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LETTER REGARDING CLEANUP ASSESSMENT FOR RICHARDS GEBUR AIR FORCE
BASE KANSAS CITY MO
10/17/1995
MISSOURI DEPARTMENT OF NATURAL RESOURCES

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

McClintock Governor • David A. Shott Director

DIVISION OF ENVIRONMENTAL QUALITY
P O Box 176 Jefferson City, MO 65102-0176

October 17, 1995

Mr P. Mark Esch
OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64147-1120

RE: Cleanup Assessment for Richards-Gebaur AFB

Dear Mr. Esch:

Enclosed is the cleanup assessment that the Missouri Department of Health (MDOH) has calculated for Richards-Gebaur Air Force Base. I must stress that these numbers are for an airport/industrial scenario. There are several conditions and other caveats that have gone into these values and unless all of these assumptions are true, and the caveats acknowledged, these levels are not applicable.

First, the site is to be used as an airport and/or industrial area only. Any areas used for residential or commercial purposes will need to be cleaned to the Any Use Soil Levels (ASLs) unless a thorough risk assessment is performed. Included in these "non-authorized" uses are, hotels, parks, scout camps, schools, sod farms and any other use that doesn't meet the definitions of airport or industrial. Commercial use is excluded from these values because of problems with scope. "Commercial" includes, preschools, daycare centers, motels, greenhouses, nurseries, sod farms, quarries and a host of other enterprises that could be inappropriate on contaminated property. For the same reason that the airport/industrial facility will not operate an on-site daycare center.

Finally, the property will be subject to institutional controls. This is both a risk assessment condition and a policy consideration. The MDOH needs assurances in case circumstances change. These controls may include, deed restrictions, zoning or other assurances. We understand that this may be construed as risk management, however, MDOH, as the state agency charged with protecting the public health, feels strongly that documentation be provided whenever there is a risk of adverse health effects if land use is altered.

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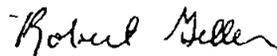
Please keep in mind that these cleanup levels are set to prevent adverse health effects from incidental soil ingestion or exposure. They are not necessarily protective of groundwater. In addition, contaminated soil may be below the ASL and still be a characteristic hazardous waste.

It may be necessary to add to this list if other contaminants are identified in the future.

If you have any questions concerning this assessment, feel free to contact me at (314) 751-3176.

Sincerely,

HAZARDOUS WASTE PROGRAM


Robert M. Geller, Chief
Federal Facilities Section

cc: Daryl Roberts, MDOH

