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VISUAL SITE INSPECTION SUMMARY REPORT FOR RICHARDS GEBAUR AIR FORCE BASE WITH TRANSMITTAL LETTER KANSAS CITY MO
3/1/2001
BOOZ ALLEN & HAMILTON

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# AIR FORCE BASE CONVERSION AGENCY

## Visual Site Inspection (VSI) Summary Report

## Richards-Gebaur Air Force Base, Missouri

March 2001

BOOZ·ALLEN & HAMILTON INC.

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March 6, 2001
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Subject: Visual Site Inspection Summary Report, Richards-Gebaur AFB, Missouri, GSA Contract No. GS10F0090J, Delivery Order No. DASW01-01-F-4122

Deliverable #: EAS-420.10

Dear Ms. Grosinske:

Booz·Allen & Hamilton Inc. performed Visual Site Inspections (VSIs) at all facilities at Richards-Gebaur AFB that are still owned by the Air Force. The attached report summarizes the findings of the VSIs and identifies property categories in a manner consistent with the Environmental Baseline Survey. It is recommended that regulatory concurrence be requested for the property categories to ensure that all necessary actions are completed to support property transfer.

If you have any questions or comments regarding this deliverable, please contact me at (210) 244-4234.

Sincerely,

T. Edward Baker

T. Edward Baker
Senior Consultant

BOOZ·ALLEN & HAMILTON INC.

Attachments

cc: AFCEE/ERC (Ms. Carolyn Rubottom) w/o attachments
AFBCA/DC (Mr. Paul Carroll)
BA&H (Ms. Mary Kelly)
BA&H

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VISUAL SITE INSPECTION SUMMARY

# VISUAL SITE INSPECTION SUMMARY

## 1.0 INTRODUCTION

This document summarizes the results of visual site inspections (VSIs) that were performed at Richards-Gebaur Air Force Base (AFB), Missouri, from June 2000 through February 2001. The purpose of the VSIs was to evaluate the environmental condition of each facility that the Air Force currently owns and identify additional actions that may be required prior to property transfer. Data gathered during the VSIs will serve as an update to the Environmental Baseline Survey (EBS) (Earth Tech, December 1993).

**1.1 Environmental Baseline Survey.** The Air Force conducts an EBS to establish the environmental condition of property at closing and realigning installations. The purpose of the EBS is to:

- Notify property lessees or transferees of the storage, release, or disposal of hazardous substances, as required by the Comprehensive Environmental Response, Compensation, and Liability Act, as amended (CERCLA)
- Identify uncontaminated property under the provisions of the Community Environmental Response Facilitation Act (CERFA)
- Support the preparation of Findings of Suitability to Lease (FOSLs) and Findings of Suitability to Transfer (FOSTs)
- Document the environmental condition of property prior to real estate transactions so that future questions regarding responsibility for environmental contamination can be more readily addressed

An EBS was conducted by Earth Tech Inc. at Richards-Gebaur AFB in 1993. However, the Missouri Department of Natural Resources (MDNR) never concurred with the property categories identified in the EBS.

**1.2 Visual Site Inspection Program.** Due to the age of the EBS and the failure to gain the MDNR's concurrence, a VSI program was initiated in June 2000 to reevaluate each of the facilities still owned by the Air Force and update the EBS.

Prior to each inspection, existing information regarding the facility was reviewed. This information included:

- Facility maps and as-built drawings
- The *EBS* (Earth Tech, December 1993)
- Documents produced after the initial EBS was performed, including:
  - The *Asbestos Survey Report* (Versar, October 1996)

- The *Analytical Data Report for the Subsurface Assessment of Underground Storage Tank (UST) Sites* (HDB Construction, 1996)
- The *UST Evaluation Report* (Waste Policy Institute, 1998)
- Other environmental project documents (e.g., Site Investigations, Remedial Investigations, Remedial Actions)

After this information was reviewed, and a thorough understanding of the facility was developed, the facility was visually inspected and observations were documented on a standard checklist. The completed checklist, a site location map, a photographic log, copies of pertinent supporting documents, facility maps, as-built drawings, and recommendations for future actions were submitted to the Air Force, MDNR, and U.S. Environmental Protection Agency (EPA) representatives of Richards-Gebaur's Base Realignment and Closure (BRAC) Cleanup Team (BCT). This report summarizes the information collected, assigns updated property categories for each facility, and documents the future actions that the BCT has agreed to conduct.

## 2.0 PROPERTY CATEGORIZATION ISSUES

This section describes issues that were considered in evaluating and assigning property categories for each facility. Property categories are defined as follows:

Category 1 Areas where no storage, release, or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Category 2 Areas where only storage of hazardous substances or petroleum products has occurred (but no release, disposal, or migration from adjacent areas has occurred).

Category 3 Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action.

Category 4 Areas where storage, release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

Category 5 Areas where storage, release, disposal, and/or migration of hazardous substances has occurred, removal and/or remedial actions are under way, but all required remedial actions have not been taken.

Category 6 Areas where storage, release, disposal, and/or migration of hazardous substances has occurred, but required response actions have not yet been implemented.

Category 7 Areas that are unevaluated or require additional evaluation.

Facilities that receive a property category of 1, 2, 3, or 4 are considered uncontaminated and are eligible for deed transfer. Facilities that receive a property category 5, 6, or 7 are considered contaminated or potentially contaminated, and additional actions must be accomplished by the Air Force prior to deed transfer.

It should be noted that the definitions for property categories have changed since the original EBS in 1993. However, for consistency, the BCT agreed to retain the category definitions from the original EBS in this update.

Sections 2.1 through 2.8 describe specific elements that were evaluated during the document reviews and site inspections. This information is summarized in Attachment A.

**2.1 Installation Restoration Program Sites (IRP).** A facility is considered contaminated if an IRP site is located at the facility or if contamination from an IRP site has migrated to or beneath the facility. There are ten IRP sites at Richards-Gebaur AFB: FT-002, OT-010, SS-003, SS-004, SS-006, SS-008, SS-009, ST-005, ST-007, and XO-001.

Investigation of IRP Site XO-001 was completed in 2000, and contamination was not detected in soil or groundwater at levels that would require remedial action. This property was transferred to the U.S. Army Reserves in 1998, so no Air Force-owned facilities are affected and a VSI was not performed.

Contaminated soil at Site SS-004 was removed in 1991, and groundwater investigations in 2000 indicated that groundwater was not contaminated. As a result, adjacent Facilities 923 and 924 were assigned a property category of 4, indicating that all required remedial actions have been completed.

Investigations initiated in 1993 and completed in 2000 determined that contaminants at Site SS-008 did not occur at levels requiring remedial action. Site SS-008 consists of a narrow strip of grass located between the aircraft apron and Facility 973. The area is not directly related to any facility, but receives runoff from Facilities 945, 963, 968, and 973. Facilities 945 and 963 were assigned property categories of 3, based on data collected at Site SS-008. Facilities 968 and 973 were determined to require additional investigation for reasons not related to Site SS-008.

Groundwater contamination is present at IRP Sites SS-003, ST-005, SS-006, and SS-009. Remedial alternatives to address this contamination are being evaluated as part of an ongoing feasibility study (FS). Because of groundwater contamination associated with Site SS-006, Facilities 927 and 931 received a property category of 5, indicating that additional remedial action is required. The overall property category for Facility 927 was upgraded to 7, based on issues unrelated to the IRP site. Groundwater contamination at Sites SS-003, ST-005, and SS-009 does not affect any Air Force-owned facilities. As described in Section 4.1, property on which IRP Sites SS-003 and SS-009 resides was previously transferred to the U.S. Marine Corps.

Soil contamination is present at IRP Sites FT-002, ST-005, ST-007, and OT-010. Remedial alternatives for these sites are being evaluated in an ongoing engineering evaluation/cost analysis (EE/CA). As a result, Facility 1033, which is associated with Site FT-002, received a property category of 6. Prior soil removals have been performed at Sites ST-005 and ST-007. Therefore, Facilities 902 and 903, which are associated with Site ST-007 and Facilities 951, 952, 953, 954, 955, 957, 960, and 9610, which are associated with Site ST-005, were given property categories of 5. Facilities 1049 and 1050 are located adjacent to IRP Site OT-010, but soil contamination at the IRP site does not affect the facilities. Therefore, soil contamination at Site OT-010 was not considered in assigning property categories for the two facilities.

Areas of concern (AOCs) and compliance sites (CS) are not IRP sites, but have a similar affect on property categorization. Therefore, they were treated like IRP sites during property categorization and listed in the IRP Site column of Attachment A.

Sites CS-003 and AOC-002 are associated with Facilities 9470 and 943, respectively. Investigations conducted in 2000 at these sites indicated that contaminated soil is present. Contaminated soil at Site CS-003 will be removed during a future removal action. Remedial options for contaminated soil at AOC-002 are being evaluated in the ongoing EE/CA. As a result, both facilities received a property category of 6.

Site CS-004 is associated with Facility 620. Contaminated soil at Site CS-004 was removed in 1995, and remedial options for groundwater contamination are being evaluated in the ongoing FS. Therefore, Facility 620 received a property category of 5.

**2.2 Hazardous Materials Use and Storage.** Hazardous materials were used or stored at 29 facilities. In general, no indication of a release was observed during the VSIs, so the facilities were assigned a property category of 2.

There are three exceptions, Facilities 904, 947, and 949. The BCT agreed to investigate the perimeter of Facility 904, so the property category was upgraded to 7. Facilities 947 and 949 handled Stoddard solvent, and pumped it to service points along the apron. Both facilities received property categories of 7 and will be investigated during an upcoming site investigation project.

**2.3 Hazardous Waste Generation and Storage.** Hazardous wastes were generated or stored at 19 facilities, most of which are aircraft or equipment maintenance facilities along Hangar Road. In general, no indication of a release was observed during the VSIs, so the facilities were assigned a property category of 2.

Hazardous waste accumulation points were located at Facilities 610, 839, 918, 927/928, 948/972, 953, 958/959, 965, 966, 970, and 973. Facility 973 was the central accumulation point. The others were initial/satellite accumulation points. As described in Section 2.4, Facility 973 received a property category of 7, and the soil adjacent to the asphalt pad will be investigated.

The specific location of the accumulation point at Facility 610 is unknown, but is believed to be the adjacent asphalt pad, Facility 626. As described in Section 2.4, this facility was assigned a property category of 7, and the soil adjacent to the asphalt pad will be investigated.

The *EBS* (Earth Tech, December 1993) indicated that stained soil was observed at Facilities 918, 924, and 965. The stained soil adjacent to Facility 918 was identified as AOC-005, and a No Further Response Action Planned (NFRAP) document was signed by Air Force Base Conversion Agency (AFBCA), EPA, and MDNR representatives in October 1998. As a result, Facility 918 received a property category of 2. The stained soil adjacent to Facility 924 was associated with IRP Site SS-004, Hazardous Waste Drum Storage. Investigations completed in 2000 did not indicate a need for remediation. As a result, a property category of 4 was assigned to the facility. Stained areas around Facility 965 were not observed during the VSI in 2000. However, the facility was assigned a property category of 7, and the general area where the staining was previously noted will be investigated as part of an upcoming site investigation project.

**2.4 Effluent Streams.** Twenty-four facilities have sanitary sewer connections. There is no indication that any wastes other than domestic were disposed via this effluent stream, so the facilities were assigned a property category of 1.

As described in Section 3.3.8 of the *EBS* (Earth Tech, December 1993), Facilities 930, 948, 958, 965, and 966 formerly had interior drains that were connected to the storm sewer. These connections were rerouted to the sanitary sewer or industrial waste line (IWL) in 1992.

Facilities 900, 918, 940, 948, 965, and 966 had floor drains that were formerly connected to the IWL. These floor drains were plugged in 2000, the IWL manholes were collapsed, and soil samples were collected adjacent to the manholes. Sample analysis did not reveal that a release had occurred. On this basis, Facilities 900, 918, and 966 were assigned a property category of 2. The other facilities received higher property categories that were unrelated to the IWL connection. Facilities 940 and 948 received a property category of 4, based on oil/water separator (OWS) and UST closures that have been completed at the facilities, and Facility 965 received a property category of 7 because additional investigation is required to support closure of the OWS.

Facilities 945, 954, 955, 957, and 970 have outdoor surface grates that are connected to the IWL. The grates at Facilities 945 and 970 collect surface water runoff and discharge to the North Drainage Pond (Facility 943). Based on its proximity to samples collected for IRP Site SS-008, Facility 945 received a property category of 3. Facility 970 was used for vehicle parking, and there is no indication that a release took place, so it received a property category of 2. The grates at Facilities 954, 955, and 957 formerly drained the bermed areas surrounding the petroleum, oils, and lubricants (POL) Yard aboveground storage tanks (ASTs). These drains were partially dismantled in 1996 when the tanks were removed, and the berms were breached to allow surface drainage. Closure activities associated with IRP Site ST-005 should ensure that these lines are closed and proper surface drainage is restored. These facilities were assigned a property category of 5 due to soil contamination associated with the ASTs.

Laboratory wastes from Facility 620 were discharged to a UST. As described in Section 2.1, this facility was assigned a property category of 5, and remedial alternatives for contaminated groundwater are being evaluated as part of Site CS-004 in an ongoing FS.

Effluent from the washrack at Facility 920 and the IWL at Facility 9470 flow through an OWS and discharge to the sanitary sewer. As described in Section 2.7, these facilities received property categories of 7 and 6, respectively. Issues associated with the OWSs will be addressed by upcoming projects.

Effluent from OWSs at Facilities 927, 944, and 1033 formerly discharged to the ground surface. The OWSs have been closed in place, and the discharge areas have been previously investigated at each of the facilities. As described in Section 2.7, the facilities were assigned property categories of 7, 4, and 6, respectively. All required remedial actions have been completed at Facility 944, and upcoming projects will address remaining issues associated with the OWSs at Facilities 927 and 1033.

A floor drain at Facility 937 discharged to the surface adjacent to the building. The floor drain has been plugged. Investigation of the soil surrounding the outlet is required, so the facility was assigned a property category of 7. Samples will be collected adjacent to the outlet during an upcoming site investigation project.

Facility 943 is a drainage pond and receives effluent from the aircraft apron/washrack area. The pond formerly discharged to the OWS at Facility 9470 but was rerouted in 1996 to bypass the separator and discharge directly to the surface. The pond sediments and soil in the vicinity of the outlet were investigated in 2000 and are contaminated. Therefore, the facility was assigned a property category of 6. Remedial options for the contaminated soil and sediment are being evaluated as part of AOC-002 in an ongoing EE/CA.

Facilities 6, 626, 961, 968, 969, and 973 are outdoor pads. Runoff from the pads flows to the adjacent surface soil. Facility 6 was assigned a property category of 1 because it was a tie-down pad for testing aircraft engines, and no hazardous materials were used or stored there. Facility 969 was assigned a property category of 2, because there was no evidence that a release had occurred. Additional investigation is required around the perimeter of Facilities 626, 961, and 973 to ensure that surface spills did not contaminate surrounding soil. At Facility 968, perimeter soil has already been investigated, but the MDNR has requested a boring through the pad. All four facilities received a property category of 7 and will be investigated during an upcoming site investigation project.

Effluent from restrooms at Facilities 1025 and 1049 was discharged to septic systems. As described in Section 2.8, these facilities received a property category of 7 and will be investigated during an upcoming site investigation project.

**2.5 Underground Storage Tanks.** USTs were formerly located at Facilities 105, 602, 620, 839, 902, 903, 927, 942, 947, 948, 958, 962, 965, and 1025. All of the tanks were removed between 1988 and 1995

The former UST locations at Facilities 839, 942, 948, 962, 965, and 1025 have been investigated, and contaminated soil has been removed. With the exception of the UST at Facility 965, these tanks have been formally closed with MDNR and require no further action. Formal closure of Facility 965 is pending. Facilities 839, 942, 948, and 962 received property categories of 4, indicating that all required remedial actions are complete. Facilities 965 and 1025 require further investigation unrelated to the USTs and received a property category of 7.

The UST at Facility 620 is the presumed source of the groundwater contamination at Site CS-004. The site has been investigated, and contaminated soil has been removed. Remedial options for contaminated groundwater are being evaluated in an ongoing FS, so the facility was assigned a property category of 5.

Investigations of the former UST locations at Facilities 902 and 903 were completed in 2000. Contaminated soil has been removed from both facilities in the past, but additional contaminated soil remains. Remedial options are being evaluated as part of IRP Site ST-007 in an ongoing EE/CA. Both facilities were assigned a property category of 5.

Additional investigation is required to support closure of the USTs at Facilities 105, 602, 927, 947, and 958. Property categories of 7 were assigned to each facility, and the investigations will be performed during an upcoming site investigation project.

**2.6 Aboveground Storage Tanks.** ASTs are or were formerly located at Facilities 105, 602, 901, 918, 921, 944, 945, 953, 954, 955, 957, 958, 963, 1025, 1033, and 9610. With the exception of Facilities 105 and 9610, all ASTs have been removed.

ASTs smaller than 100 gallons were listed in the EBS at Facilities 602, 918, and 953. Neither the ASTs nor evidence of their presence was observed during the VSIs. Based on the size of the tanks, they are believed to have been integral to a generator or other equipment that has been removed from the facility. Based on the small size of the tanks and inability to determine their previous location, further investigation was determined to be unwarranted. Facility 918 was given a property category of 2. Facility 953 was given a property category of 5, and remedial alternatives are being evaluated as part of Site ST-005 in the ongoing EE/CA. Facility 602 received a property category of 7, based on the former UST described in Section 2.5 and a second AST described below.

The AST at Facility 944 was investigated in 2000, and contaminated soil was excavated and disposed offsite. Closure reports have been prepared under the Missouri UST closure program and are pending MDNR concurrence. The facility received a property category of 4, indicating that remediation is complete.

The AST at Facility 105 remains in place and contains fuel, but it is inactive. ASTs at Facilities 602, 901, and 1025 have been removed, but the secondary containment pads on which the tanks stood and piping that connected the tanks to the adjacent buildings remain in place. Signs of a release were not observed during the VSIs, so the ASTs were given a property category of 2. However, the BCT agreed to perform additional investigations, so the property categories for the

Facilities were elevated to 7. Soil adjacent to the AST pad and along associated piping will be investigated as part of an upcoming site investigation project.

The AST at Facility 958 could not be found, nor could any indication of its former location. Because the tank was 500 gallons and was used to collect shop wastes, and trichloroethene was detected in soil at a nearby UST, additional investigation of the perimeter of the facility was determined to be warranted. A property category of 7 was assigned to the facility. The investigation will be conducted as part of an upcoming site investigation project.

The ASTs at Facility 945 are believed to have been portable tanks that resided on the paved aircraft apron. The tanks have been removed, and no indication of their former location is present. Similarly, the Facility 963 AST is believed to have been portable, and a movable scaffold labeled 963 is currently stored at Facility 973. The original location of Facility 963 is not shown on any maps, but the tank is believed to have been located on the paved aircraft apron near Facility 945 and 968. Any spills from this area would have run off into the vicinity of IRP Site SS-008. Sampling in this area did not reveal contamination at levels requiring remedial action, so Facilities 945 and 963 were assigned a property category of 3.

Facilities 953, 954, 955, 957, and 9610 were located in the POL Yard. With the exception of Facility 9610, all of the ASTs have been removed. The facilities were investigated in 1996 and 2000 as part of IRP Site ST-005. The investigation is complete, and contaminated soil is present at each of the facilities. A property category of 5 was assigned to Facilities 953, 954, 955, and 957. Because no prior remedial action has occurred at Facility 9610, it received a property category of 6. Remedial options for all of the facilities are being evaluated as part of IRP Site ST-005 in the ongoing EE/CA.

**2.7 Oil/Water Separators.** OWSs are or were previously present at Facilities 920, 927, 940, 944, 965, 1033, and 9470. They are in various stages of the closure process.

The OWSs located at Facilities 940 and 944 have been removed, and investigations were completed in 2000. No contamination was observed at Facility 940 at levels that would require remediation. Contaminated soil at Facility 944 was excavated in 2000 and disposed offsite. Closure reports have been prepared under the Missouri UST closure program and are pending MDNR concurrence. Facilities 940 and 944 received property categories of 4, indicating that all required remedial actions have been completed.

The OWSs at Facility 927 were closed in place by filling with concrete. MDNR issued a closure letter for two waste oil USTs on August 1, 1994. This letter may have been in reference to the OWS holding tanks, but the association is unclear, and the data used to support the closure are unknown. As a result, the soil surrounding the OWSs will be investigated further, and a property category of 7 was assigned to Facility 927

The OWS at Facility 1033 was closed in place by filling with concrete. The soil surrounding the OWS was investigated in 2000 and found to be contaminated, so the facility received a property category of 6. Remedial alternatives are being evaluated in conjunction with IRP Site FT-002 in the ongoing EE/CA.

The OWS at Facility 9470 formerly received effluent from the IWL. All floor drains leading to the IWL were plugged in 2000, and the manholes were collapsed. However, the OWS is still actively used for disposal of waste water that collects in open excavations during remedial actions and receives storm water from the aircraft apron. Investigations were completed in 2000, which indicated that contaminated soil is present adjacent to the OWS. As a result, the facility was given a property category of 6. The OWS and associated contaminated soil will be removed upon completion of use.

The OWSs at Facility 920 has not been previously investigated, remains active, and is used by Air Force contractors for decontamination of equipment. The OWS at Facility 965 was closed in place by filling, but was not formally closed with MDNR. Both OWSs require further investigation and were given a property category of 7. Soil surrounding the OWSs and associated piping will be investigated as part of an upcoming site investigation project.

**2.8 Septic Systems.** Septic systems are located at Facilities 1025 and 1049. All other restroom facilities are connected to the sanitary sewer. There is no indication that the septic systems were used to dispose of any waste, other than domestic. However, the BCT agreed to investigate the contents of both septic tanks to verify that hazardous materials were not disposed. Therefore, a property category of 7 was assigned to both facilities. The tank contents will be sampled as part of an upcoming site investigation project.

**2.9 Overall Property Categories.** Based on the VSIs and rationale provided above, property categories were assigned to all facilities currently owned by the Air Force. Projects have been developed to address all remaining issues at Category 5 through 7 facilities. The table below summarizes the property categories and future actions.

| Number of Facilities | Property Category | Future Actions |
|---|---|---|
| 9 | 1 | None |
| 20 | 2 | |
| 3 | 3 | |
| 8 | 4 | |
| 11 | 5 | EE/CA and/or FS |
| 4 | 6 | |
| 19 | 7 | EBS Sites Investigation |
| **74** | **Total** | |

Property categories for each facility are provided in Attachments A, F, G, and H.

## 3.0 DISCLOSURE ISSUES

Disclosure issues include polychlorinated biphenyls (PCBs), asbestos, lead-based paint, and radon. These items were not used to evaluate the environmental condition of property and assign property categories. However, they should be documented in the FOST and disclosed to the transferee.

The memorandum *Asbestos, Lead Paint and Radon Policies at BRAC Properties* (DUSD[ES], October 1994), established Department of Defense (DoD) policy regarding transfer of properties containing these substances. The portion of the policy relating to lead-based paint was superceded by the memorandum *Lead-Based Paint Policy for Disposal of Residential Real Property* (DUSD[ES], January 2000). Specific requirements for lead-based paint at non-residential transferring property have not been established.

**3.1 Polychlorinated Biphenyls.** Transformers were observed at 27 facilities during the VSIs. At 14 of the facilities, the transformers are labeled as PCB-free.

An electrical rectifier at Facility 602 has a warning label indicating that it contains PCBs. The remaining transformers at Facility 602, and 12 other facilities do not have PCB-free labels. However, Section 3.4.2 of the EBS states that:

- 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.
- 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.

The locations of existing transformers and the presence of PCB-free labels are summarized in Attachment B. Additional information can be found in the *EBS* (Earth Tech, December 1993).

**3.2 Asbestos.** The DoD policy on asbestos requires that all available information on the existence, type, and condition of asbestos-containing material (ACM) be incorporated into the EBS or other appropriate document to be provided to the transferee. Unless it is determined that the ACM on the property poses a threat to human health or is not in compliance with current laws, regulations, and standards at the time of the transfer, the DoD policy is to transfer the property as is, and remediation is not required prior to transfer. Furthermore, remediation is not required if the building is scheduled for demolition by the transferee, the transfer document prohibits occupation of the building prior to demolition, and the transferee assumes responsibility for the management of the ACM.

Asbestos surveys were conducted at Richards-Gebaur AFB in 1987 and 1996, and ACM was identified in 27 of the remaining facilities. The current condition of the ACM was determined during the VSIs in 2000–2001. Damaged ACM was identified in 16 facilities. Significant damage was noted in Facilities 602, 610, 617, 801, 839, 924, and 942. Of the 16 facilities only 2—Facilities 610 and 900—are currently occupied. The damaged ACM in Facility 610 is located in an unused portion of the building, and that in Facility 900 is not friable. KCAD has removed or repaired ACM, as necessary, in all occupied facilities.

The presence and condition of ACM in facilities at Richards-Gebaur AFB are summarized in Attachment B. Additional information can be found in the *EBS* (Earth Tech, December 1993) and the *Asbestos Survey Report* (Versar, October 1996).

**3.3 Lead-based Paint.** The DoD policy on lead-based paint is limited to residential properties. All residential properties at Richards-Gebaur AFB have already been transferred. The suspected presence of lead-based paint on the remaining property should be disclosed to the transferee.

Facilities that are painted and were constructed before 1978 likely contain lead-based paint. Thirty-five painted facilities at Richards-Gebaur AFB were constructed prior to 1978, so lead-based paint is suspected. None of the 35 facilities serve a residential purpose, and of the 35 only 4—Facilities 926, 610, 900, and 958—are currently occupied. Although moderate to severe peeling was observed in many of the vacant buildings, the condition of the paint in these four facilities is generally good, with minimal peeling.

Facilities where lead-based paint is suspected are identified in Attachment B.

**3.4 Radon.** The DoD policy on radon requires that any applicable radon assessment data pertaining to the property be included in transfer documents. No such assessments have been performed at Richards-Gebaur AFB, nor are they required.

## 4.0 OTHER ISSUES

The 74 facilities addressed in the preceding sections and listed in Attachments A and B represent only a portion of the original property of Richards-Gebaur AFB. A large portion of the original property, including numerous buildings, have already been transferred to other entities. These facilities are described below.

**4.1 Facilities Transferred Since Base Closure.** Forty-five facilities have been transferred to the U.S. Marine Corps, U.S. Army Reserves, and City of Belton since the 1994 base closure. These facilities are listed in Attachment C.

Eight of these facilities were sold at public auction to the City of Belton in 2000, and final transfer is pending. VSIs were performed at these facilities to support the FOST, but are not addressed in this report. All eight facilities were categorized 1 through 4, and deemed ready for transfer. All necessary remedial actions have been completed.

Thirty-seven facilities were transferred in 1998 to the U.S. Marine Corps and U.S. Army Reserves. VSIs were not performed at these facilities because CERFA does not require identification of uncontaminated property for interagency transfers. Environmental restoration of these properties is governed by memoranda of agreement. Through these memoranda of agreement, the Air Force is required to complete restoration of Sites CS-002, SS-003, SS-009, and XO-001, which are located on the transferred property.

**4.2 Air Force-Owned Equipment Leased by KCAD After Base Closure.** As described in Section 4.3, a large portion of the original Richards-Gebaur AFB property was transferred prior to base closure. However, Air Force-owned equipment remained at 15 facilities and was leased to KCAD. VSIs were performed at these sites to verify that all Air Force-owned equipment has been removed. The equipment has been removed and is stored at Facility 973, awaiting final disposition. The leased equipment is listed in attachment D.

**4.3 Facilities Transferred Prior to Base Closure.** In 1985, a large portion of the original Richards-Gebaur AFB property was transferred to the Kansas City Aviation Department via a public benefit conveyance for reuse as a municipal airport. Attachment E lists the 63 remaining facilities transferred in 1985. Numerous other facilities were included in the transfer, but have since been demolished by KCAD. In addition, the transfer included landfills, disposal, and burn sites that did not have facility numbers. VSIs were not performed at these facilities. Environmental issues stemming from past Air Force activities at these facilities are addressed by the U.S. Army Corps of Engineers as part of the Formerly Used Defense Sites program.

# TAB

ATTACHMENT A: PROPERTY CATEGORIZATION ISSUES

# ATTACHMENT A

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 6 | A | Power Check Pad | – | – | – | Surface(1) | – | – | – | – | 1 | None |
| 105 | E | Communications Facility (Telephone Exchange) | – | – | – | SS(1) | AST(2)<br>UST(7) | Diesel<br>Diesel | 275<br>250 | Inactive<br>Removed | 7 | EBS Category 5-7 Sites Investigation |
| 602 | E | Flight Simulator Training | – | H(2) | – | SS(1) | AST(2)<br>AST(2)<br>UST(7) | Diesel<br>Diesel<br>Diesel | 90<br>275<br>1,000 | Removed<br>Removed<br>Removed | 7 | EBS Category 5-7 Sites Investigation |
| 610 | B | Base Warehouse Supply and Equipment | – | H(2) | W(2) | SS(1) | – | – | – | – | 2 | None |
| 617 | B | Disaster Preparedness | – | – | – | SS(1) | – | – | – | – | 1 | None |
| 618-d | B | Base Cold Storage | – | – | – | – | – | – | – | – | 1 | None |
| 620 | B | Document Storage Facility | CS-004(5) | – | W(2) | SS(1), UST(5) | UST(5) | Waste acid/fuel | 550 | Removed | 5 | Feasibility Study |
| 621 | B | Base Hazardous Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 622 | B | Base Hazardous Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 623 | B | Base Hazardous Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 624 | B | Base Hazardous Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 625 | B | Base Hazardous Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 626 | B | Base Supply Open Storage | – | H(2) | – | Surface(7) | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 801 | C | Contracting Office (Formerly Survival Equipment Shop) | – | – | – | SS(1) | – | – | – | – | 1 | None |

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 839 | J | Non-destructive Inspection Laboratory | – | H(2) | W(2) | SS(1) | UST(4) | Fuel oil | 4,000 | Closed | 4 | None |
| 900 | A | Fire Station | – | – | – | SS(1), IWL(2) | – | – | – | – | 2 | None |
| 901 | A | Base Operations | – | – | – | SS(1) | AST(2) | Diesel | 275 | Removed | 7 | EBS Category 5-7 Sites Investigation |
| 902-d | A | Liquid Fuel Pump Station | ST-007(5) | – | – | – | UST(5)<br>UST(5)<br>UST(5)<br>UST(5) | JP-4<br>JP-4<br>JP-4<br>JP-4 | 25,000<br>25,000<br>25,000<br>25,000 | Removed<br>Removed<br>Removed<br>Removed | 5 | EE/CA |
| 903 | A | Electrical Power Station Building | ST-007(5) | – | – | – | UST(5) | Diesel | 250 | Removed | 5 | EE/CA |
| 904 | A | Base Hazard Storage | – | H(2) | W(2) | – | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 918 | A | Maintenance Hangar | AOC-005 (1)<br>AOC-010 (1) | H(2) | W(2) | SS(1)<br>IWL(2) | AST(2) | MOGAS | 20 | Removed | 2 | None |
| 920 | B | Vehicle Service Rack | – | – | – | OWS(7)<br>SS(1) | OWS(2)<br>OWS(2)<br>OWS(7)<br>OWS(7) | Waste oil<br>Waste water<br>Waste oil<br>Waste oil | 550<br>550<br>200<br>500 | Active<br>Active<br>Removed<br>Removed | 7 | EBS Category 5-7 Sites Investigation |
| 921-d | B | Diesel Storage | – | – | – | – | AST(2) | Diesel | 1,000 | Removed | 7 | EBS Category 5-7 Sites Investigation |
| 922 | B | Open Storage | – | – | – | – | – | – | – | – | 1 | None |
| 923 | B | Base Engineering Storage Shed | SS-004(4) | H(2) | W(2) | SS(1) | – | – | – | – | 4 | None |

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 924 | B | Base Engineering Paving Ground Facility | SS-004(4) | H(2) | W(4) | – | – | – | – | – | 4 | None |
| 925 | A | Reserve Forces Training | – | – | – | SS(1) | – | – | – | – | 2 | None |
| 926 | A | Headquarters Group | – | – | – | SS(1) | – | – | – | – | 1 | None |
| 927 | A | Jet Engine Inspection and Maintenance Shop | SS-006(5) | H(2) | W(2) | SS(1)<br>OWS(7)<br>Surface(5) | UST(7)<br>OWS(7)<br>OWS(7) | Waste oil<br>Waste water<br>Waste solvent | 500<br>400<br>100 | Removed<br>Filled<br>Filled | 7 | EBS Category 5-7 Sites Investigation<br>Feasibility Study |
| 928 | A | Base Engineering Hazardous Storage | – | H(2) | W(2) | – | – | – | – | – | 2 | None |
| 930 | A | Electronic Counter Measures Pod Shop/Storage | AOC-009(1) | H(2) | – | SS(1) | – | – | – | – | 2 | None |
| 931 | B | Liquid Oxygen Storage | SS-006(5) | H(2) | – | – | – | – | – | – | 5 | Feasibility Study |
| 936 | B | Base Hazardous Storage (Base Engineering Storage Facility) | – | H(2) | – | – | – | – | – | – | 2 | None |
| 937 | B | Base Hazardous Storage | – | H(2) | – | Surface(7) | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 940 | A | Aircraft General Purpose Shop | – | H(2) | – | SS(1)<br>IWL(2)<br>OWS(4) | OWS(4)<br>OWS(4) | Waste water<br>Waste oil | 275<br>1,075 | Removed<br>Removed | 4 | None |
| 941 | A | Truck Fill Stand | – | – | – | – | – | – | – | – | 3 | None |

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 942 | B | Heating Facility Building | CS-001(4) | – | – | SS(1) | UST(4) | Diesel #2 | 15,000 | Closed | 4 | None |
| | | | | | | | | Diesel #2 | 15,000 | Closed | | |
| 943 | B | Industrial Waste Treatment and Disposal Detention Reservoir | AOC-002(6) | – | – | Surface(6) | – | – | – | – | 6 | EE/CA |
| 944-d | A | Engine Test Cell | – | – | – | OWS(4) Surface(4) | OWS(4) | Waste fuel/oil | 1,000 | Removed | 4 | None |
| | | | | | | | OWS(4) | Waste oil | 140 | Removed | | |
| | | | | | | | AST(4) | JP-4 | 5,000 | Removed | | |
| 945 | A | Aircraft Wash Pad | SS-008(3) | – | – | Surface(3) IWL(2) | AST(2) | JP-4 | 500 | Removed | 3 | None |
| | | | | | | | AST(2) | JP-4 | 500 | Removed | | |
| | | | | | | | AST(2) | Waste PD-680, paint thinner, POL | 1,000 | Removed | | |
| | | | | | | | AST(2) | | 1,000 | Removed | | |
| 946 | A | Base Hazardous Storage | – | – | – | – | – | – | – | – | 1 | None |
| 947 | A | Corrosion Control Utility Storage | – | H(7) | – | – | UST(7) | Stoddard Solvent | 6,000 | Removed | 7 | EBS Category 5-7 Sites Investigation |
| 948 | A | Fuel Systems Maintenance Dock | – | H(2) | W(2) | SS(1) IWL(2) | UST(4) | Diesel #2 | 6,000 | Closed | 4 | None |
| | | | | | | | UST(4) | Waste oil | 500 | Closed | | |
| 949 | A | Corrosion Control Utility Storage | – | H(7) | – | – | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 950 | A | Transformer Storage | – | – | – | – | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 951-d | B | Base Engineering Maintenance Shop | ST-005(5) | – | – | – | – | – | – | – | 5 | EE/CA |
| 952-d | B | Truck Fill Stand | ST-005(5) | – | – | – | – | – | – | – | 5 | EE/CA |
| 953-d | B | Liquid Fuel Pump Station | ST-005(5) | – | W(2) | SS(1) | AST(2) | Diesel | 44 | Removed | 5 | EE/CA |
| 954-d | B | Heating Fuel Oil Storage | ST-005(5) | – | – | IWL(2) | AST(5) | Heating oil | 260,000 | Removed | 5 | EE/CA |
| 955-d | B | Jet Fuel Storage | ST-005(5) | – | – | IWL(2) | AST(5) | JP-4 | 187,000 | Removed | 5 | EE/CA |
| 957-d | B | Jet Fuel Storage | ST-005(5) | – | – | IWL(2) | AST(5) | JP-4 | 210,000 | Removed | 5 | EE/CA |
| 958 | A | Aircraft Support Equipment Shop | – | H(2) | W(2) | SS(1)<br>ST(2) | UST(5)<br>AST(7) | Diesel #2<br>Waste PD-680, paint thinner, POL | 250<br>500 | Removed<br>Removed | 7 | EBS Category 5-7 Sites Investigation |
| 959 | A | Base Hazardous Storage | – | H(2) | W(2) | – | – | – | – | – | 2 | None |
| 960-d | B | Liquid Fuel Stand | ST-005(5) | – | – | – | – | – | – | – | 5 | EE/CA |
| 961 | A | Aircraft Wash Rack Pad | – | – | – | Surface(7) | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 962 | A | Aircraft Support Equipment Shop (Fuel Dispensing Island) | – | – | – | – | UST(4)<br>UST(4) | JP-4<br>Gasoline | 4,000<br>4,000 | Closed<br>Closed | 4 | None |
| 963-d | A | Aboveground Storage Tank | SS-008(3) | – | – | – | AST(2) | Solvent | 500 | Removed | 3 | None |
| 964 | A | Liquid Oxygen Storage | – | H(2) | – | – | – | – | – | – | 2 | None |
| 965 | A | Aircraft General Purpose Shop | – | H(2) | W(7) | SS(1)<br>OWS(7)<br>IWL(2) | UST(4)<br>OWS(7) | Waste oil<br>Waste water | 12,000<br>250 | Removed<br>Filled | 7 | EBS Category 5-7 Sites Investigation |

## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 966 | A | Maintenance Dock | – | H(2) | W(2) | SS(1)<br>IWL(2) | – | – | – | – | 2 | None |
| 968-d | A | Test Stand | SS-008(3) | – | – | Surface(7) | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 969 | A | Wing Tank Storage | – | – | – | Surface(2) | – | – | – | – | 2 | None |
| 970 | A | Refueling Vehicle Parking | – | – | W(2) | IWL(2) | – | – | – | – | 2 | None |
| 971 | A | Petroleum Operations | – | H(2) | – | SS(1)<br>ST(2) | – | – | – | – | 2 | None |
| 972 | A | Base Hazardous Storage | – | – | W(2) | – | – | – | – | – | 2 | None |
| 973 | A | Base Hazardous Storage | SS-008(3) | – | W(2) | Surface(7) | – | – | – | – | 7 | EBS Category 5-7 Sites Investigation |
| 1025 | F | Air Traffic Transceivers | – | – | – | Septic(7) | AST(2) | Diesel | 90 | Removed | 7 | EBS Category 5-7 Sites Investigation |
| | | | | | | | AST(2) | Diesel | 275 | Removed | | |
| | | | | | | | AST(2) | Diesel | 560 | Removed | | |
| | | | | | | | UST(4) | Diesel#2 | 550 | Closed | | |
| | | | | | | | UST(4) | Diesel | 275 | Closed | | |
| | | | | | | | UST(4) | Diesel #2 | 1,000 | Closed | | |
| | | | | | | | UTT(7) | Sewage | 500 | Inactive | | |
| 1027 | F | Support Structure Antenna | – | – | – | – | – | – | – | – | 1 | None |



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## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | IRP Site | Hazardous Materials | Hazardous Waste | Effluent Destination | Tanks, OWSs, and Septic Systems | | | | Property Category | Future Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Type | Content | Capacity (gallons) | Status | | |
| 1033 | G | Fire Training Facility | FT-002(6) | – | W(2) | OWS(6)<br>Surface(6) | AST(2)<br>OWS(6)<br>OWS(6) | Waste JP-4<br>Waste oil<br>Waste oil | 5,000<br>425<br>565 | Removed<br>Filled<br>Filled | 6 | EE/CA |
| 1049 | H | Range Control House | OT-010(6) | – | – | Septic(7)<br>Storm(2) | UTT(7) | Sewage | 500 | Inactive | 7 | EBS Category 5-7 Sites Investigation |
| 1050 | H | Storage Magazine Aboveground | – | – | – | – | – | – | – | – | 2 | EE/CA |
| 9470 | B | OWS and Waste Storage | CS-003(6) | – | – | OWS(6)<br>SS(2) | OWS(6)<br>OWS(6)<br>OWS(6)<br>OWS(6)<br>OWS(6)<br>OWS(6) | Waste oil<br>Waste oil<br>Waste oil<br>Waste oil<br>Waste water<br>Waste oil | 282<br>1,000<br>1,500<br>7,800<br>550<br>550 | Active<br>Active<br>Removed<br>Removed<br>Active<br>Active | 6 | OWS Removal Action |
| 9610 | B | Fuel Storage | ST-005(6) | – | – | – | AST(6)<br>AST(6)<br>AST(6) | MOGAS<br>Diesel<br>Diesel#2 | 10,000<br>10,000<br>2,000 | Inactive<br>Inactive<br>Inactive | 6 | EE/CA |
| – | B | Rubble Pile | – | – | – | – | – | – | – | – | 1 | None |



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## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

**NOTES:**

1) Numbers in parentheses following a specific structure [e g , AST(2)] or process [e g , H(2)] indicate the property category attributed to that structure or process These numbers were further evaluated to determine the overall property category for the facility.

2) In general, no indication of a release was noted at former aboveground storage tank sites, so these sites were initially assigned a property category of 2. However, the BCT agreed to collect samples along the piping runs leading from each AST. As a result, the property categories were elevated to 7, indicating that additional investigation will be performed

3) A "-d" following the Facility Number indicates that the facility has been demolished

4) Facility 626 was constructed in 1989 for storage of new materials, and was assigned a property category of 2, because there was no indication that a release took place. However, based on aerial photographs, the area may have been used for outside storage since the 1960s

5) Sites beginning with "CS" or "AOC" are not IRP Sites, but have been listed in the IRP column to provide additional information regarding other sites associated with the facility

6) OWS installations at Facilities 927, 965, and 1033 have been filled with concrete or other clean material.

7) The Central Drainage Area, AOC-001, is not associated with any facility number.

8) Contaminated soil associated with the UST at Facility 903 will be addressed as part of IRP Site ST-007.

9) Groundwater contamination at the POL Yard is not associated with a specific facility.

10) The Rubble Pile is located north of the POL Yard and was identified in the EBS as requiring a Visual Reconnaissance Survey. No facility number has been assigned.

**DEFINITIONS:**

| | |
|---|---|
| AOC | Area of Concern |
| AST | Aboveground Storage Tank |
| EBS | Environmental Baseline Survey |
| EE/CA | Engineering Evaluation/Cost Analysis |
| H | Hazardous Materials Use/Storage |
| IRP | Installation Restoration Program |
| IWL | Industrial Waste Line |
| OWS | Oil/water separator |
| SS | Sanitary Sewer |



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## SUMMARY OF ENVIRONMENTAL ISSUES, CURRENT STATUS, AND PROPERTY CATEGORIES
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| | |
|---|---|
| ST | Storm Sewer |
| UST | Underground Storage Tank |
| UTT | Underground Treatment Tank (Septic Tank) |
| W | Hazardous Waste Generation/Storage |

**PROPERTY CATEGORIES:**

1 Areas where no storage, release, or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

2 Areas where only storage of hazardous substances or petroleum products has occurred (but no release, disposal, or migration from adjacent areas has occurred)

3 Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action

4 Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, and all remedial actions necessary to protect human health and the environment have been taken

5 Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, removal and/or remedial actions are underway, but all required actions have not been taken.

6 Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but required response actions have not yet been implemented

7 Areas that are unevaluated or require additional evaluation



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# TAB

ATTACHMENT B: DISCLOSURE ISSUES

# ATTACHMENT B

## SUMMARY OF FACILITY CONSTRUCTION, CURRENT CONDITION, AND ANTICIPATED FUTURE USE

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

## SUMMARY OF FACILITY CONSTRUCTION, CURRENT CONDITION, AND ANTICIPATED FUTURE USE
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | Year of Construction | Square Footage | Transformers | | Asbestos | | | Lead-based Paint Suspected | Reuse |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Present | PCB Free Label | Present | Friable | Damage | | |
| 6 | A | Power Check Pad | 1966 | 3,500 | No | – | No | – | – | No | Vehicle Parking Area |
| 105 | E | Communications Facility (Telephone Exchange) | 1954 | 5,752 | Yes | No | Yes | Yes | No | Yes | Programmed for demolition by KCAD |
| 602 | E | Flight Simulator Training | 1956 | 16,444 | Yes | No | Yes | Yes | Significant | Yes | Vacant, not in KCAD lease |
| 610 | B | Base Warehouse Supply and Equipment | 1953 | 106,252 | Yes | Yes | Yes | Yes | Significant | Yes | Light industry |
| 617 | B | Disaster Preparedness | 1960 | 4,025 | No | – | Yes | Yes | Significant | Yes | Programmed for demolition by KCAD |
| 618-d | B | Base Cold Storage | 1954 | 2,982 | No | – | No | – | – | No | Demolished |
| 620 | B | Document Storage Facility | 1961 | 4,020 | Yes | No | Yes | Yes | Damaged | Yes | Programmed for demolition by KCAD |
| 621 | B | Base Hazardous Storage | 1984 | 192 | No | – | No | – | – | No | Vacant |
| 622 | B | Base Hazardous Storage | 1984 | 800 | No | – | No | – | – | No | Vacant |
| 623 | B | Base Hazardous Storage | 1984 | 300 | No | – | No | – | – | No | Vacant |
| 624 | B | Base Hazardous Storage | 1984 | 240 | No | – | No | – | – | No | Vacant |
| 625 | B | Base Hazardous Storage | 1984 | 576 | Yes | No | No | – | – | No | Vacant |
| 626 | B | Base Supply Open Storage | 1986 | 444 | No | – | No | – | – | No | Vacant pavement |
| 801 | C | Contracting Office (Formerly Survival Equipment Shop) | 1954 | 5,425 | Yes | Yes | Yes | Yes | Significant | Yes | Programmed for demolition by KCAD |
| 839 | J | Non-destructive Inspection Laboratory | 1961 | 6,014 | Yes | No | Yes | Yes | Significant | Yes | Vacant |
| 900 | A | Fire Station | 1954 | 12,249 | Yes | No | Yes | No | Damaged | Yes | Kansas City operated fire station |
| 901 | A | Base Operations | 1954 | 8,879 | Yes | No | Yes | No | No | Yes | Vacant |
| 902-d | A | Liquid Fuel Pump Station | 1954 | 520 | No | – | No | – | – | No | Demolished |
| 903 | A | Electrical Power Station Building | 1961 | 233 | No | – | No | – | – | Yes | Programmed for demolition by Air Force |
| 904 | A | Base Hazard Storage | 1957 | 400 | No | – | No | – | – | Yes | Vacant |
| 918 | A | Maintenance Hangar | 1957 | 73,260 | Yes | Yes | Yes | Yes | Damaged | Yes | Vacant |

## SUMMARY OF FACILITY CONSTRUCTION, CURRENT CONDITION, AND ANTICIPATED FUTURE USE
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | Year of Construction | Square Footage | Transformers | | Asbestos | | | Lead-based Paint Suspected | Reuse |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Present | PCB Free Label | Present | Friable | Damage | | |
| 920 | B | Vehicle Service Rack | 1955 | 1,000 | No | – | No | – | – | No | Programmed for demolition by KCAD |
| 921-d | B | Diesel Storage | 1955 | 250 | No | – | No | – | – | No | Tank removed |
| 922 | B | Open Storage | 1989 | 500 | No | – | No | – | – | No | Vacant |
| 923 | B | Base Engineering Storage Shed | 1961 | 6,256 | No | – | Yes | No | Damaged | Yes | Programmed for demolition by KCAD |
| 924 | B | Base Engineering Paving Ground Facility | 1958 | 576 | No | – | Yes | No | Significant | Yes | Programmed for demolition by KCAD |
| 925 | A | Reserve Forces Training | 1962 | 3,454 | Yes | Yes | Yes | Yes | Damaged | Yes | Programmed for demolition by KCAD |
| 926 | A | Headquarters Group | 1959 | 5,364 | Yes | No | Yes | No | No | Yes | Office building |
| 927 | A | Jet Engine Inspection and Maintenance Shop | 1959 | 13,278 | Yes | Yes | Yes | No | No | Yes | Vacant |
| 928 | A | Base Engineering Hazardous Storage | 1989 | 182 | No | – | No | – | – | No | Vacant |
| 930 | A | Electronic Counter Measures Pod Shop/Storage | 1961 | 14,695 | Yes | Yes | Yes | No | No | Yes | Equipment storage |
| 931 | B | Liquid Oxygen Storage | 1964 | 2,308 | Yes | Yes | No | – | – | Yes | Programmed for demolition by KCAD |
| 936 | B | Base Hazardous Storage (Base Engineering Storage Facility) | 1976 | 960 | No | – | No | – | – | Yes | Programmed for demolition by KCAD |
| 937 | B | Base Hazardous Storage | 1954 | 640 | No | – | Yes | No | No | Yes | Programmed for demolition by KCAD |
| 940 | A | Aircraft General Purpose Shop | 1955 | 71,813 | Yes | No | Yes | No | No | Yes | Equipment storage |
| 941 | A | Truck Fill Stand | 1955 | 100 | No | – | No | – | – | Yes | Programmed for demolition by KCAD |
| 942 | B | Heating Facility Building | 1955 | 2,568 | No | – | Yes | Yes | Significant | Yes | Programmed for demolition by KCAD |
| 943 | B | Industrial Waste Treatment and Disposal Detention Reservoir | 1975 | 50,000 | Yes | No | No | – | – | No | Programmed for demolition by Air Force |
| 944-d | B | Engine Test Cell | 1956 | 4,000 | No | – | No | – | – | No | Demolished |

## SUMMARY OF FACILITY CONSTRUCTION, CURRENT CONDITION, AND ANTICIPATED FUTURE USE
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | Year of Construction | Square Footage | Transformers | | Asbestos | | | Lead-based Paint Suspected | Reuse |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Present | PCB Free Label | Present | Friable | Damage | | |
| 945 | A | Aircraft Wash Pad | 1952 | 60,003 | No | – | No | – | – | No | Vacant pavement |
| 946 | A | Base Hazardous Storage | 1960 | 300 | No | – | No | – | – | Yes | Vacant |
| 947 | A | Corrosion Control Utility Storage | 1958 | 360 | Yes | Yes | Yes | No | No | Yes | Programmed for demolition by KCAD |
| 948 | A | Fuel Systems Maintenance Dock | 1963 | 24,014 | Yes | Yes | Yes | Yes | Damaged | Yes | Equipment storage |
| 949 | A | Corrosion Control Utility Storage | 1963 | 240 | No | – | No | – | – | Yes | Programmed for demolition by KCAD |
| 950 | B | Transformer Storage | 1955 | 600 | No | – | No | – | – | No | Vacant |
| 951-d | B | Base Engineering Maintenance Shop | 1954 | 766 | No | – | No | – | – | No | Demolished |
| 952-d | B | Truck Fill Stand | 1954 | 150 | Yes | No | No | – | – | No | Demolished |
| 953-d | B | Liquid Fuel Pump Station | 1954 | 518 | No | – | No | – | – | No | Demolished |
| 954-d | B | Heating Fuel Oil Storage | 1954 | 260,000 gallon | No | – | No | – | – | No | Demolished |
| 955-d | B | Jet Fuel Storage | 1954 | 187,000 gallon | No | – | No | – | – | No | Demolished |
| 957-d | B | Jet Fuel Storage | 1956 | 210,000 gallon | No | – | No | – | – | No | Demolished |
| 958 | A | Aircraft Support Equipment Shop | 1963 | 4,000 | No | – | Yes | No | No | Yes | Light industry |
| 959 | A | Base Hazardous Storage | 1989 | 140 | No | – | No | – | – | No | Vacant |
| 960-d | B | Liquid Fuel Stand | 1955 | 1,200 | Yes | No | No | – | – | No | Demolished |
| 961 | A | Aircraft Wash Rack Pad | 1963 | 40,203 | No | – | No | – | – | No | Vacant pavement |
| 962 | A | Aircraft Support Equipment Shop | 1984 | 1,875 | No | – | No | – | – | No | Vacant |
| 963-d | A | Aboveground Storage Tank | Unk | 500 gallon | No | – | No | – | – | No | Tank removed |
| 964 | A | Liquid Oxygen Storage | 1990 | 1,031 | No | – | No | – | – | No | Vacant |
| 965 | A | Aircraft General Purpose Shop | 1966 | 22,187 | Yes | Yes | Yes | Yes | Damaged | Yes | Equipment storage |
| 966 | A | Maintenance Dock | 1966 | 22,339 | Yes | Yes | Yes | Yes | No | Yes | Equipment storage |

## SUMMARY OF FACILITY CONSTRUCTION, CURRENT CONDITION, AND ANTICIPATED FUTURE USE
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility # | Parcel | Description | Year of Construction | Square Footage | Transformers | | Asbestos | | | Lead-based Paint Suspected | Reuse |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Present | PCB Free Label | Present | Friable | Damage | | |
| 968-d | A | Test Stand | 1982 | 2,500 | No | – | No | – | – | No | Demolished |
| 969 | A | Wing Tank Storage | 1963 | 33,125 | No | – | No | – | – | No | Vacant pavement |
| 970 | A | Refueling Vehicle Parking | 1988 | 2,520 | No | – | No | – | – | No | Empty fuel tank storage |
| 971 | A | Petroleum Operations | 1988 | 1,500 | Yes | Yes | Yes | No | No | No | Office building |
| 972 | A | Base Hazardous Storage | 1989 | 256 | No | – | No | – | – | No | Vacant |
| 973 | A | Base Hazardous Storage | 1989 | 1,200 | Yes | Yes | No | – | – | No | Equipment/vehicle storage |
| 1025 | F | Air Traffic Transceivers | 1953 | 1,048 | No | – | Yes | Yes | Damaged | Yes | Vacant |
| 1027 | F | Support Structure Antenna | 1969 | 150 | No | – | No | – | – | No | Not in service |
| 1033 | G | Fire Training Facility | 1973 | 15,000 | No | – | No | – | – | No | Programmed for demolition by Air Force |
| 1049 | H | Range Control House | 1956 | 2,320 | Yes | No | Yes | Yes | Damaged | Yes | Programmed for demolition by Air Force |
| 1050 | H | Storage Magazine Aboveground | 1956 | 100 | No | – | No | – | – | Yes | Programmed for demolition by Air Force |
| 9470 | B | OWS and Waste Storage | 1958 | 2,400 gallon | Yes | Yes | No | – | – | No | Programmed for demolition by Air Force |
| 9610-d | B | Fuel Storage | 1958 | 22,000 gallon | No | – | No | – | – | Yes | Tanks removed |

**NOTES:** 1) The presence and form of asbestos was determined during surveys conducted in 1987 and 1996, and the current condition was assessed during the Visual Site Inspection project in 2000-01.

2) Lead-based paint is suspected at existing facilities that are painted and were constructed prior to 1978.

**DEFINITIONS:**

KCAD Kansas City Aviation Department
OWS Oil/water Separator
Unk Unknown



388 34

# TAB

ATTACHMENT C: TRANSFERS SINCE BASE CLOSURE

# ATTACHMENT C

## FACILITIES THAT HAVE BEEN TRANSFERRED TO OTHER ENTITIES SINCE BASE CLOSURE

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# FACILITIES THAT HAVE BEEN TRANSFERRED TO OTHER ENTITIES SINCE BASE CLOSURE RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility Number | Parcel | Facility Description | Transferred To | Year of Transfer |
|---|---|---|---|---|
| 243 | 1 | Dormitory | Marine Corps | 1998 |
| 245 | 1 | Swimming Pool Water Treatment | Marine Corps | 1998 |
| 246 | 1 | Swimming Pool | Marine Corps | 1998 |
| 247 | 1 | Swimmer's Bath House | Marine Corps | 1998 |
| 248 | 1 | Open Mess Hall | Marine Corps | 1998 |
| 250 | 1 | Dormitory | Marine Corps | 1998 |
| 251 | 1 | Tennis Court | Marine Corps | 1998 |
| 252 | 1 | Dormitory | Marine Corps | 1998 |
| 601 | E-1 | Base Medical Facility | Marine Corps | 1998 |
| 603 | E-1 | Air Force Clinic | Marine Corps | 1998 |
| 604-d | E-1 | Air Force Clinic | Marine Corps | 1998 |
| 605 | O | Base Engineering Maintenance Shop | Marine Corps | 1998 |
| 606 | O | Base Engineering Administration | Marine Corps | 1998 |
| 607-d | O | Base Engineering Administration | Marine Corps | 1998 |
| 608-d | O | Base Engineering Storage Shed | Marine Corps | 1998 |
| 609 | O | Base Hazardous Storage | Marine Corps | 1998 |
| 613-d | O | Base Engineering Storage Shop | Marine Corps | 1998 |
| 614 | O | Administration Office | Marine Corps | 1998 |
| 619 | O | Branch Exchange | Marine Corps | 1998 |
| 700-d | B-1 | Motor Vehicle Gas Storage | Marine Corps | 1998 |
| 701-d | B-1 | Diesel Storage | Marine Corps | 1998 |
| 702-d | B-1 | Vehicle Fueling Station | Marine Corps | 1998 |
| 703 | B-1 | Vehicle Operations Administration | Marine Corps | 1998 |
| 704 | B-1 | Vehicle Maintenance Shop | Marine Corps | 1998 |
| 709 | E-1 | Reserve Forces Aeromedical Engineering Training | Marine Corps | 1998 |
| 710 | E-1 | Reserve Forces Operational Training | Marine Corps | 1998 |
| 711 | B-1 | Vehicle Refueling Shop | Marine Corps | 1998 |
| 750 | E-1 | Recreation Facility | Marine Corps | 1998 |
| 754 | E-1 | Recreation Facility | Marine Corps | 1998 |
| 755 | E-1 | Recreation Facility | Marine Corps | 1998 |
| 757 | E-1 | Sanitary Latrine | Marine Corps | 1998 |
| 828 | D | Weapons and Release Systems Shop | Marine Corps | 1998 |
| 1100 | K | Mobile Radio Transceiver | City of Belton | 2001 |
| 1101 | K | Support Structure Antenna | City of Belton | 2001 |
| 1201 | L | Weapons System Maintenance Management Facility | City of Belton | 2001 |
| 1202 | L | Missile Assembly and Training | City of Belton | 2001 |
| 1203 | L | Storage Magazine Aboveground | City of Belton | 2001 |
| 1205 | L | Base Hazardous Storage | City of Belton | 2001 |
| 1206 | L | Spares Inert Storage | City of Belton | 2001 |
| 1207 | L | Equipment Pad | City of Belton | 2001 |
| 1600 | M | Reserve Forces Operational Training | Army Reserve | 1998 |
| 1601 | M | Reserve Forces Operational Training | Army Reserve | 1998 |
| 1602 | M | Reserve Forces Operational Training | Army Reserve | 1998 |
| 1604 | M | Reserve Forces Operational Training | Army Reserve | 1998 |
| 1605 | M | Generator Building | Army Reserve | 1998 |

# TAB

ATTACHMENT D: FORMERLY LEASED EQUIPMENT

# ATTACHMENT D

## AIR FORCE-OWNED EQUIPMENT LEASED BY THE KANSAS CITY AVIATION DEPARTMENT (KCAD) AFTER BASE CLOSURE

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# AIR FORCE-OWNED EQUIPMENT LEASED BY THE KANSAS CITY AVIATION DEPARTMENT (KCAD) AFTER BASE CLOSURE RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility Number | Parcel | Facility Description | Previously Leased Equipment |
|---|---|---|---|
| 80 | – | Navigational Facility | Ceilometer receiver and transmitter |
| 83 | – | Navigational Facility | Temperature and humidity measuring instrument |
| 84 | – | Navigational Facility | Wind measuring instrument |
| 85 | – | Weather Transmitter | Transmissometer projector and receiver |
| 87 | – | Weather Transmitter | Transmissometer projector and receiver |
| 89 | – | Navigational Facility | Wind measuring instrument |
| 90 | – | Navigational Facility | Ceilometer receiver and transmitter |
| 841 | – | Fixed Tactical Air Navigational System | Navigation (TACAN) system and electrical power generator |
| 846 | – | Equipment Pad | Instrument landing system glide slope monitors |
| 848 | – | Special Tower | Antenna tower |
| 1009 | – | Instrument Landing System | Instrument landing system, antenna, and power generator |
| 1011 | – | Electrical Power Station | Electric power generator station |
| 1401 | – | Instrument Landing System Localizer | Electric power generator station |
| 1800 | – | Instrument Landing System Marker Beacon | Instrument landing system middle marker |
| 1900 | – | Instrument Landing System Marker Beacon | Instrument landing system outer marker |

**NOTE:** The real property on which this equipment was located was transferred to KCAD in 1985 (See Attachment E) The equipment remained in place to support the continued Air Force mission until base closure in 1994. Many of these sites were included in the original 1993 EBS because Air Force equipment remained at the facilities under lease to KCAD while the airfield remained operational All Air Force-owned equipment was removed when the airfield permanently closed in January 2000 Equipment is currently stored at Facility 973 awaiting final disposition.

# TAB

ATTACHMENT E: TRANSFERS PRIOR TO BASE CLOSURE

# ATTACHMENT E

## FACILITIES TRANSFERRED TO THE KANSAS CITY AVIATION DEPARTMENT (KCAD) PRIOR TO BASE CLOSURE

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# FACILITIES TRANSFERRED TO THE KANSAS CITY AVIATION DEPARTMENT (KCAD) PRIOR TO BASE CLOSURE RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility Number | Parcel | Facility Description | Location | Year of Transfer |
|---|---|---|---|---|
| 80 | – | Navigational Facility | Runway area | 1985 |
| 83 | – | Navigational Facility | Runway area | 1985 |
| 84 | – | Navigational Facility | Runway area | 1985 |
| 85 | – | Weather Transmitter | Runway area | 1985 |
| 87 | – | Weather Transmitter | Runway area | 1985 |
| 89 | – | Navigational Facility | Runway area | 1985 |
| 90 | – | Navigational Facility | North of Highway 150 | 1985 |
| 104 | – | Administrative Office | 15405 Maxwell Ave. | 1985 |
| 150-158 | – | Industrial Waste Treatment Facility | Andrews Rd | 1985 |
| 106 | – | Administrative Office | 15329 Kensington Ave | 1985 |
| 242 | – | Dormitory | 15710 Elmwood Ave | 1985 |
| 306 | – | Elevated Water Tower | Intersection of Markey Rd. and Westover Rd. | 1985 |
| 352 | – | Golf Course Club House | 4200 Bong Ave. | 1985 |
| 405 | – | Dormitory | 15710 Calvary Rd. | 1985 |
| 406 | – | Dormitory | 15709 Norton Ave | 1985 |
| 407 | – | Library | 15720 Calvary Rd. | 1985 |
| 408 | – | Dormitory | 15805 Norton Ave | 1985 |
| 409 | – | Administrative Building | 15800 Calvary Road | 1985 |
| 410 | – | Dormitory | 15714 Norton Ave. | 1985 |
| 411 | – | Dormitory | 15715 Fairchild Dr. | 1985 |
| 412 | – | Dining Hall | 15809 Fairchild Dr. | 1985 |
| 413 | – | Dormitory | 15814 Norton Ave | 1985 |
| 414 | – | Dormitory | 15815 Fairchild Dr. | 1985 |
| 415 | – | Housing-Grounds Maintenance | 15900 Norton Ave. | 1985 |
| 420 | – | Dormitory | 15914 Norton Ave | 1985 |
| 421 | – | Dormitory | 15915 Fairchild Dr | 1985 |
| 422 | – | Dining Hall | 15925 Norton Ave. | 1985 |
| 424 | – | Dormitory | 16009 Fairchild Dr. | 1985 |
| 425 | – | Dormitory | 16010 Norton Ave. | 1985 |
| 426 | – | Maintenance Building | 15809 Norton Ave | 1985 |
| 431 | – | Pool and Pump House | 15814 Kensington Ave | 1985 |
| 432 | – | Gymnasium | 15812 Kensington Ave. | 1985 |
| 434 | – | Chapel/classroom | 15910 Kensington Ave. | 1985 |
| 437 | – | Chapel/classroom | 15900 Kensington Ave. | 1985 |
| 514 | – | Steam Plant | 15600 Spruce Ave | 1985 |
| 523 | – | Chapel | Intersection of Fairchild Dr and Calvary Rd | 1985 |
| 611 | – | Storage Building | 15403 Andrews Rd | 1985 |
| 612 | – | Communications Building | 15401 Andrews Rd. | 1985 |
| 616 | – | Warehouse | 15310 Andrews Rd. | 1985 |
| 805 | – | Storage Building | 15514 Bales Ave | 1985 |
| 806 | – | Storage Building | 15518 Bales Ave | 1985 |
| 820 | – | Administrative Office | 3456 E. 155th St. | 1985 |
| 821 | – | Aircraft Hangar | 3500 E. 155th St. | 1985 |
| 825 | – | Aircraft Hangar | 3500 E 155th St | 1985 |

# FACILITIES TRANSFERRED TO THE KANSAS CITY AVIATION DEPARTMENT (KCAD) PRIOR TO BASE CLOSURE RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

| Facility Number | Parcel | Facility Description | Location | Year of Transfer |
|---|---|---|---|---|
| 829 | – | Storage Building | 3501 E 155th St. | 1985 |
| 841 | – | TACAN System Facility | Taxiway area | 1985 |
| 844 | – | Equipment Pad | Taxiway area | 1985 |
| 845 | – | Electrical Power Station | Taxiway area | 1985 |
| 846 | – | Equipment Pad | Taxiway area | 1985 |
| 848 | – | Special Tower | Taxiway area | 1985 |
| 933 | B | 1M Gallon Water Reservoir | Westover Rd | 1985 |
| 938 | B | Water Pump House | Westover Rd. | 1985 |
| 939 | B | 0.5M Gallon Water Reservoir | Westover Rd. | 1985 |
| 956 | – | Fuel Storage Tank | Andrews Rd | 1985 |
| 959 | – | Fuel Pump House | Andrews Rd. | 1985 |
| 1000 | – | Airfield Lighting Vault | 3507 E. 147th St | 1985 |
| 1009 | – | Instrument Landing System | Runway area | 1985 |
| 1010 | – | Aircraft Hangar | 3509 E 147th St | 1985 |
| 1011 | – | Electrical Power Station | Runway area | 1985 |
| 1055 | – | Skeet Range | 5004 E 151st St. | 1985 |
| 1401 | – | ILS Localizer | North of Hwy 150 | 1985 |
| 1800 | – | ILS Middle Marker | South of runway | 1985 |
| 1900 | – | ILS Outer Marker | 5 mi south of runway | 1985 |

**NOTE:** This list represents facilities that were transferred to KCAD in 1985 under a public benefit transfer for reuse as a Municipal Airport and were remaining in-place as of 2000 Navigational aids facilities continued to use Air Force-owned equipment until airport closure in 2000 (See Attachment D) Numerous other facilities that were transferred in 1985 have been demolished by KCAD. Some facilities on this list are programmed for demolition by KCAD Other areas of the 1985 transfer included landfills, disposal, and burn sites that did not have facility numbers. Environmental issues stemming from past Air Force activities on these properties are addressed by the U.S. Army Corps of Engineers as part of the Formerly Used Defense Site (FUDS) program

# TAB

ATTACHMENT F: FACILITIES IN PARCEL A

# ATTACHMENT F

## FACILITIES LOCATED IN PARCEL A

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# TAB

ATTACHMENT F1: HANGAR ROAD

# ATTACHMENT F1

## HANGAR ROAD FACILITIES

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# Hangar Road Facilities

- 900–Fire Station
- 901–Base Operations
- 902–Liquid Fuel Pump Station
- 903–Electric Power Station Building
- 904–Hazardous Storage
- 918–Maintenance Hangar
- 925–Reserves Training
- 926–Headquarters Group
- 927–Jet Engine Maintenance Shop
- 928–Hazardous Storage
- 930–Electronic Counter Measures Shop

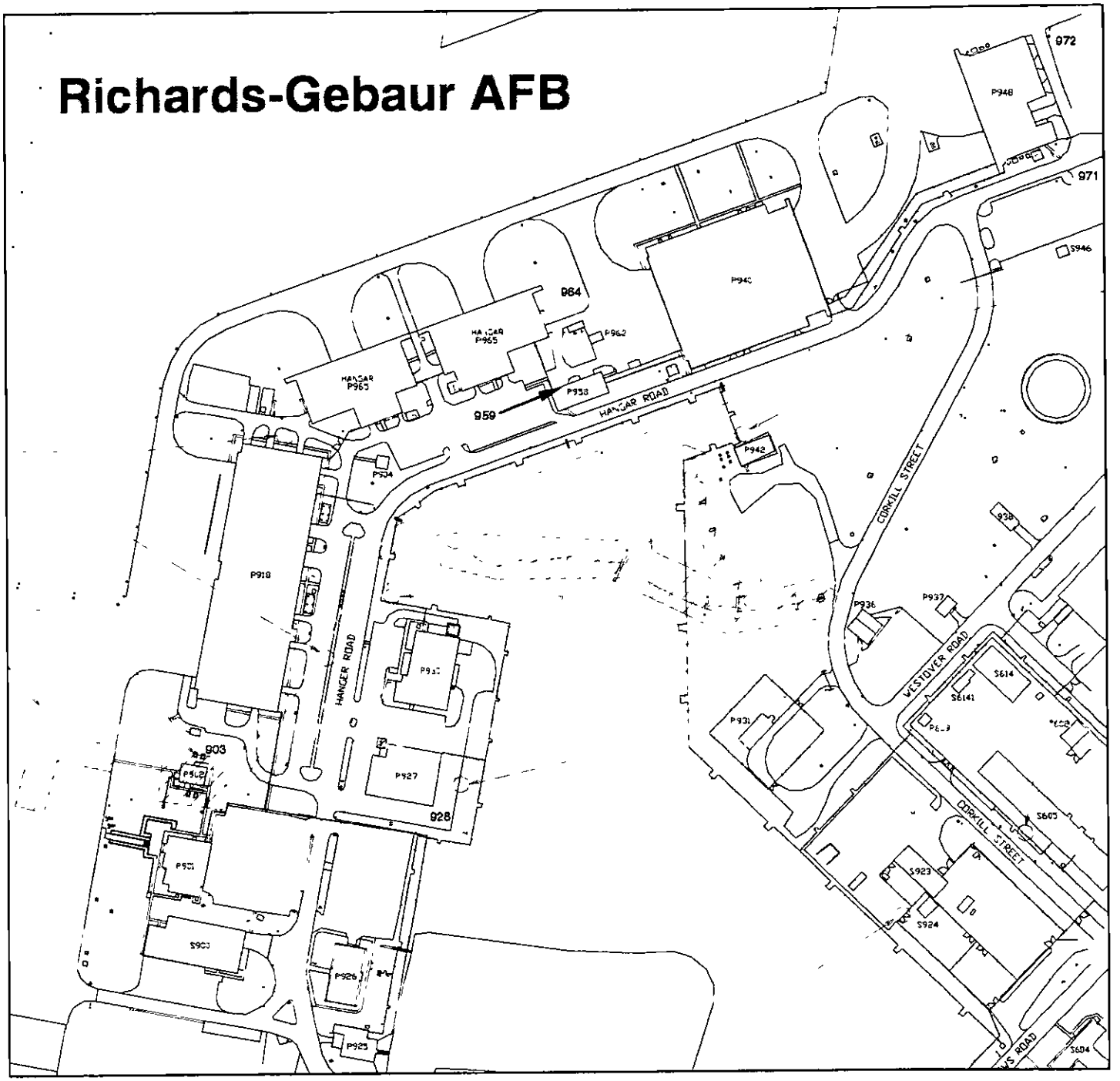
**Richards-Gebaur AFB**

# Hangar Road Facilities

- 940–Aircraft General Purpose Shop
- 946–Hazardous Storage
- 948–Fuel Systems Maintenance Dock
- 958–Aircraft Support Equipment Shop
- 959–Hazardous Storage
- 962–Fuel Dispensing Island
- 964–Liquid Oxygen Storage
- 965–Aircraft General Purpose Shop
- 966–Maintenance Dock
- 971–Petroleum Operations
- 972–Hazardous Storage

**Richards-Gebaur AFB**

# Hangar Road Facility Locations



# Facility 900
# Fire Station

**EBS**

- **Property Category:** 2
- **Basis:** W(2)

**VSI**

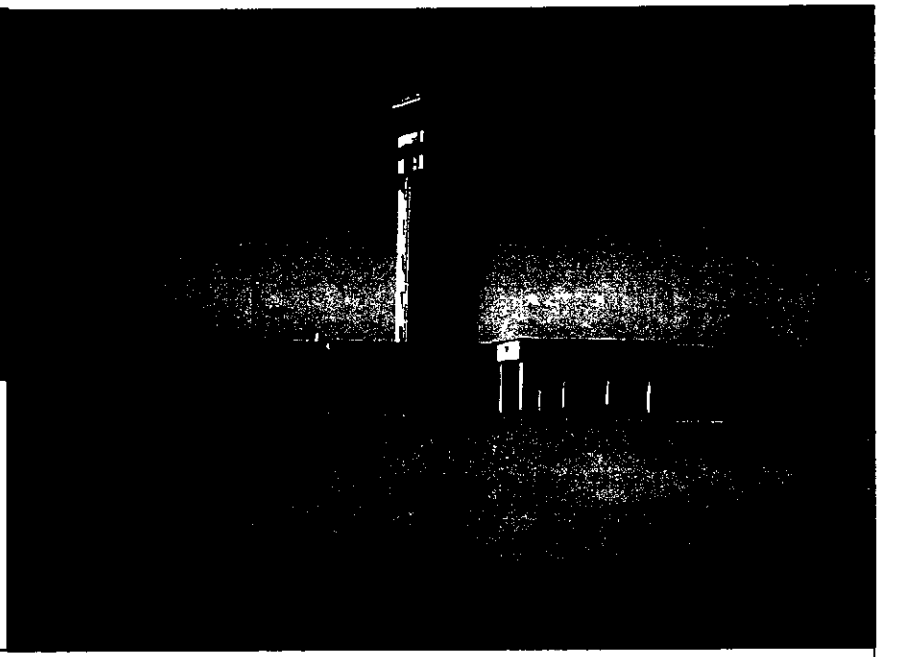
- **Findings:** No indication of a release
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-G baur AFB**

# Facility 901
# Base Operations



**EBS**

- **Property Category:** 3
- **Basis:** AST(3)

**VSI**

- **Findings:** AST removed, concrete containment and fuel line remain; fuel observed in line
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings at AST and along piping
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-Gebaur AFB**

# Facility 902 Liquid Fuel Pump Station

**EBS**

- **Property Category:** 5
- **Basis:** ST-007(5), UST(5)

**VSI**

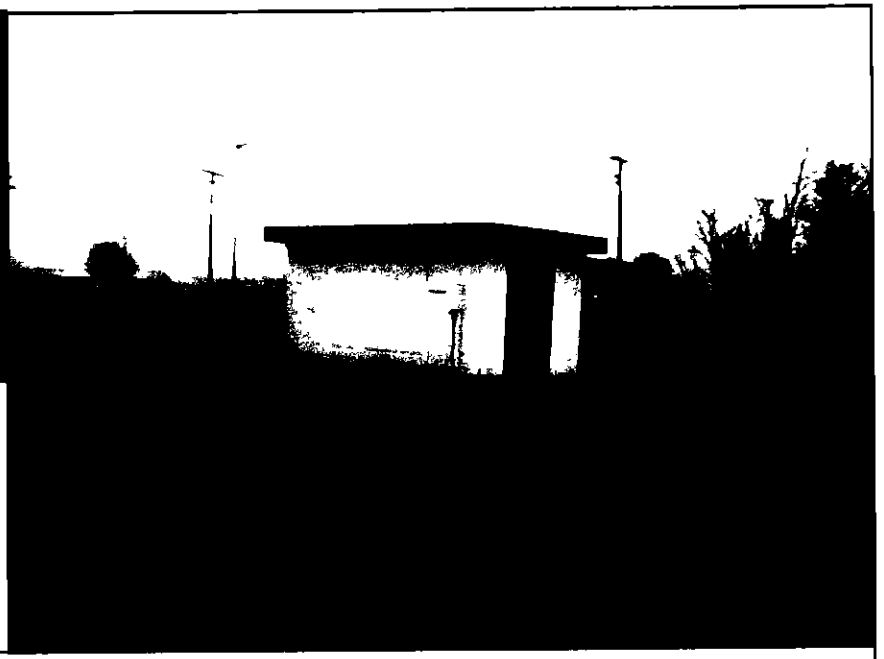
- **Findings:** Building demolished, tanks removed; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 903 Electric Power Station Building



**EBS**

- **Property Category:** 7
- **Basis:** UST(7)

**VSI**

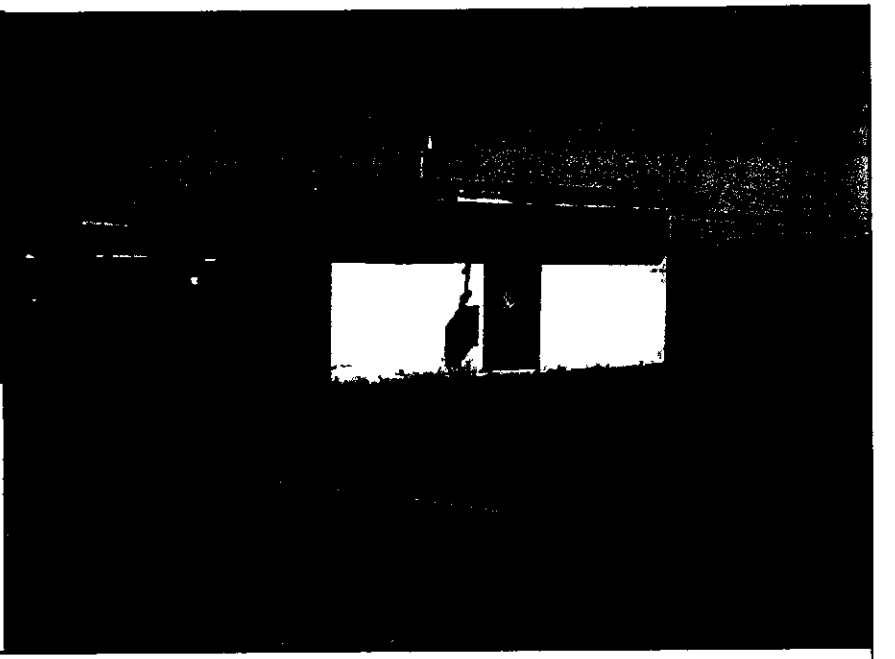
- **Findings:** UST removed but not closed with MDNR; investigation/soil excavation in 2000; additional soil excavation under evaluation as part of Site ST-007
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 904
# Base Hazard Storage



**EBS**

- **Property Category:** 7
- **Basis:** Unknown, H(2)

**VSI**

- **Findings:** Used by KCAD to store hazardous materials; minor stains on floor; no floor drains; no stressed vegetation
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around facility perimeter
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 918 Maintenance Hangar

**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(7), AST(2)

**VSI**

- **Findings:** NFRAP for AOC-005 to north; investigations to east (AOC-010, IWL) and south (UST 903, IWL); results below screening levels; floor drains grouted
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 925
# Reserve Forces Training

**EBS**

- **Property Category:** 2
- **Basis:** No documented hazardous material use

**VSI**

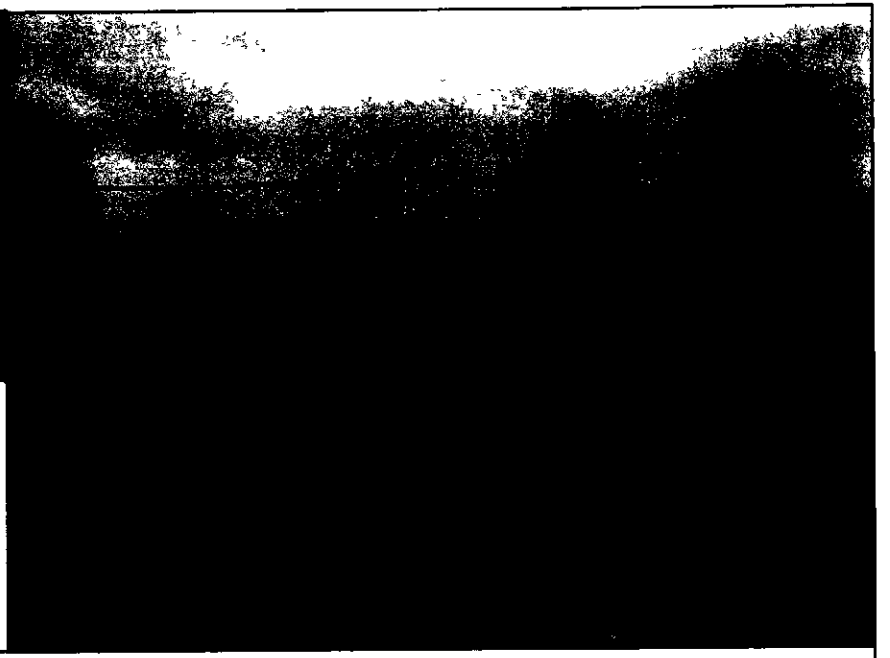
- **Findings:** Former Precision Measurement Equipment Laboratory; no indication of any releases
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 926 Headquarters Group



**EBS**

- **Property Category:** 2
- **Basis:** No industrial use

**VSI**

- **Findings:** No indication of a release
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 927
# Jet Engine
# Maintenance Shop

**EBS**

- **Property Category:** 7
- **Basis:** SS-006(5), H(2), W(2), UST(7), OWSs(7)

**VSI**

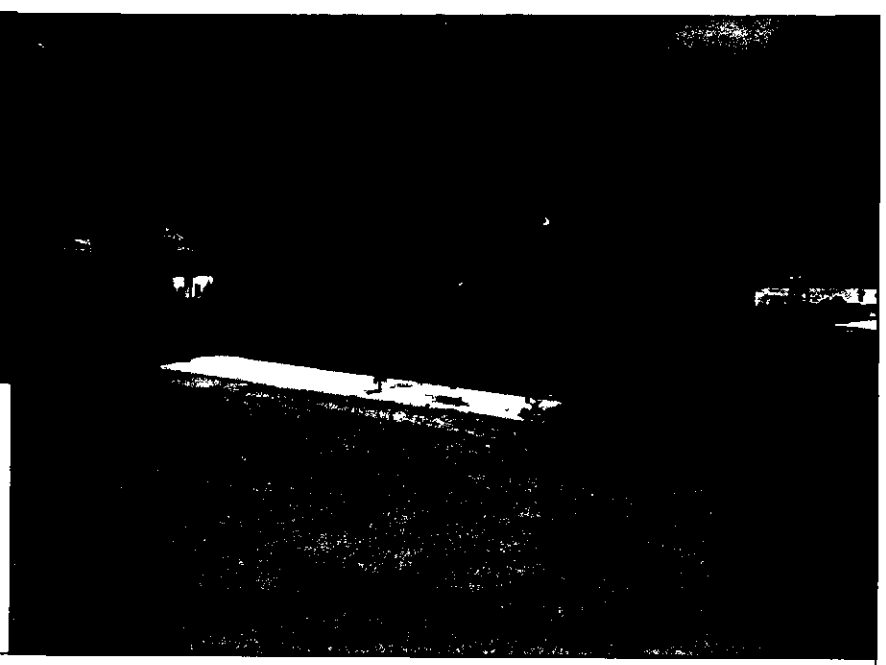
- **Findings:** RI/FS ongoing for groundwater at Site SS-006; closure status of OWSs, UST unclear
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around each OWS and UST and along associated piping
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-G baur AFB**

# Facility 928
# Base Engineering
# Hazardous Storage



**EBS**

- **Property Category:** 7
- **Basis:** Unknown, H(2), W(2)

**VSI**

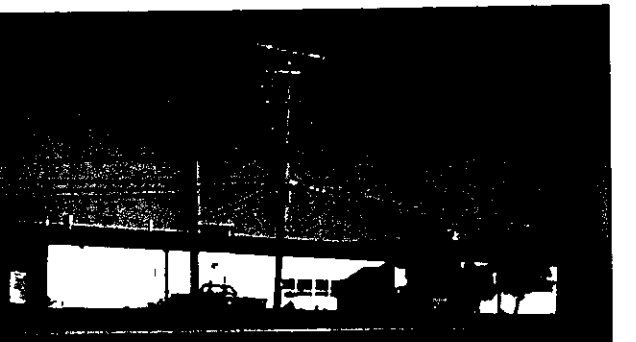
- **Findings:** Constructed in 1989; secondary containment; no outlet; no staining or stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 930
# Electronic Counter Measures Shop



**EBS**

- **Property Category:** 7
- **Basis:** H(2)

**VSI**

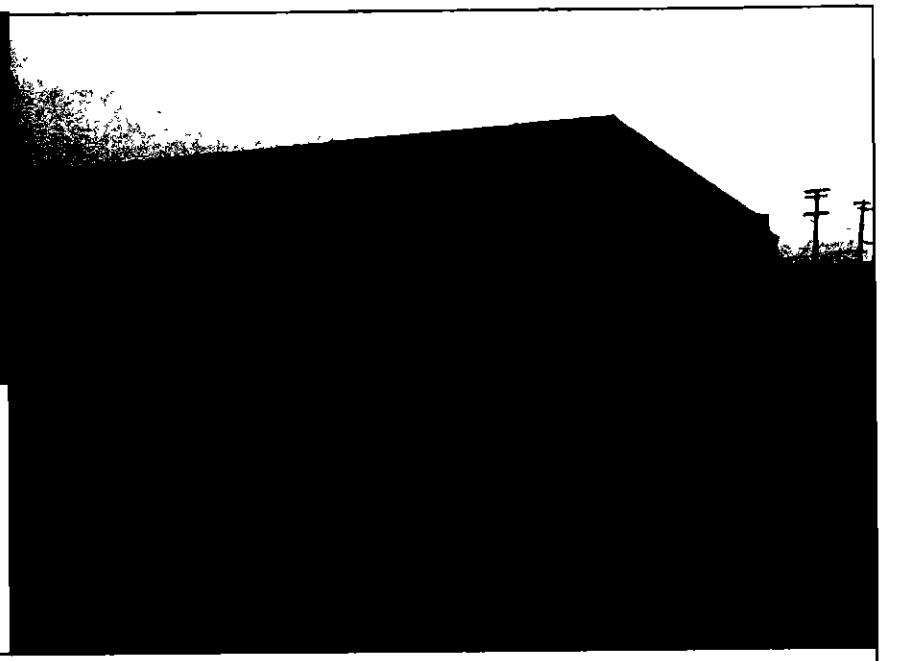
- **Findings:** Used by KCAD for equipment storage, including used oil AST; minor oil staining; surrounded by monitoring wells; NFRAP for AOC-009 to north
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-G baur AFB**

# Facility 940 Aircraft General Purpose Shop



**EBS**

- **Property Category:** 7
- **Basis:** H(2), OWSs(7)

**VSI**

- **Findings:** OWSs investigated in 2000; results below action levels; no staining or stressed vegetation
- **Proposed Property Category:** 4

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 946
# Base Hazardous Storage

**EBS**

- **Property Category:** 7
- **Basis:** Unknown

**VSI**

- **Findings:** Primarily used to store paint; concrete sump, no outlet; no staining or stressed vegetation
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 948
# Fuel Systems
# Maintenance Dock

**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(2), USTs(7)

**VSI**

- **Findings:** USTs closed with MDNR in 2000; Air Force-owned equipment stored inside
- **Proposed Property Category:** 4

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 958
# Aircraft Support Equipment Shop

**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(2), UST(7), AST(2)

**VSI**

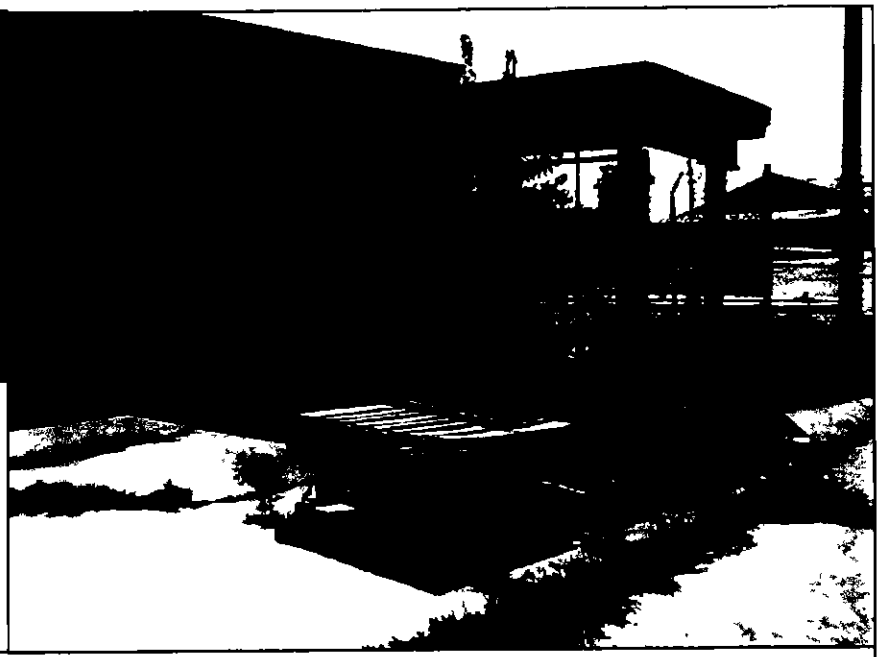
- **Findings:** UST removed, but not closed with MDNR; TCE detected in soil near UST; location of AST unknown
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around facility and former UST
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 959
# Base Hazardous Storage



**EBS**

- **Property Category:** 7
- **Basis:** Unknown, H(2), W(2)

**VSI**

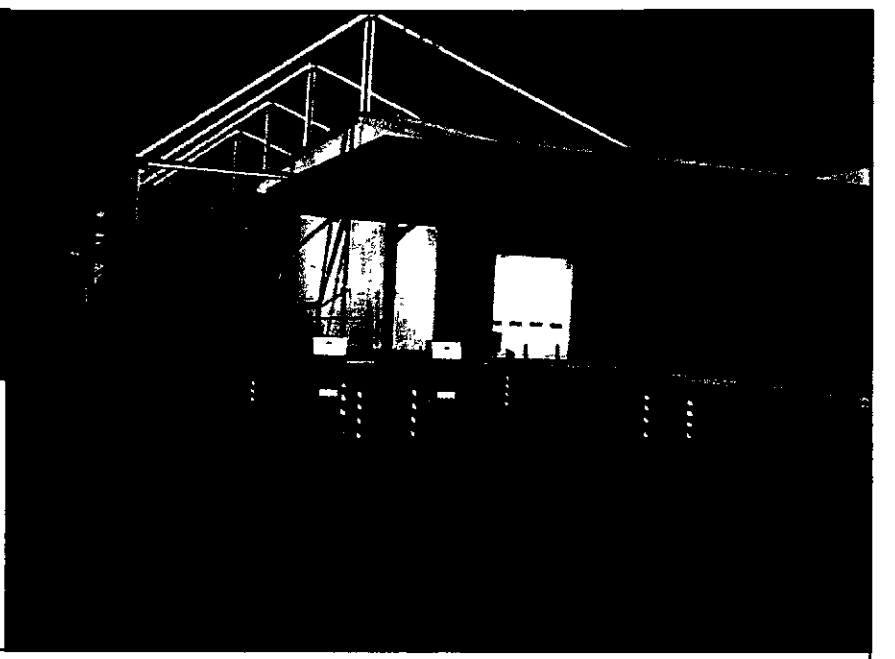
- **Findings:** Constructed in 1989; secondary containment; no outlet; no stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 962 Fuel Dispensing Island



**EBS**

- **Property Category:** 7
- **Basis:** USTs(7)

**VSI**

- **Findings:** USTs closed with MDNR in 1996
- **Proposed Property Category:** 4

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 964
# Liquid Oxygen Storage

**EBS**

- **Property Category:** 7
- **Basis:** Unknown, H(2)

**VSI**

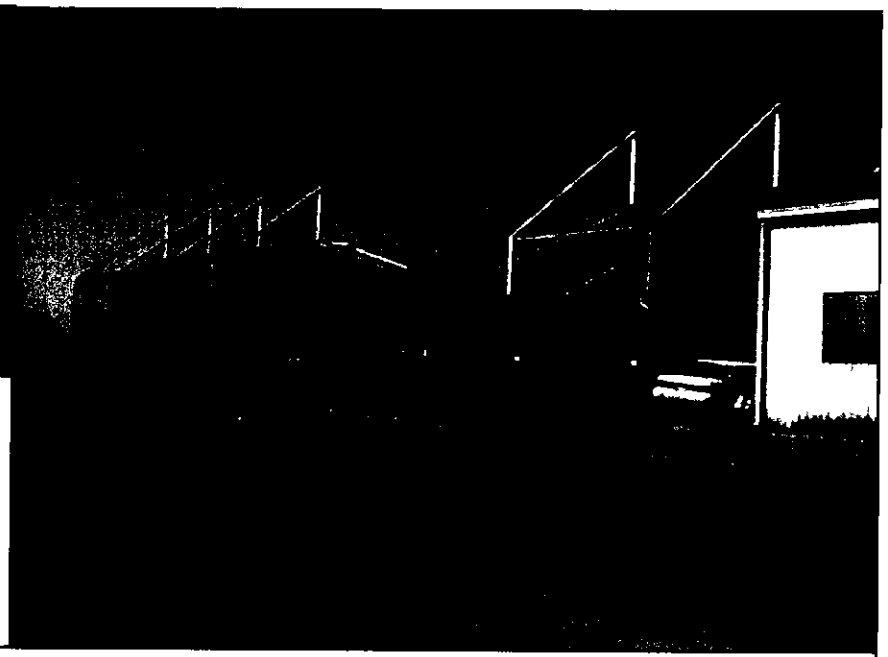
- **Findings:** No indication of a release
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 965 Aircraft General Purpose Shop



**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(7), UST(7)

**VSI**

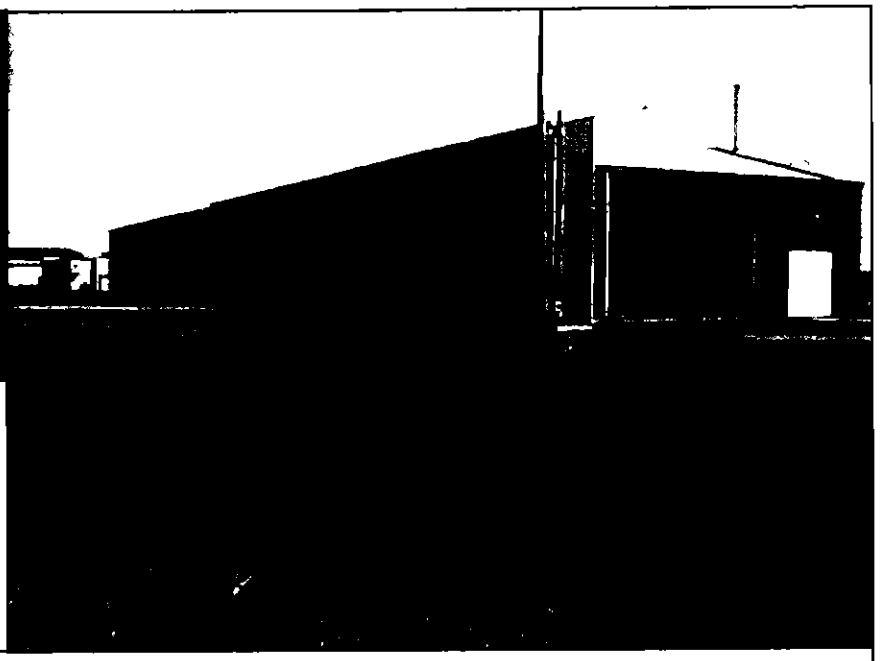
- **Findings:** OWS closure incomplete; IWL floor drains grouted; UST closure pending; no stressed vegetation
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around OWS and in stained areas noted in EBS
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-G baur AFB**

# Facility 966
# Maintenance Dock



**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(2)

**VSI**

- **Findings:** IWL floor drains grouted; no stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 971 Petroleum Operations

**EBS**

- **Property Category:** 7
- **Basis:** Unknown, H(2)

**VSI**

- **Findings:** Sink drains to storm sewer, outfall at North Drainage Pond investigated as AOC-002
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 972
# Base Hazardous Storage

**EBS**

- **Property Category:** 7
- **Basis:** Unknown, W(2)

**VSI**

- **Findings:** Constructed in 1989; secondary containment, no outlet; no staining or stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# TAB

ATTACHMENT F2: TEST STAND AREA

# ATTACHMENT F2

## TEST STAND AREA FACILITIES

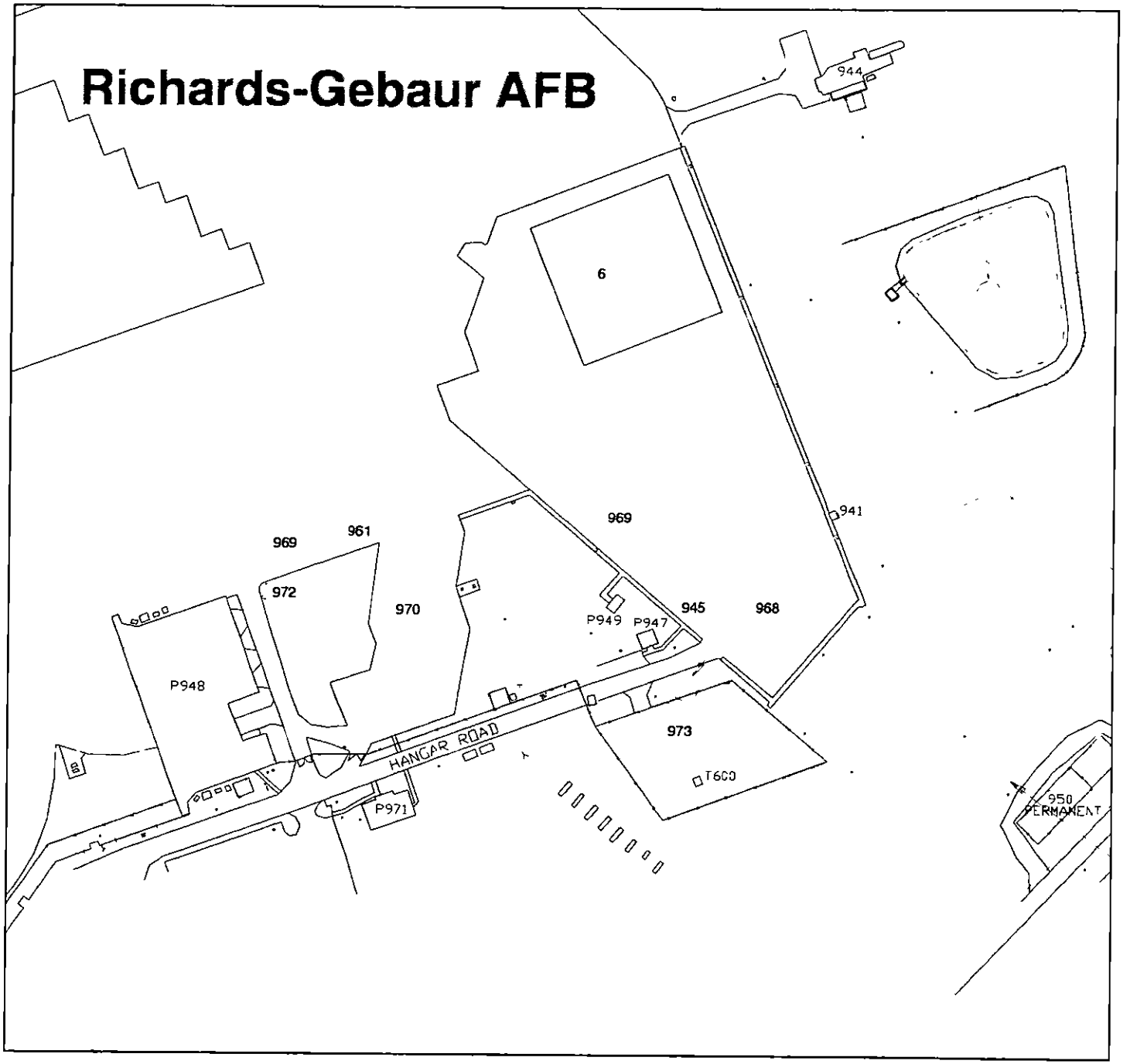
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# Test Stand Area Facilities

- 6–Power Check Pad
- 941–Truck Fill Stand
- 944–Engine Test Cell
- 945–Aircraft Washrack Pad
- 947–Corrosion Control Utility Storage
- 949–Corrosion Control Utility Storage
- 961–Aircraft Washrack Pad
- 963–Aboveground Storage Tank
- 968–Test Stand
- 969–Wing Tank Storage
- 970–Refueling Vehicle Parking
- 973–Base Hazardous Storage

**Richards-Gebaur AFB**

# Test Stand Area Facility Locations



# Facility 6
# Power Check Pad

**EBS**

- **Property Category:** None
- **Basis:** Unknown

**VSI**

- **Findings:** Pad is in good condition; no staining; tie-down point only; no underground utilities
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 941
# Truck Fill Stand

**EBS**

- **Property Category:** 7
- **Basis:** Fuel Handling

**VSI**

- **Findings:** Underground fuel line grouted during FHL closure; soil samples collected; results below screening levels; no staining
- **Proposed Property Category:** 3

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 944
# Engine Test Cell

**EBS**

- **Property Category:** 7
- **Basis:** 2 OWSs(7), AST(2)

**VSI**

- **Findings:** Facility demolished; OWSs and AST investigated and contaminated soil removed in 2000; closure pending
- **Proposed Property Category:** 4

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-G baur AFB**

288 80

# Facility 945 Aircraft Washrack Pad

**EBS**

- **Property Category:** 7
- **Basis:** SS-008(7), 2 ASTs(2)

**VSI**

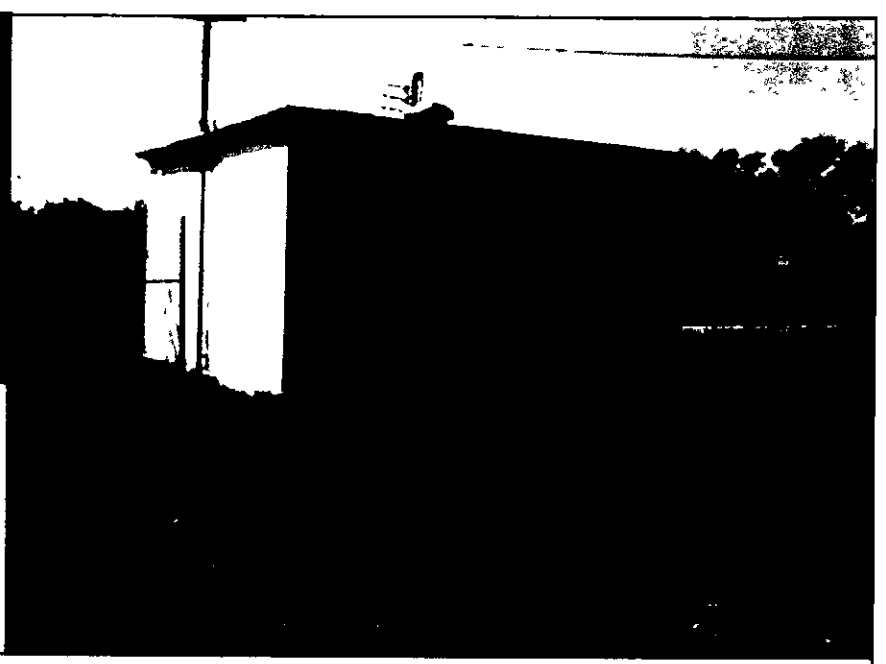
- **Findings:** No staining or stressed vegetation indicative of a release; SS-008 thoroughly investigated; results below screening levels
- **Proposed Property Category:** 3

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 947
# Corrosion Control
# Utility Storage



**EBS**

- **Property Category:** 7
- **Basis:** UST(7)

**VSI**

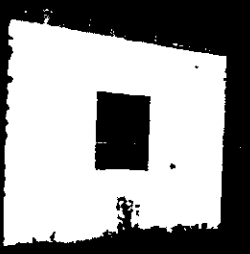
- **Findings:** UST removed, but not closed with MDNR; detergent (Stoddard solvent) piping leads to Facility 949 and service points at the apron
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around UST, along piping, and at the service points
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-Gebaur AFB**

# Facility 949
# Corrosion Control
# Utility Storage



**EBS**

- **Property Category:** 7
- **Basis:** Detergent Handling

**VSI**

- **Findings:** Pumped detergent (Stoddard solvent) from Facility 947 to service points at apron; piping remains
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** See Facility 947
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-Gebaur AFB**

# Facility 961 Aircraft Washrack Pad

**EBS**

- **Property Category:** 7
- **Basis:** Detergent (Stoddard solvent) use

**VSI**

- **Findings:** No staining or stressed vegetation indicative of a release
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings in adjacent grassy area
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-Gebaur AFB**

# Facility 963 Aboveground Storage Tank

**EBS**

- **Property Category:** 7
- **Basis:** AST(7)

**VSI**

- **Findings:** AST not found; former location unclear; believed to be part of Test Stand equipment; area thoroughly investigated
- **Proposed Property Category:** 3

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 968
# Test Stand

**EBS**

- **Property Category:** 7
- **Basis:** Fuel Handling

**VSI**

- **Findings:** Pad is in good condition; no staining; surrounding area thoroughly investigated as SS-008; MDNR requested one boring through pad
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil boring through pad
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 969
# Wing Tank Storage

**EBS**

- **Property Category:** Not in EBS
- **Basis:** NA

**VSI**

- **Findings:** Area used to store wing-mounted fuel tanks; paved portion cracked; no staining or stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 970 Refueling Vehicle Parking

**EBS**

- **Property Category:** 7
- **Basis:** Unknown, W(2)

**VSI**

- **Findings:** Minor oil staining indicative of vehicle parking; secondary containment; empty KCAD-owned ASTs stored on site
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 973 Base Hazardous Storage

**EBS**

- **Property Category:** 7
- **Basis:** SS-008 (7), H(2)

**VSI**

- **Findings:** Central accumulation point; 4 drums and Air Force-owned equipment stored on site; minor stains/no stressed vegetation
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings on south and east sides of pad
- **Constituents of Concern:** VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# TAB

ATTACHMENT G: FACILITIES IN PARCEL B

# ATTACHMENT G

## FACILITIES LOCATED IN PARCEL B

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# TAB

ATTACHMENT G1. CENTRAL BASE AREA

# ATTACHMENT G1

## CENTRAL BASE FACILITIES

## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# Central Base Facilities

- 610–Base Warehouse Supply and Equipment
- 617–Disaster Preparedness
- 618–Base Cold Storage
- 620–Document Storage Facility
- 621–Hazardous Storage
- 622–Hazardous Storage
- 623–Hazardous Storage
- 624–Hazardous Storage
- 625–Hazardous Storage
- 626–Base Supply Open Storage Pad

**Richards-Gebaur AFB**

# Central Base Facilities

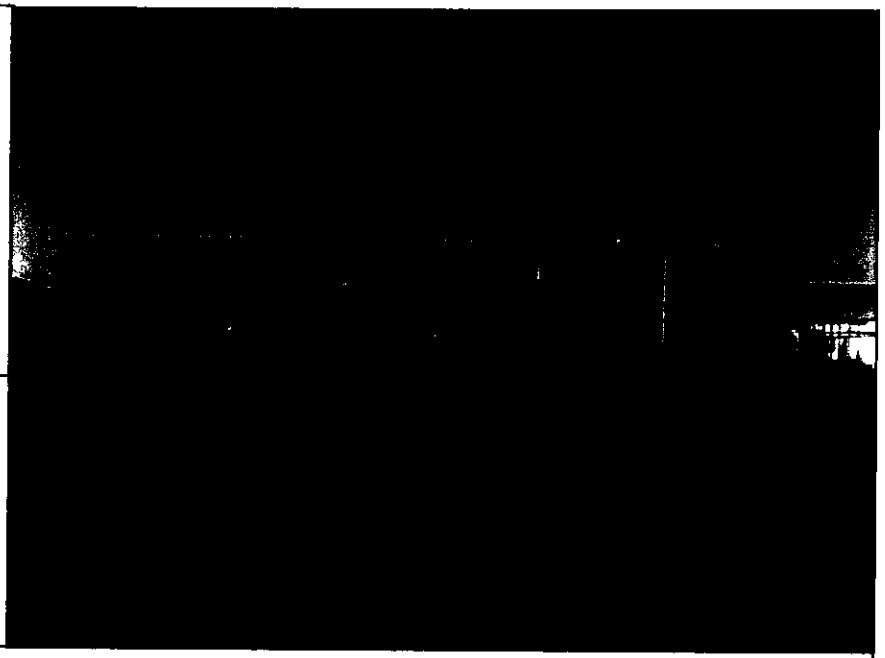
- 920–Vehicle Service Rack
- 921–Diesel Storage
- 922–Open Storage
- 923–Base Engineering Storage Shed
- 924–Base Engineering Paving and Grounds Facility
- 931–Liquid Oxygen Storage
- 936–Base Hazardous Storage
- 937–Base Hazardous Storage
- 942–Heating Facility Building

**Richards-Gebaur AFB**

# Central Base Facility Locations


Richards-G baur AFB
AMDREWS ROAD
WESTOVER ROAD
CORKILL STREET
HICKMAN
CORYILL STREET
S610
S617
S619
S620
S623
S624
S625
S621
S622
626
618
S633
S605
S607
T608
S614
S614
S614

# Facility 610 Base Warehouse Supply and Equipment



**EBS**

- **Property Category:** 2
- **Basis:** H(2), W(2)

**VSI**

- **Findings:** Storage of materials prior to distribution; waste accumulation point probably at Facility 626
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** Will investigate outside storage as Facility 626
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 617 Disaster Preparedness

**EBS**

- **Property Category:** 2
- **Basis:** No industrial use

**VSI**

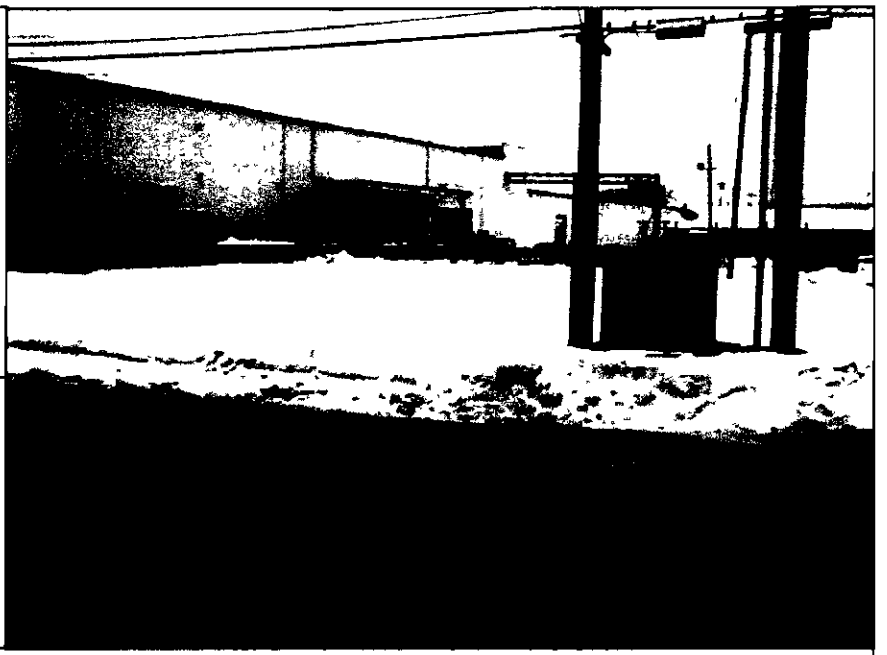
- **Findings:** Adjacent area investigated as Site CS 004; building programmed for demolition by KCAD
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 618
# Base Cold Storage



**EBS**

- **Property Category:** 2
- **Basis:** No industrial use

**VSI**

- **Findings:** Facility demolished; grassy field remains; no staining or stressed vegetation
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 99

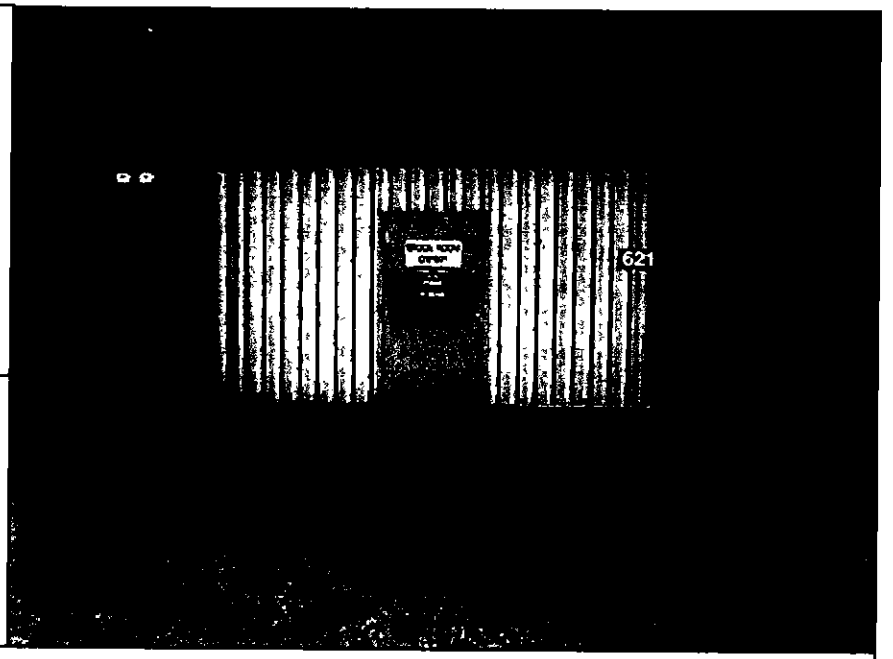
# Facility 620 Document Storage Facility

| | |
|---|---|
| EBS | • **Property Category:** 7<br>• **Basis:** UST(7) |
| VSI | • **Findings:** Former fuel lab; UST removed; area investigated in 2000 as Site CS 004; TCE contamination in groundwater; FS ongoing<br>• **Proposed Property Category:** 5 |
| SI | • **Proposed Investigation:** None<br>• **Constituents of Concern:** None |

**Richards-Gebaur AFB**

288 100

# Facility 621
# Base Hazardous Storage




**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

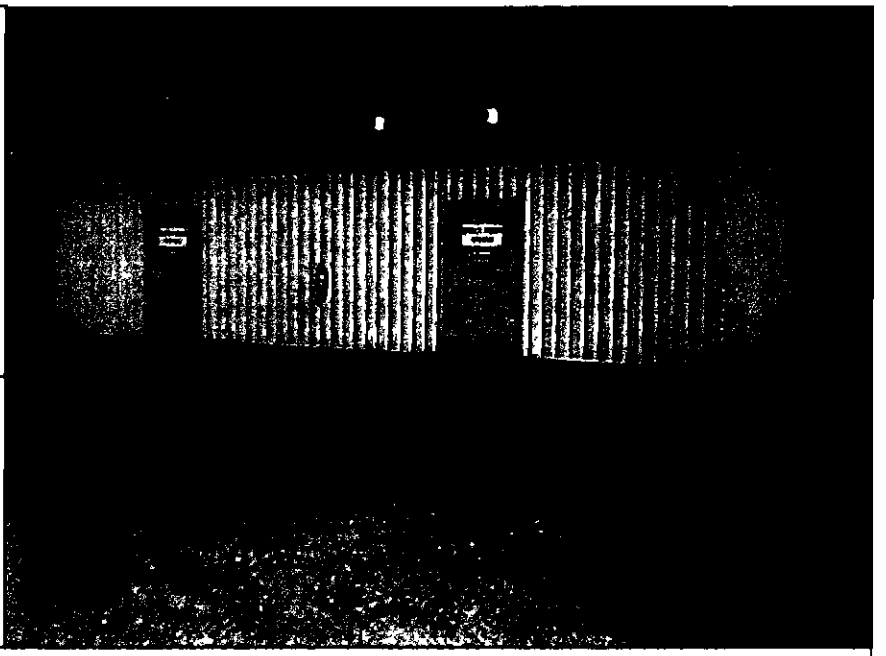
- **Findings:** Constructed in 1984; new material storage; sump in floor, but no outlet; no staining or stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 622
# Base Hazardous Storage



**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

- **Findings:** Constructed in 1984; new material storage; sump in floor, but no outlet; minor floor stain, but no exterior staining or stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 623 Base Hazardous Storage

**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

- **Findings:** Constructed in 1984; new material storage; secondary containment has 2 drain valves, one valve broken; no staining; no stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 624 Base Hazardous Storage

**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

- **Findings:** Constructed in 1984; new material storage; secondary containment breeched by holes in curbing; no staining; no stressed vegetation
- **Proposed Property Category:** 2

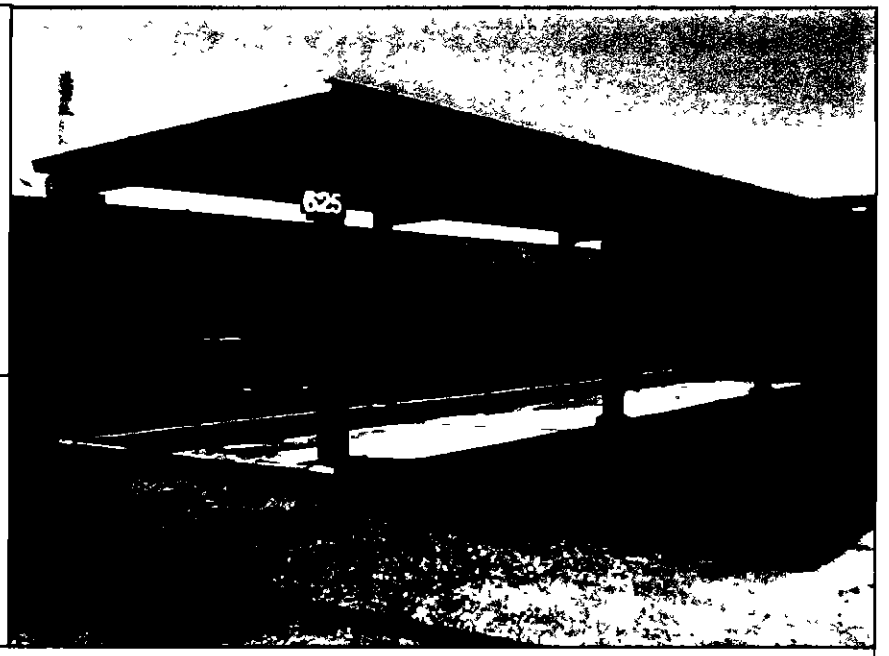
**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 104

# Facility 625
# Base Hazardous Storage




**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

- **Findings:** Constructed in 1984; new material storage; secondary containment breeched by removal of curbing; rust stains only; no stressed vegetation
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 626 Base Supply Open Storage

**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

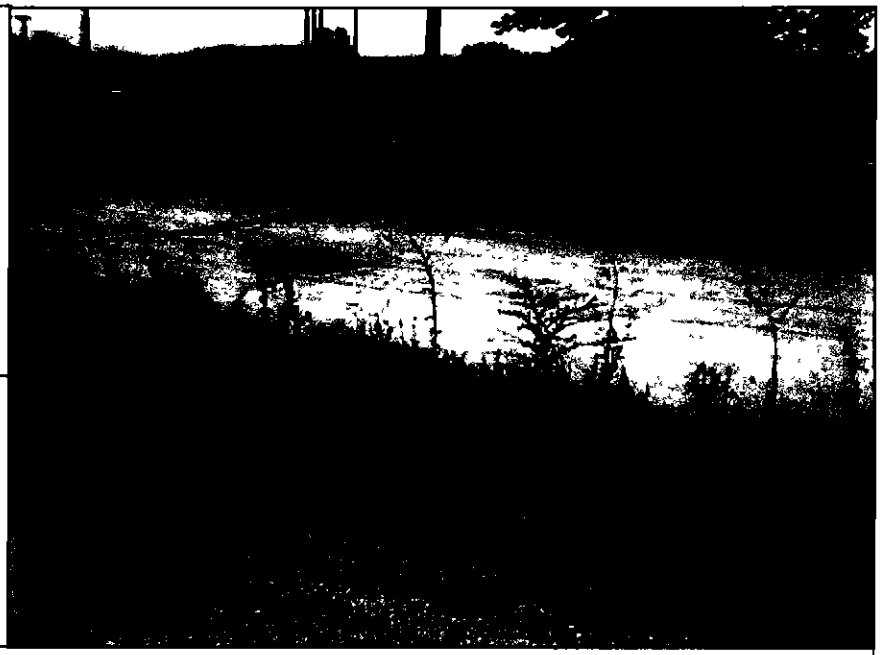
- **Findings:** Constructed in 1986; aerial photographs indicate activity since 1960s; no staining; no stressed vegetation
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around paved pad
- **Constitu nts of Concern:** VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 920 Vehicle Service Rack



| | |
|---|---|
| EBS | • **Property Category:** 7<br>• **Basis:** OWS(7) |
| VSI | • **Findings:** Original OWS replaced in 1993; still in use; effluent to sanitary sewer; no staining; no stressed vegetation<br>• **Proposed Property Category:** 7 |
| SI | • **Proposed Investigation:** Soil borings around OWS and associated piping<br>• **Constituents of Concern:** VOCs, SVOCs, metals |

**Richards-Gebaur AFB**

# Facility 921
# Diesel Storage

**EBS**

- **Property Category:** 7
- **Basis:** Unknown, AST(2)

**VSI**

- **Findings:** AST has been removed; no underground piping associated; no staining or odor in containment
- **Proposed Property Category:** 7

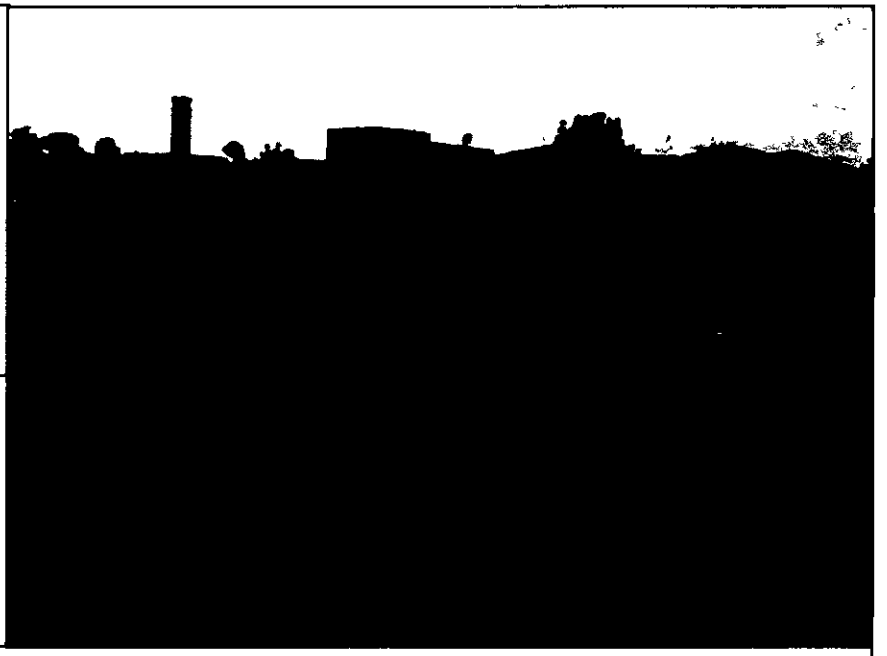
**SI**

- **Proposed Investigation:** Soil borings at former AST
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-G baur AFB**

288 108

# Facility 922
# Open Storage



**EBS**

- **Property Category:** 7
- **Basis:** Unknown

**VSI**

- **Findings:** Used for sand and aggregate storage; no staining or stressed vegetation
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

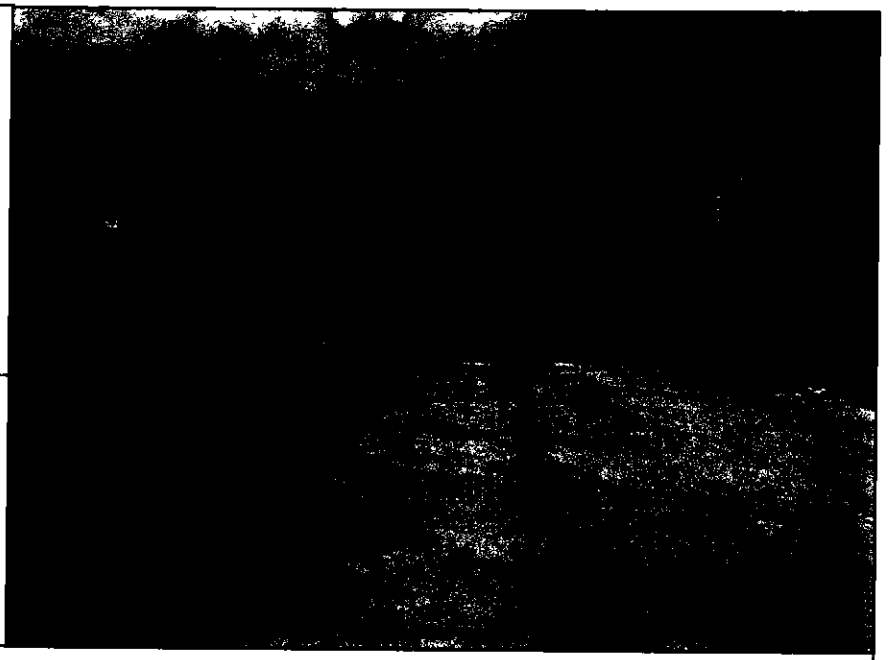
288 109

# Facility 923 Base Engineering Storage Shed

| | |
|---|---|
| EBS | • **Property Category:** 7<br>• **Basis:** SS-004(5), H(2) |
| VSI | • **Findings:** Site SS-004 investigation completed in 2000; results below screening levels; currently used for KCAD equipment/materials storage<br>• **Proposed Property Category:** 4 |
| SI | • **Proposed Investigation:** None<br>• **Constituents of Concern:** None |

**Richards-Gebaur AFB**

# Facility 924
# Base Engineering
# Paving & Grounds



**EBS**

- **Property Category:** 7
- **Basis:** W(7)

**VSI**

- **Findings:** Used for KCAD equipment maintenance; minor interior staining; SS-004 adjacent, investigation completed in 2000; results below screening levels
- **Proposed Property Category:** 4

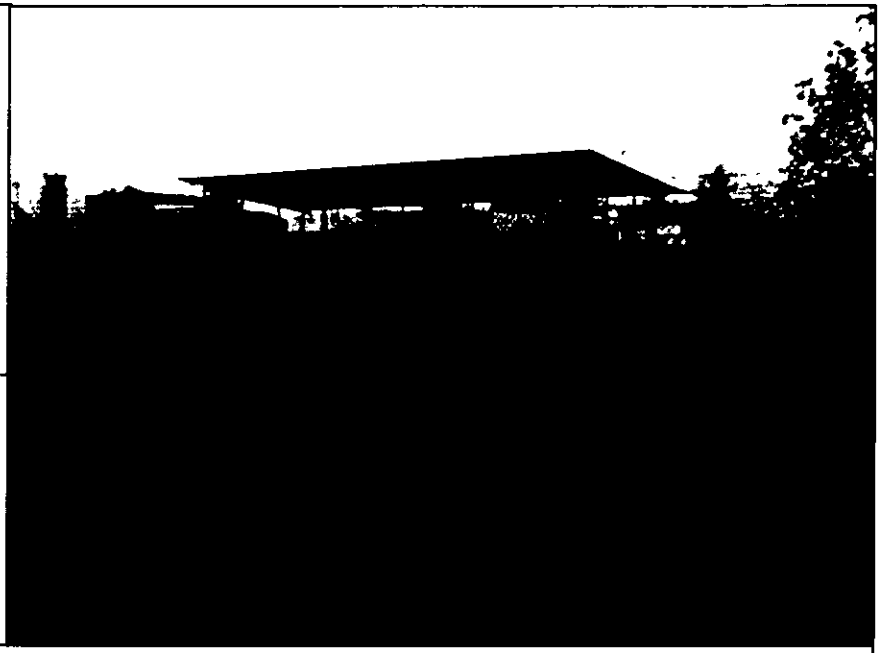
**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 111

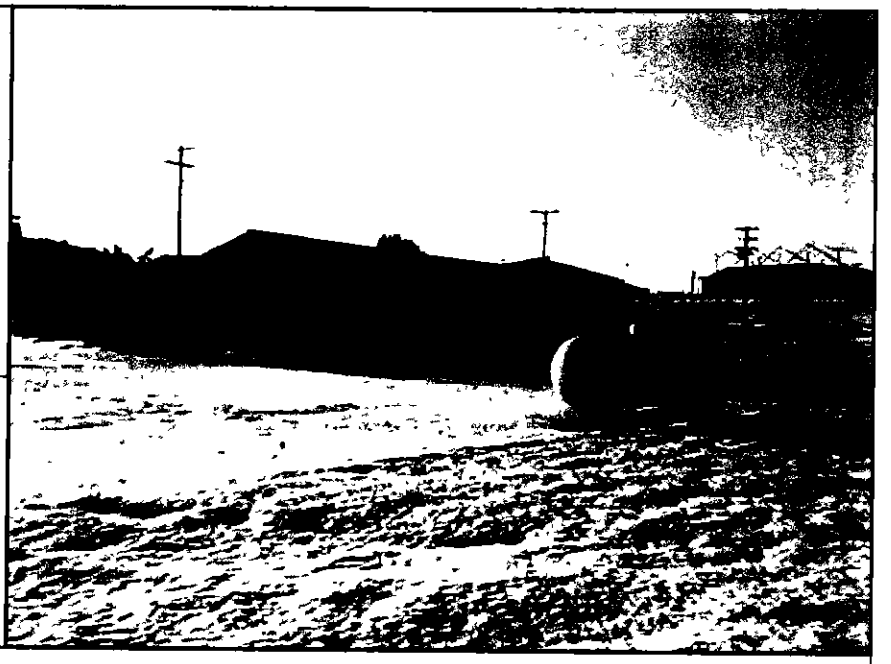
# Facility 931 Liquid Oxygen Storage



| | |
|---|---|
| EBS | • **Property Category:** 2<br>• **Basis:** Liquid oxygen storage only |
| VSI | • **Findings:** Facility has been partially dismantled; no staining or stressed vegetation; downgradient from Site SS-006<br>• **Proposed Property Category:** 5 |
| SI | • **Proposed Investigation:** Area groundwater is being evaluated as part of Site SS-006<br>• **Constitu nts of Concern:** None |

**Richards-Gebaur AFB**

# Facility 936 Base Hazardous Storage



**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

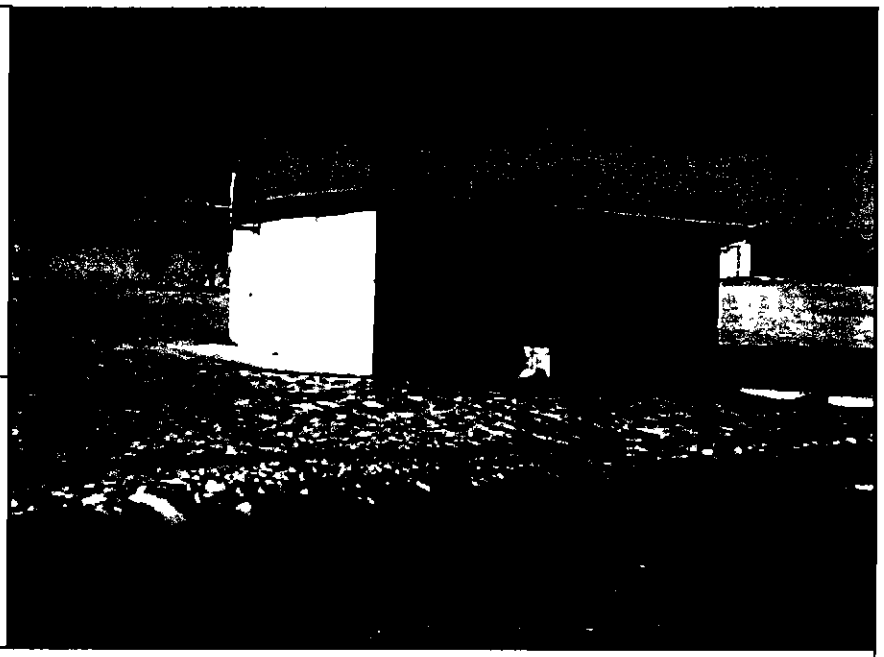
- **Findings:** Used to store spill response materials prior to use; for demolition by KCAD; no indication of a release
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 937 Base Hazardous Storage



**EBS**

- **Property Category:** 2
- **Basis:** H(2)

**VSI**

- **Findings:** Used to store pest management materials; floor drain plugged; formerly discharged to ditch; no staining observed
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Surface soil samples at floor drain outfall
- **Constituents of Concern:** Pesticides, herbicides

**Richards-Gebaur AFB**

# Facility 942 Heating Facility Building

**EBS**

- **Property Category:** 7
- **Basis:** UST(7)

**VSI**

- **Findings:** UST closed with MDNR; Site CS-001 is located behind building, investigation completed in 2000, remedial action complete
- **Proposed Property Category:** 4

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# TAB

ATTACHMENT G2: POL YARD AREA

# ATTACHMENT G2

## POL YARD AREA FACILITIES

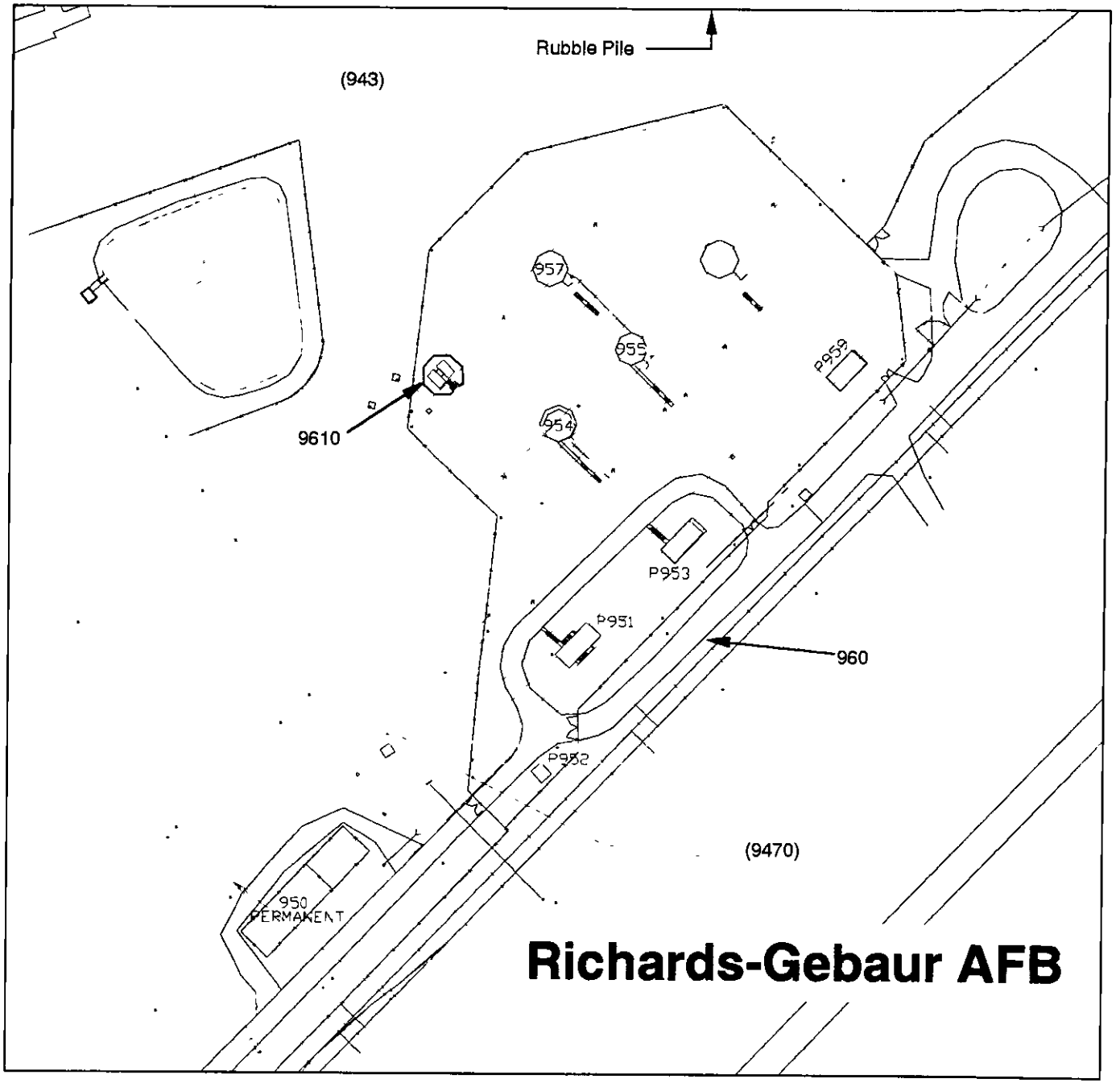
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# POL Yard Area Facilities

- 943–Industrial Waste Treatment and Disposal Detention Reservoir
- 950–Transformer Storage
- 951–Base Engineering Maintenance Shop
- 952–Truck Fill Stand
- 953–Liquid Fuel Pump Station
- 954–Heating Fuel Oil Storage
- 955–Jet Fuel Storage
- 957–Jet Fuel Storage
- 960–Liquid Fuel Stand
- 9470–Oil/Water Separator and Waste Storage
- 9610–Fuel Storage
- Rubble Pile

**Richards-Gebaur AFB**

# POL Yard Area Facilities
## Facility Locations



# Facility 943 Industrial Waste Detention Reservoir

**EBS**

- **Property Category:** 7
- **Basis:** Received IWL effluent

**VSI**

- **Findings:** Outfall rerouted to surface discharge in 1996; investigation completed in 2000; PAHs remain in sediments; EE/CA ongoing
- **Proposed Property Category:** 6

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 950 Transformer Storage

**EBS**

- **Property Category:** 7
- **Basis:** Transformer storage

**VSI**

- **Findings:** Area fenced, concrete pads but no transformers remain; no staining/stressed vegetation
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Surface and shallow subsurface soil samples on grid
- **Constituents of Concern:** PCBs

**Richards-G baur AFB**

# Facility 951
# Base Engineering Maintenance Shop

**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6)

**VSI**

- **Findings:** Facility has been demolished; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 122

# Facility 952
# Truck Fill Stand

**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6)

**VSI**

- **Findings:** Facility has been demolished; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 953 Liquid Fuel Pump Station

**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6), W-2, AST(2)

**VSI**

- **Findings:** Facility has been demolished; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 954 Heating Fuel Oil Storage

**EBS**

- **Property Category:** 7
- **Basis:** ST-005(6), AST(7)

**VSI**

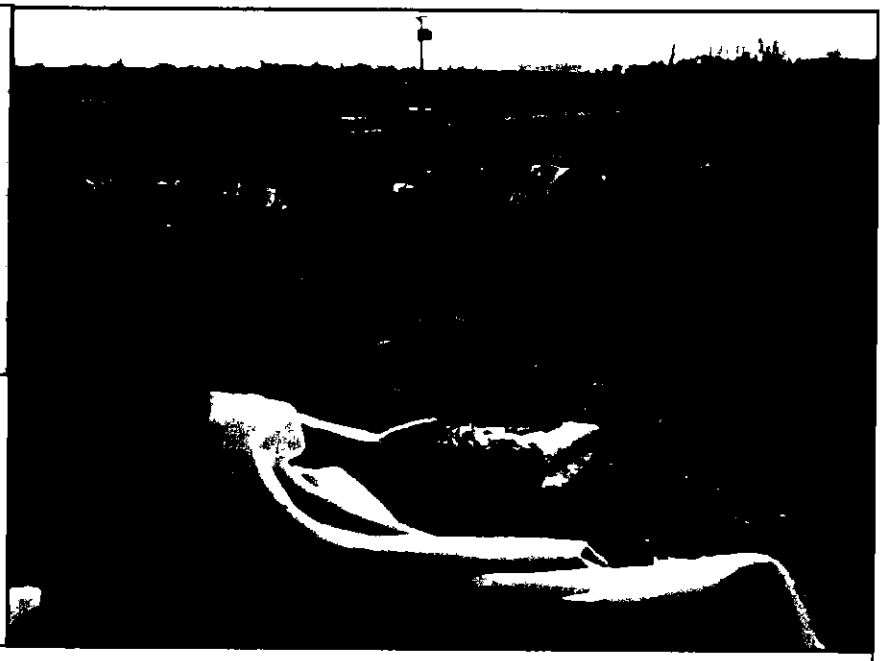
- **Findings:** AST demolished and investigation completed in 1996; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 955
# Jet Fuel Storage



**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6), AST(2)

**VSI**

- **Findings:** AST demolished and investigation completed in 1996; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-G baur AFB**

# Facility 957
# Jet Fuel Storage

**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6), AST(2)

**VSI**

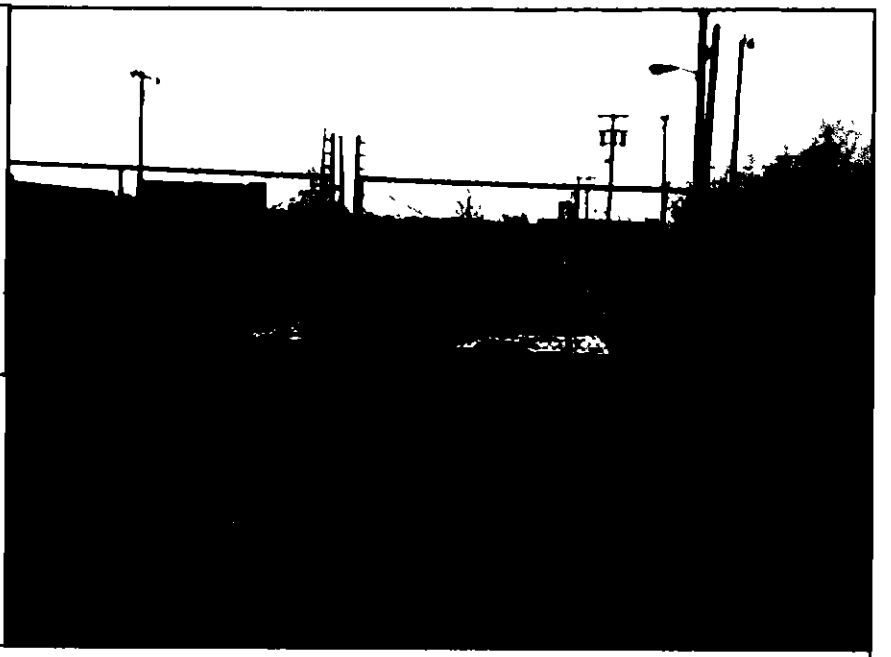
- **Findings:** AST demolished and investigation completed in 1996; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 960
# Liquid Fuel Stand



**EBS**

- **Property Category:** 7
- **Basis:** Petroleum handling

**VSI**

- **Findings:** Facility has been demolished; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing
- **Proposed Property Category:** 5

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 9470 OWS and Waste Storage

**EBS**

- **Property Category:** 7
- **Basis:** 2 OWSs(7)

**VSI**

- **Findings:** Investigation completed in 2000; petroleum contaminated soil remains; closure pending completion of use
- **Proposed Property Category:** 6

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 9610 Fuel Storage

**EBS**

- **Property Category:** 6
- **Basis:** ST-005(6), 3 ASTs(2)

**VSI**

- **Findings:** Tanks are inactive; investigation completed in 2000; petroleum contaminated soil remains; EE/CA ongoing; tanks programmed for removal by KCAD
- **Proposed Property Category:** 6

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Rubble Pile

**EBS**

- **Property Category:** NA
- **Basis:** NA

**VSI**

- **Findings:** Rubble consists of concrete and limestone, with small amounts of metal and tires; no stained soil or stressed vegetation
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# TAB

ATTACHMENT H: FACILITIES IN PARCELS C, E, F, G, H, & J

# ATTACHMENT H

## FACILITIES LOCATED IN PARCELS C, E, F, G, H, AND J (OTHER/OUTLYING FACILITIES)

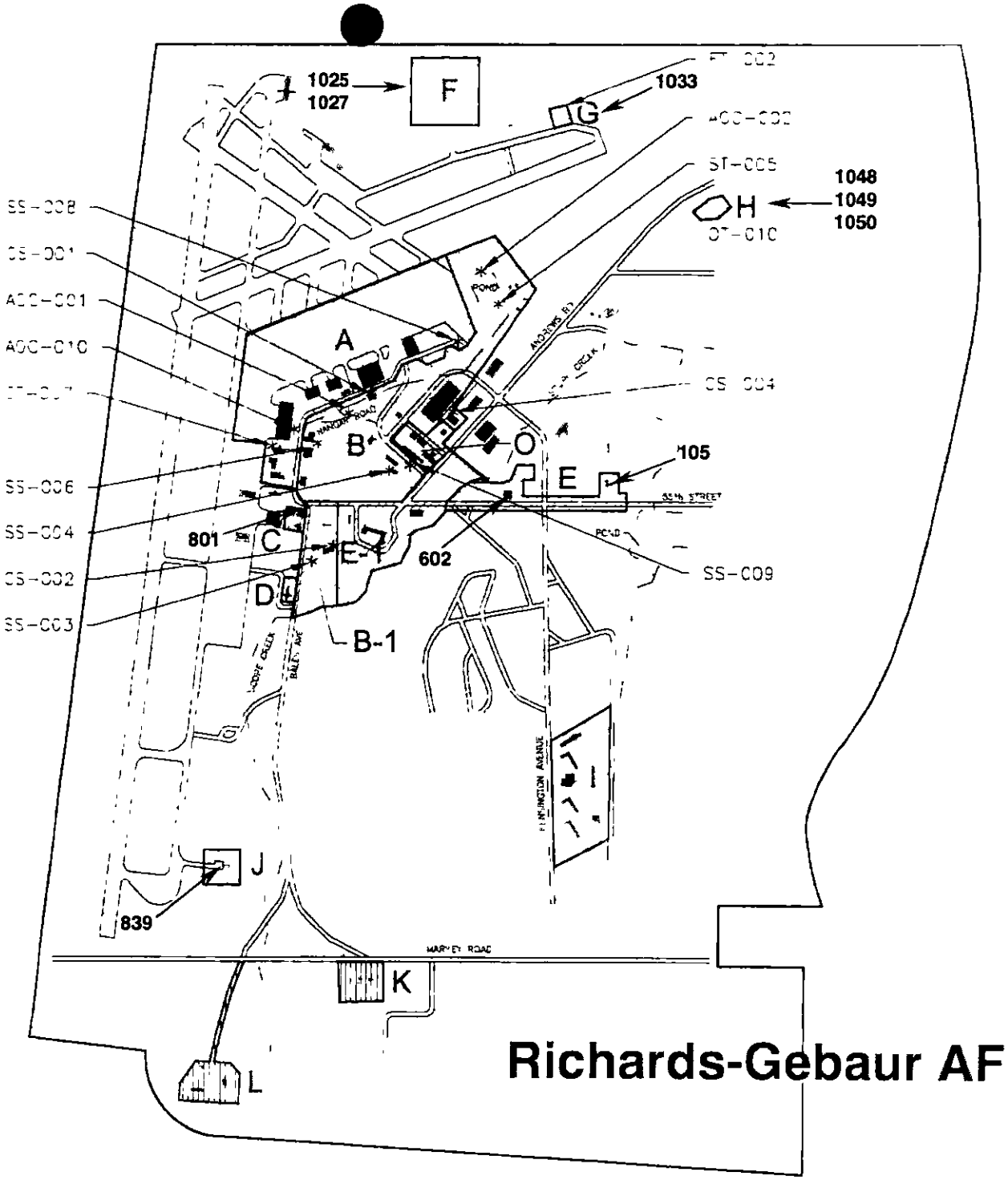
## RICHARDS-GEBAUR AIR FORCE BASE, MISSOURI

# Other/Outlying Facilities

- 105–Communications Facility
- 602–Flight Simulator Training
- 801–Survival Equipment Shop
- 839–Non-Destructive Inspection Lab
- 1025–Air Traffic Tranceivers
- 1027–Support Structure Antenna
- 1033–Fire Training Facility
- 1048–Concrete Monument
- 1049–Range Control House
- 1050–Storage Magazine Aboveground

**Richards-Gebaur AFB**

# Other/Outlying Facility Locations




Richards-Gebaur AFB

# Facility 105 Communications Facility

**EBS**

- **Property Category:** 7
- **Basis:** AST(2), UST(7)

**VSI**

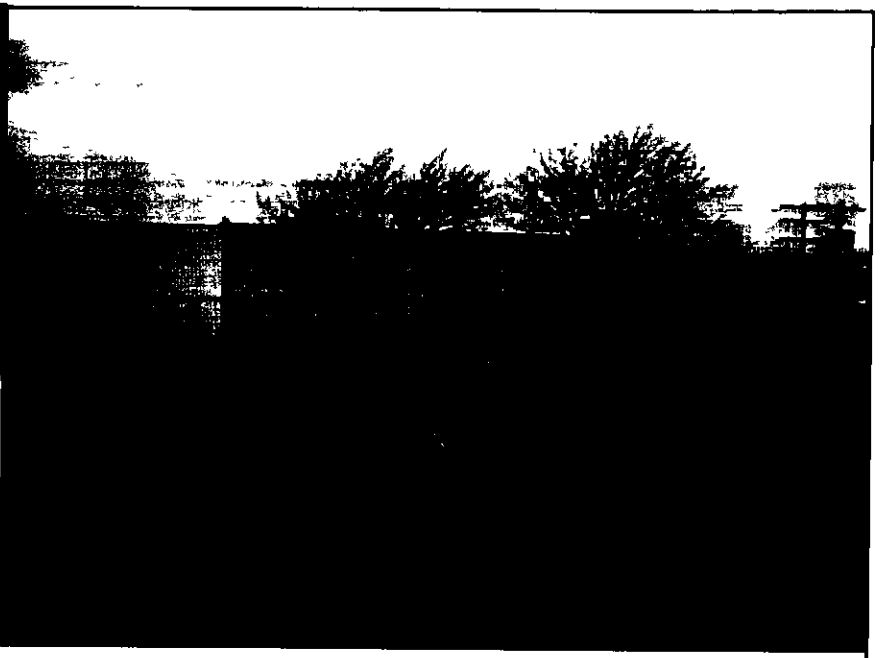
- **Findings:** AST remains; UST removed, but not closed with MDNR; TCE in groundwater near UST
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around UST, at AST, and along piping; sample AST contents; install monitoring wells
- **Constituents of Concern:** TPH, VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 602 Flight Simulator Training



**EBS**

- **Property Category:** 7
- **Basis:** H(2), 2 ASTs(2), UST(7)

**VSI**

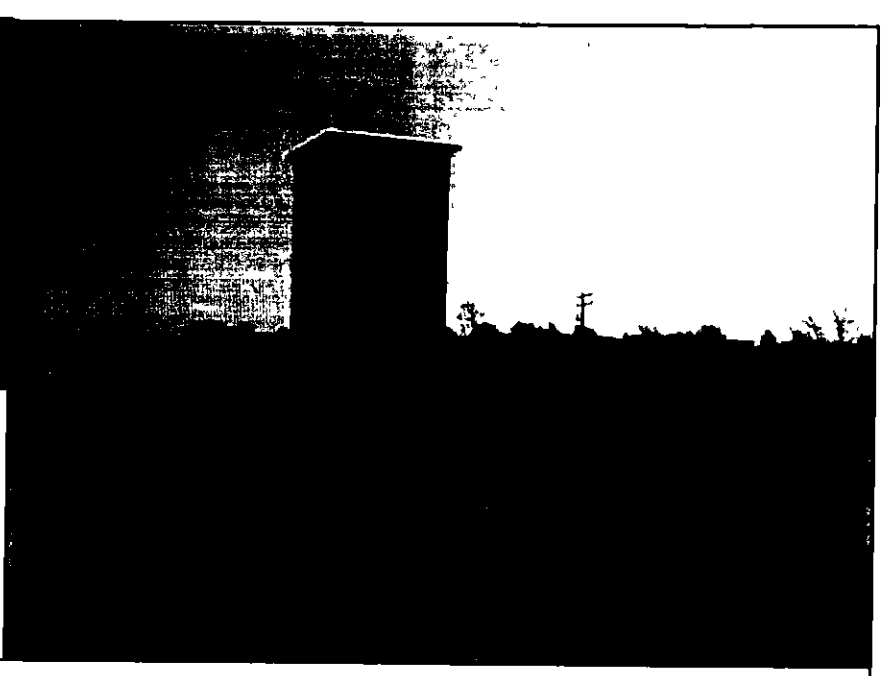
- **Findings:** UST and ASTs removed, but not closed with MDNR; PCB-containing rectifier remains
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings around UST, at AST, and along piping
- **Constituents of Concern:** BTEX, TPH, PAHs

**Richards-Gebaur AFB**

# Facility 801 Survival Equipment Shop



**EBS**

- **Property Category:** 2
- **Basis:** No industrial use

**VSI**

- **Findings:** No indication of a release
- **Proposed Property Category:** 1

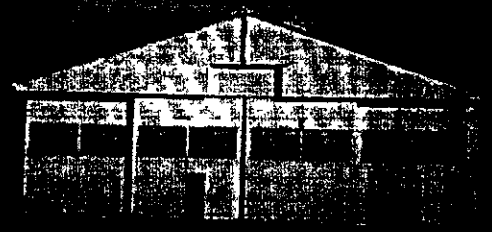
**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 138

# Facility 839
# Non-Destructive Inspection Lab



**EBS**

- **Property Category:** 7
- **Basis:** H(2), W(2), UST(7)

**VSI**

- **Findings:** UST removed and closed with MDNR; Phase I and II investigations performed; 230 ppm TPH remaining in soil
- **Proposed Property Category:** 4

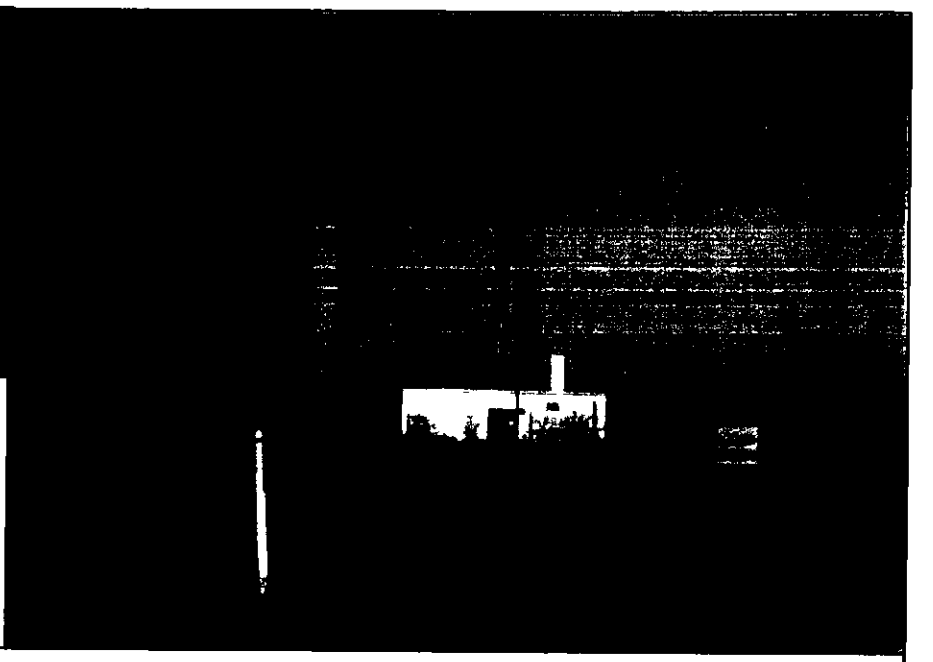
**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

288 139

# Facility 1025
# Air Traffic Transceiver



**EBS**

- **Property Category:** 7
- **Basis:** 3 ASTs(2), 3 USTs(7), septic system

**VSI**

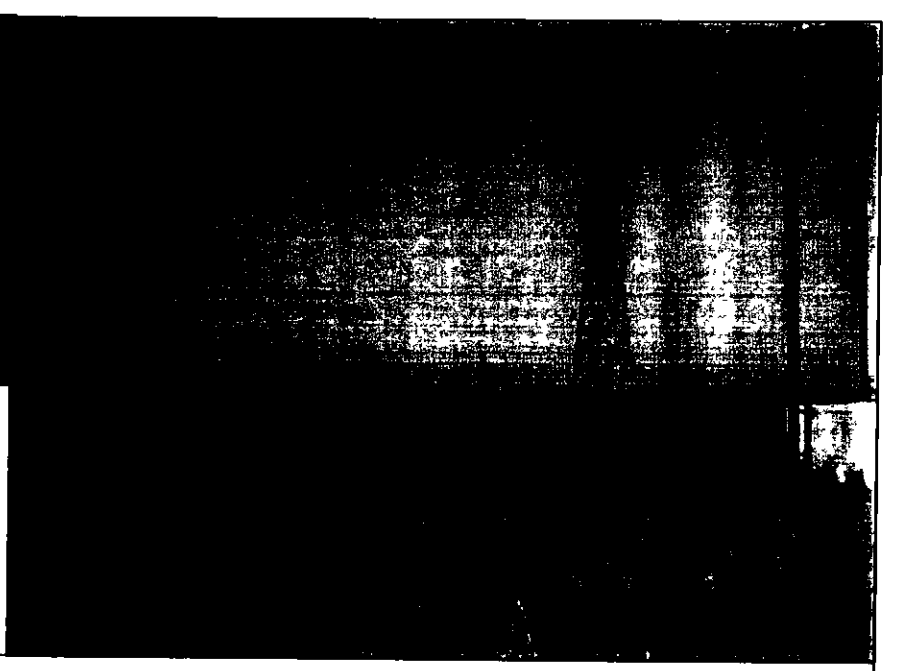
- **Findings:** USTs closed with MDNR; ASTs removed, piping remains; septic system remains
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Soil borings at each former AST location; sample septic tank contents; soil borings in leach field, if necessary
- **Constituents of Concern:** TPH, VOCs, SVOCs, metals

**Richards-Gebaur AFB**

# Facility 1027
# Support Structure
# Antenna



**EBS**

- **Property Category:** 7
- **Basis:** Unknown

**VSI**

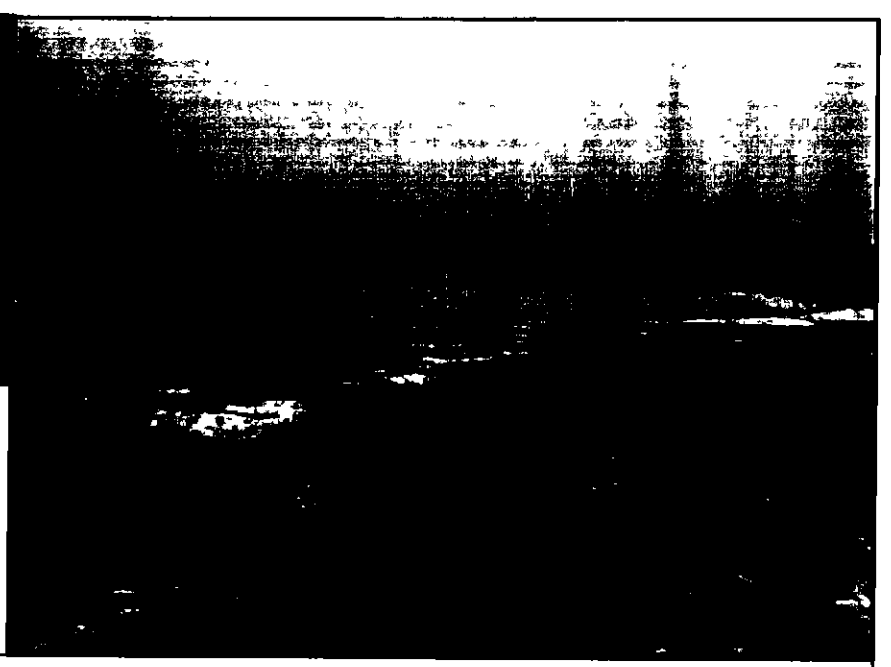
- **Findings:** No potential for a release
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 1033 Fire Training Facility



**EBS**

- **Property Category:** 7
- **Basis:** FT-002(5), W(2), AST(7), OWS(7)

**VSI**

- **Findings:** Investigation completed in 2000; petroleum contaminated soil beneath pad and adjoining OWS; EE/CA ongoing; no groundwater contamination
- **Proposed Property Category:** 6

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 1048 Concrete Monument

**EBS**

- **Property Category:** NA
- **Basis:** Not in EBS

**VSI**

- **Findings:** No potential for a release
- **Proposed Property Category:** 1

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**

# Facility 1049 Range Control House

**EBS**

- **Property Category:** 7
- **Basis:** Septic system

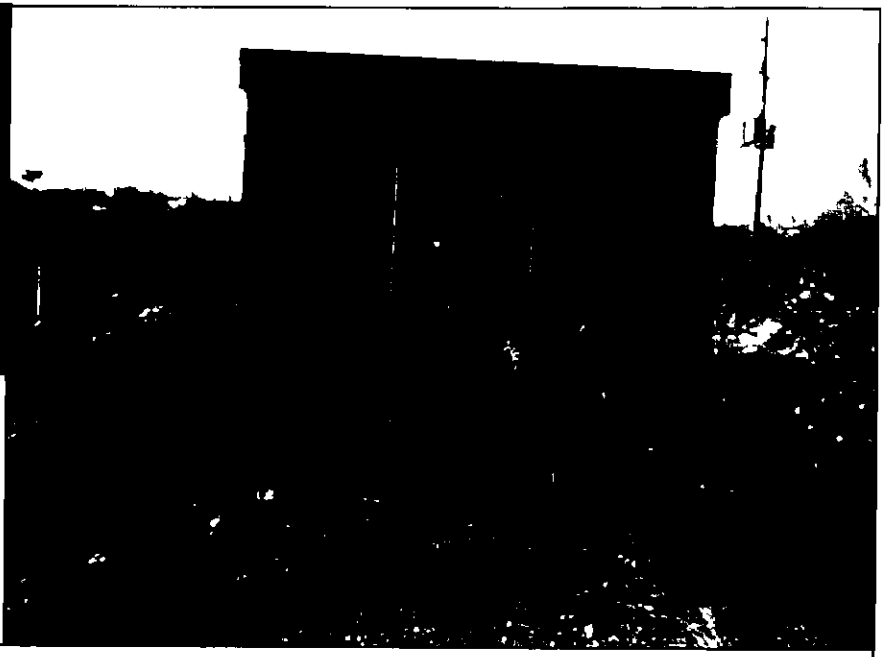
**VSI**

- **Findings:** Bathroom connected to septic system, no known industrial use
- **Proposed Property Category:** 7

**SI**

- **Proposed Investigation:** Sample septic tank contents; soil borings in leach field, if necessary
- **Constituents of Concern:** VOCs, SVOCs, metals

# Facility 1050 Storage Magazine Aboveground



**EBS**

- **Property Category:** 7
- **Basis:** Unknown

**VSI**

- **Findings:** No indication of a release
- **Proposed Property Category:** 2

**SI**

- **Proposed Investigation:** None
- **Constituents of Concern:** None

**Richards-Gebaur AFB**