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TRANSMITTAL LETTER FOR THE FIVE-YEAR REVIEW REPORT FOR THE RICHARDS
GEBUR AIR FORCE BASE SITE IN BELTON MCRCO KANSAS CITY MO
6/27/2007
U S EPA REGION VII



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

JUN 27 2007

MEMORANDUM

SUBJECT: Five-Year Review Report for the Richards Gebaur (Ex) Air Force Base Site in Belton, Cass County, Missouri

FROM: Diana J. Bailey, RPM *Diana J Bailey*
SUPR/FFSE

THRU: Gene Gunn, Chief *Gunn*
SUPR/FFSE

TO: Cecilia Tapia, Director
SUPR

Attached is the first Five-Year Review Report from the US Air Force (USAF) for the Richards Gebaur (ex) Air Force Base (RGAFB). The USAF has prepared this review pursuant to the Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA) and has adequately addressed EPA comments on the draft review.

The RGAFB site includes multiple areas being addressed under both the Base Realignment and Closure (BRAC) and Formerly Utilized Defense Sites (FUDS) programs. The FUDS portion of the site has been designed as Operable Unit (OU) 03 and includes 1,971 acres which were transferred from the Department of Defense (DOD)/USAF to primarily private control before October 1986. The BRAC portion of the site has been designated as OU 01 and 02, and was designated by Congress for transfer in 1990. The BRAC OU includes the remaining 429 acres of the original 2,400-acre AFB which closed on September 30, 1994. The Five-Year Review covers only OU 01 and 02.

The initial review was triggered by the signing and implementation of the Land Use Controls (LUC) Plan for OUs 01 and 02 on August 1, 2002. Since the signing of the LUC, a Record of Decision (ROD) was signed for OUs 01 and 02 on September 23, 2004, and the USAF had completed construction of the remedies selected in the ROD. The USAF had been conducting sampling according to the Long--Term Monitoring plan (LTM) since that time. Both the LUC and LTM plans have been approved by both the Missouri Department of Natural Resource (MDNR) and EPA.

The Five-Year Review Report concludes that remedies for OUs 01 and 02 were implemented according to the ROD and are protective of human health and the environment under current site conditions. Any future potential uses that could result in unacceptable risks are addressed through use restrictions and multiple institutional controls for both OUs.

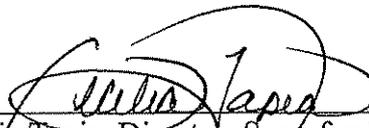
Follow-up actions include:

- Development of an Explanation of Significant Differences (ESD) for the ROD as it applies to OU 01. The purpose of the ESD is to memorialize the completion of the surface soil cleanup at the site.
- Revise the LUC to exclude OU 01 following the approval of the ESD.
- Remove the restrictive covenants for contaminated soil at OU 01 from the Kansas City deed after approval of the ESD.
- Install monitoring wells for OU 02 at site SS003. There is a question whether the USAF or the U.S. Marine Corps (USMC) would be responsible for the installation and sampling of this new well.
- Revise the vapor intrusion risk evaluation after the new TCE toxicity factor is approved by EPA.
- Conduct annual inspections and schedule the next Five-Year Review inspection for October 2011.
- Conduct the next Five-Year Review, which will be due March 19, 2012, for OU 02. The USMC is responsible for the Five-Year Review on SS003 and SS009 in OU 02.

This Five-Year Report does not cover OU 03 which is the responsibility of the U.S. Army Corps of Engineers under the FUDS program. As of this date, the investigation and remediation has not been completed for OU 03. As a result, a remedy has not been selected and a protectiveness evaluation has not been conducted.

EPA agrees with the conclusions and protectiveness statements in the Five-Year Review Report as it applies to the BRAC portion (OUs 1 and 2) of the RGAFB site and recommend that you concur with that decision.

Concur:



Cecilia Tapia, Director, Superfund Division

6/28/07
Date

Non-Concur:

Cecilia Tapia, Director, Superfund Division

Date