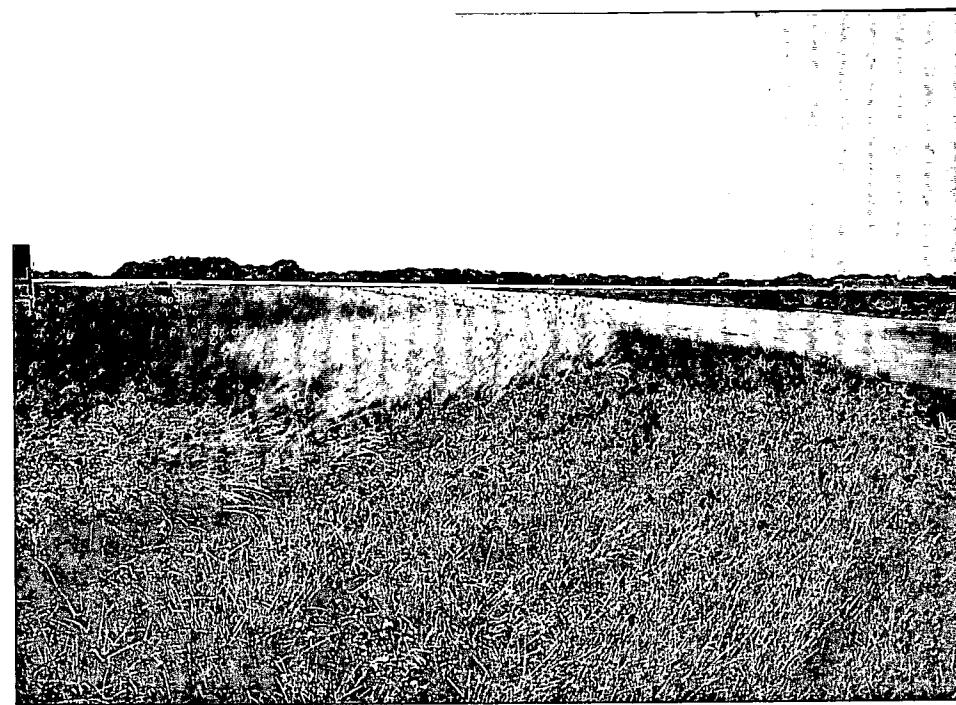
**PHOTOGRAPH 12:** South area of the building.



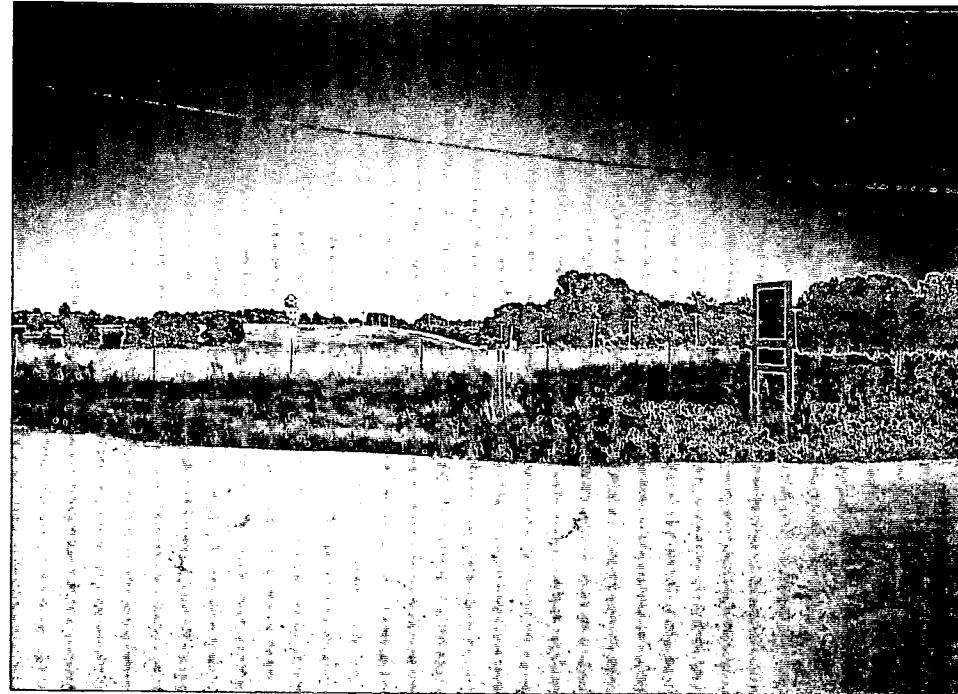
**PHOTOGRAPH 13:** North area of the building.



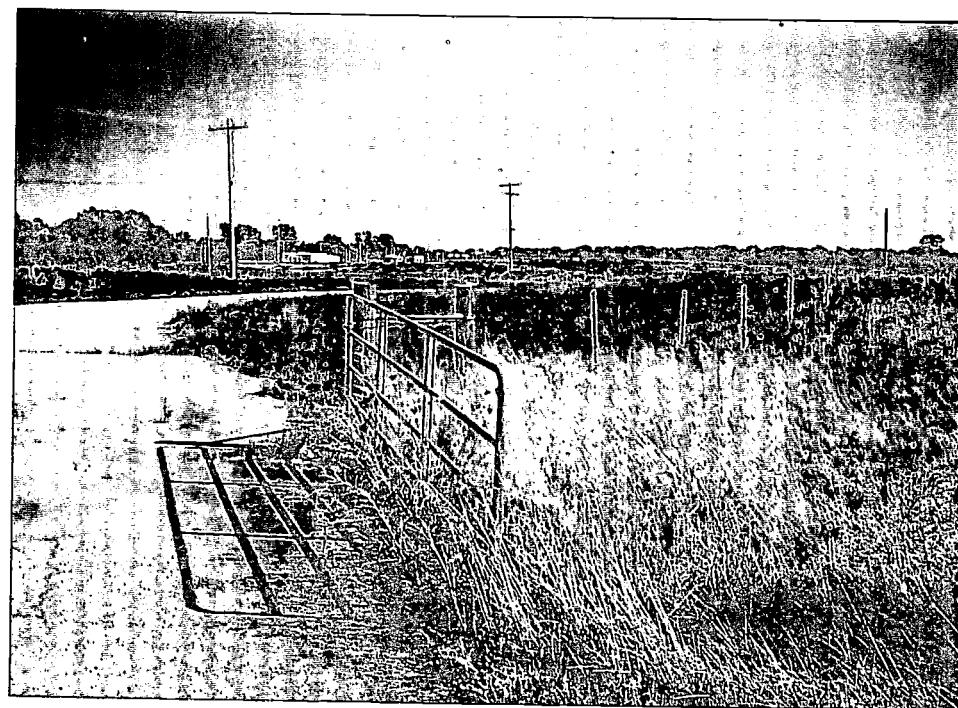
**PHOTOGRAPH 14:** View northwest from Building 839.



**PHOTOGRAPH 15:** View west towards airport taxiway and runway.



**PHOTOGRAPH 16:** East adjacent properties along Markey Road.



**PHOTOGRAPH 17:** South area entrance from Markey Road.



**PHOTOGRAPH 18:** Southwest adjacent properties.

**APPENDIX F**

**AUTHOR'S CREDENTIALS**

**Environmental Project Manager  
Lawrence Advanced Environmental Management Department**

**Relevant Experience**

Mr. Leines is responsible for client contact, consultation, proposal development, management, on-site investigation, record search, sampling, report writing and production of Phase I and II environmental and contamination assessments. His duties also include management of underground storage tank removal, sampling of soil, groundwater, wastewater, and NPDES storm water.

Previously, Mr. Leines was a field inspector for Hall-Kimbrell's asbestos division. In this position, he was responsible for a variety of field services necessary for successful completion of asbestos projects. During the assessment phase, he met with the client or building contact, conducted building inspections, sampled suspect materials, and determined exposure potentials for each area.

**Representative Projects**

*Dean Machinery Company* - Development of the site safety and health plan, management of the removal of an underground storage tank, soil sampling, supervised personnel, on-site monitoring, transportation of samples to the laboratory, assisted in the handling of UST, wastes, and contaminated soil disposal, report writing and production for submittal to the Missouri Department of Natural Resources (MDNR).

*United Investors Real Estate* - Managed the removal and incineration of five PCB-containing transformers. Developed the site safety and health plan, collected information necessary for contractors to complete tasks, and supervised removal and transportation of the transformers. Mr. Leines also assessed the extent of contamination, developed reports, and documented all procedures.

*Deluxe Check Printers* - Assisted with numerous phases of this large project involving assessment and remediation associated with leaking underground storage tanks. Conducted soil and water sampling, gathered data and supplies, decontaminated equipment, developed reports, and assessed contamination. Also assisted in developing a sampling grid for additional investigation, sampled water and soil from appropriate locations, observed the removal of an underground storage tank while ensuring the health and safety of the workers, conducted HNu organic vapor meter readings around the site, and took photographs. Performs ongoing quarterly sampling of monitoring and extraction wells, report production for submittal to the County Water Pollution Control Board and the Kansas Department of Health and Environment (KDHE).

*Hospital Linen Services* - Conducted semiannual sampling of wastewater discharge as it entered the municipal sewer system during normal working hours. Samples were delivered to our analytical facility with consideration of special transportation and holding time requirements and were analyzed for pH, surfactants, biochemical oxygen demand, chemical oxygen demand, and total suspended solids.

*State of Iowa Atlantic/Riverton - Community Remediation Project* - Investigation of site histories, obtained access agreements, located utilities prior to drilling operations, S.S. & Health officer, drilling assistant, soil sampling and on-site screening, development of monitoring wells, groundwater sampling and responsible for the transportation of samples to laboratory. Production of site cleanup reports for submittal to IDNR.

**Certifications and Affiliations**

OSHA 40-hour Health and Safety Training  
and Site Supervisor Training

Phase I Environmental Site Assessment Training

Phase II Environmental Site Assessment Training

Kansas Licensed UST Installer and Remover

EPA-Certified Asbestos Management Planner

National Groundwater Association

EPA-Certified Asbestos Inspector

Iowa Well Contractor #40349

**Education** - B.S. General Studies, University of Kansas, 1986

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## Andrew L. Clayton, P.G.

Senior Geologist

### **Professional Experience**

Mr. Clayton is responsible for developing and designing environmental assessment and remediation projects. His duties include supervision of the field assessment, data analysis, and final report production. Where environmental hazards are identified, Mr. Clayton develops remediation options and aids in the design and implementation of the remediation. In addition to several years of field experience, Mr. Clayton spent two years managing PSI's New York branch office and was responsible for the development and supervision of field assessments and mitigation projects. As a PSI Senior Author, Mr. Clayton is responsible for technical support and quality control of environmental projects.

Mr. Clayton previously worked for the Kansas Geological Survey and at Kansas State University and was responsible for the collection and analysis of samples of various rocks, soils, and waters.

### **Representative Projects**

*Kansas Department of Health and Environment* - Conducted site assessments/investigations at 10 Wichita area Trust Fund sites.

*Norfolk Southern Railroad* - Conducted a contamination assessment and installed a free-product recovery system at a fueling station site.

*J.C. Penney* - Conducted a site assessment and assisted in the remedial design at a former UST site.

*Lennar Northeast Properties* - Reviewed environmental documents and estimated environmental liabilities at 35 sites.

*Schwegman Giant Super Markets* - Developed a remedial action specification and developed contract documents for this UST site.

*St. Louis Regional Convention Center and Sports Complex Authority* - Managed the assessment of soil and groundwater contamination at the site of a former bus terminal.

*United Parcel Service* - Conducted contamination assessments to evaluate the extent of soil and groundwater contamination of four midwest distribution centers. Developed corrective action plans for contaminant remediation at three sites.

*Acme Printing Ink* - Implemented a vapor extraction system for removal of benzene from contaminated soil.

*Circle K Convenience Stores* - Designed and produced a remedial action plan to cleanup groundwater contamination resulting from leaking underground storage tanks at an active site.

### **Certifications and Affiliations**

Registered Professional Geologist - TN, IN, KY, PA (Pending)

Registered Ground Water Professional - IA

Certified UST Consultant - OK

OSHA 40-hour Health and Safety

American Industrial Hygiene Association

Site Supervisor Training

EPA-certified Asbestos Inspector

### **Education**

M.S. Geology, Kansas State University, 1985

B.S. Geology, Bowling Green State University, 1980