

**ENVIRONMENTAL BASELINE SURVEY
PHASE I OF THE PROPOSED TECHNOLOGY PARK
AT FORT LEONARD WOOD, MISSOURI**

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TABLE OF CONTENTS

1.0 SIGNATURE PAGE	2
2.0 INTRODUCTION AND PROPERTY DESCRIPTION	3
2.1 REGULATORY BACKGROUND	3
2.2 PROPERTY IDENTIFICATION	4
3.0 STUDY METHODS AND REPORT ORGANIZATION.....	7
3.1 REPORT ORGANIZATION.....	7
3.2 STUDY METHODS AND SOURCES	8
3.2.1 Historic Land Use	8
3.2.2 Review of Previous and Ongoing Contaminant Response Actions, and Known Releases	9
3.2.3 Visual Inspection of Property	10
4.0 SURVEY FINDINGS.....	11
4.1 SUMMARY OF ENVIRONMENTAL RECORDS REVIEWED.....	11
4.1.1 Installation Restoration Program	11
4.1.2 RCRA Facility Assessment.....	11
4.1.3 Environmental Compliance Assessment System (ECAS).....	11
4.1.4 Asbestos and Lead-Based Paint.....	12
4.1.5 Radon	12
4.1.6 Polychlorinated Biphenyls.....	12
4.1.7 Unexploded Ordnance	13
4.1.8 Radioactive Materials	13
4.2 ENVIRONMENTAL REGULATORY AGENCY DATABASE SEARCH.....	13
4.2.1 National Priorities List.....	14
4.2.2 Comprehensive Environmental Response, Compensation, and Liability Information System.....	14
4.2.3 CERCLIS-No Further Remedial Action Planned.....	14
4.2.4 Resource Conservation and Recovery Act Databases	15
4.2.5 State Hazardous Waste Sites.....	15

4.2.6 RCRA Corrective Action Report	15
4.2.7 Registered Underground Storage Tank Sites	15
4.2.8 Leaking Underground Storage Tank Sites	16
4.2.9 Solid Waste Facilities / Landfills	16
4.3 SITE INSPECTIONS	16
4.4 PRIOR LAND USE	18
5.0 RECOMMENDED COURSE OF ACTION	20
6.0 REFERENCES CITED	21

LIST OF FIGURES

Figure 2-1: Location of U.S. Army Maneuver Support Center and Fort Leonard Wood, Missouri	5
Figure 2-2: Location of Phase I of the Proposed Business Park at Fort Leonard Wood, Missouri	6

EXECUTIVE SUMMARY

This Environmental Baseline Survey (EBS), and the accompanying Finding of Suitability to Lease (FOSL) has been prepared to facilitate the proposed lease of approximately 63 acres of land at the U.S. Army Maneuver Support Center and Fort Leonard Wood, Missouri. Phase I of a proposed Technology Research Park will be located on this real property.

An EBS is a study of the environmental condition of Army-controlled property, with emphasis placed on the storage, release, or disposal of hazardous substances on the property or adjoining parcels, as well as the potential threat to human health and the environment associated with the proposed lease. This report was prepared by BHE Environmental, Inc. (BHE) for the U.S. Army Engineer District, Kansas City and was conducted in accordance with the following standards.

- U.S. Army Headquarters, Training and Doctrine Command (TRADOC) Environmental Requirements for Non-BRAC Real Property Transactions (June 1998);
- American Society of Testing and Materials (ASTM) Standard E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments;
- ASTM Standard E 1528, Standard Practice for Environmental Site Assessments: Transaction Screen Process;
- ASTM Standard D 5746, Standard Classification of Environmental Condition of Property Area Types;
- ASTM Standard D 6008, Standard Practice for Conducting Environmental Baseline Surveys.

Each of the above-listed standards are designed to gather information necessary to meet environmental notification requirements for federal property divestiture as established in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, Title 42 United States Code Chapter 103).

1.0 SIGNATURE PAGE

This EBS and the accompanying FOSL have been prepared to facilitate leasing of lands at Fort Leonard Wood that have been proposed for Phase I of a Technology Park. This document has been prepared in accordance with TRADOC Environmental Requirements for Non-BRAC Real Property Transactions (June 1998) and ASTM Standard E 1527-00.

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U.S. Army, Training and Doctrine Command

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Signature	Printed Name and Title	Date

2.0 INTRODUCTION AND PROPERTY DESCRIPTION

This EBS has been prepared in support of the proposed lease of real property that is proposed for the development of Phase I of the Fort Leonard Wood Technology Park. The location of Fort Leonard Wood is shown in Figure 2-1. The approximately 63-acre parcel is comprised of contiguous properties separated by Installation roads and other features. For purposes of discussion, the real property is described in the remainder of this document as five distinct parcels, as described below and shown in Figure 2-2:

- Parcel 1 is located on the east side of Replacement Avenue, and is bounded by East Fourth Street on the north, Oklahoma Avenue on the south, and East Fifth Street on the north.
- Parcel 2 is located on the north side of East Fourth Street, the west and south sides of Oklahoma Avenue, and the east side of Replacement Avenue.
- Parcel 3 is bounded on the south by Oklahoma Avenue and on the west by several existing structures and Replacement Avenue. The parcel is bounded on the north by East Second Street and on the east by Louisiana Avenue.
- Parcel 4 is located on the north side of East Second Street and the west side of Louisiana Avenue.
- Parcel 5 consists of Building 2340/2341, located at the northeastern corner of the intersection of East Fourth Street and Louisiana Avenue, in the southwestern corner of the Directorate of Logistics warehouse complex.

The parcels are predominately unoccupied and currently undeveloped; however, Building 2340/2341 occupies Parcel 5.

2.1 REGULATORY BACKGROUND

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, Title 42 United States Code Chapter 103) establishes notification requirements for the lease, by lease, purchase, or other agreement) of federally owned real property. For properties where hazardous substances [as defined in 42 U.S. Code 9601(14)] have been stored for one year or more, known to have been released, or disposed of, federal agencies are required to notify prospective purchasers of:

the type and quantity of hazardous substance storage, release, or disposal on the property if this storage, release, or disposal occurred for more than one year;

the time that this storage, release, or disposal occurred.

For leases where releases or disposal of hazardous substances have occurred, the lease agreement must contain:

- a notice of the type and quantity of such substances;
- notice of the time when the storage, release, or disposal took place;
- a description of remedial action taken at the site, if any;
- a covenant that warrants that all remedial action necessary to protect human health and the environment has been taken before the lease date and additional remedial requirements discovered after the lease date will be conducted by the United States;
- a clause granting government accesses to the property to conduct remedial action after the lease date, if necessary.

TRADOC has developed the EBS process to determine if the federal agency disclosure and lease agreement requirements of CERCLA apply property to property leases.

2.2 PROPERTY IDENTIFICATION

The legal descriptions for the parcels proposed for leases were not provided, hence they have not been reviewed and are not included in this EBS.

Figure 2-1: Location of U.S. Army Maneuver Support Center and Fort Leonard Wood,
Missouri.

Figure 2-2: Location of Phase I of the Proposed Business Park at Fort Leonard Wood, Missouri.

3.0 STUDY METHODS AND REPORT ORGANIZATION

3.1 REPORT ORGANIZATION

The purpose of this EBS is to determine if the proposed lease presents a threat to human health and the environment as a result of the current or former use, storage, or release of hazardous substances as defined by ASTM Standard E 1527-00, and; Army Regulation 200-1 and TRADOC Environmental Requirements for Non-BRAC Real Property Transactions, (TRADOC, June 1998) identify the information and records that must be reviewed for an EBS. As discussed in Section 2.1 of this document, TRADOC has established the EBS as the tool to determine if CERCLA disclosure requirements apply to the divestiture of the property. TRADOC guidance specifies that an EBS contain:

1. an executive summary;
2. an identification of the property;
3. a review of recorded chain-of-title documents;
4. a description of past and current activities on the property;
5. a description of hazardous substances and petroleum products management practices;
6. results of records reviews and visual and physical inspections of the property and adjacent properties;
7. a description of ongoing response actions on the property and adjacent properties;
8. recommended course of action;
9. reference to key documents examined.

An executive summary is provided beginning on page 1 of this document. Property identification requirements have been met through Figure 2-2, although no legal description of the parcels has been provided. Chain-of-title documents (item 3 in the list above), a description

of past and current activities (item 4), hazardous substances and petroleum products management practices (item 5), records review and property inspection findings (item 6), and a summary of past and current response actions (item 7) at the properties identified for lease are provided in section 4 of this document. The data summarized in section 4 of this document is used to recommend a course of action (item 8) as specified in the TRADOC guidance. The TRADOC-defined courses of action are:

1. conduct no further action;
2. conduct actions resulting in restrictions of use; or
3. conduct actions resulting in no restrictions on use when economically and technically feasible and when the recipient will accept the property only in an unrestricted use condition.

A recommended course of action is provided in Section 5 of this report. References cited (item 9 in the above list) are included as Section 6 of this document.

3.2 STUDY METHODS AND SOURCES

The required elements of an EBS are listed above in Section 3.1. Items 3, 4, 5, 6, and 7 in the list represent the key data gathering and review requirements. The information sources needed to fulfill these requirements were grouped into the distinct categories - historical research of past land use; review of previous and ongoing contaminant investigations, hazardous substance storage, response actions, and known releases; and visual inspection of property. The sections below outline the types of information reviewed in each of these categories. A complete list of references is provided in Section 6.0 of this document.

3.2.1 Historic Land Use

Investigation into the prior use of a parcel can provide evidence of environmental liabilities at the property. Historic land use of the parcels included in the proposed lease was identified by reviewing aerial photography, reviewing Installation Master Plans and land use diagrams,

through chain-of-title review, and by conducting interviews with individuals knowledgeable of the parcels and the Installation.

3.2.2 Review of Previous and Ongoing Contaminant Response Actions, and Known Releases

Installation records, U.S. Environmental Protection Agency (U.S. EPA) records, and Missouri Department of Natural Resources (MDNR) records were reviewed to identify areas where previous or ongoing contaminant investigations or contaminant response actions occur on the Installation. These records were also used to identify known releases of hazardous substances on or adjacent to the proposed lease parcels. These Installation, U.S. EPA, and MDNR records are listed below.

Installation Records

- Installation Action Plan;
- CERCLA Investigations such as Preliminary Investigation (PA), Remedial Investigation / Feasibility Study (RI/FS), etc.;
- Environmental Compliance Assessment System (ECAS) report;
- RCRA Facility Investigations (RFI) and Facility Assessments (RFA);
- Surveys for radioactive materials, asbestos, radon, lead-based paint, PCB-containing transformers, unexploded ordnance, or other contaminants conducted by the Installation, COE, or other entity;
- Underground Storage Tank (UST) tightness test reports, contaminant investigations, closure reports;
- Ongoing or past remedial response action documentation;
- Other sources of information that document the presence or potential presence of hazardous substances.

U.S. EPA Databases and Records

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS);
- Emergency Response Notification System (ERNS);
- National Priority List (NPL);
- Resource Conservation and Recovery Information System (RCRIS);

- Corrective Action Report (CORRACTS);
- Superfund Consent Decrees;
- Hazardous Materials Information Reporting System (HMIRS);
- National Priorities List Liens;
- PCB Activity Database System (PADS);
- RCRA Administrative Action Tracking System;
- Toxic Chemical Release Inventory (TRIS).

State of Missouri Databases and Records

- Leaking Underground Storage Tanks (LUST);
- State Hazardous Waste Sites List;
- Licensed Solid Waste Facilities;
- Registered Underground Storage Tanks.

3.2.3 Visual Inspection of Property

The parcels identified for leasing were visually inspected and photographed on 20 March and 16 October 2000. The site inspection was conducted to document current site conditions, hazardous substance use and storage, and obtain information about historic land uses that may be available from current conditions. Physical evidence of past site uses that may have involved hazardous substances or petroleum products were noted during the site reconnaissance. Visible evidence of above and below ground storage tanks, odors, pools of liquid, sumps, pits, ponds and lagoons, wells, drums or other containers, stained soil or pavement, distressed vegetation, electric or hydraulic equipment, and mounds or depressions suggesting on-site waste disposal are examples of findings that can be noted during visual inspections of property. The current use of adjacent properties was also noted.

4.0 SURVEY FINDINGS

4.1 SUMMARY OF ENVIRONMENTAL RECORDS REVIEWED

4.1.1 Installation Restoration Program

The Installation Action Plan to be Used to Implement the Installation Restoration Program, Fort Leonard Wood (Installation Action Plan, March 1998) was reviewed. The Installation Action Plan summarizes the results of previous contaminant studies and investigations at the Installation, lists sites included in the Defense Site Environmental Restoration Tracking System (DSERTS), groups these sites based on the status of response action, and identifies sites where further study or response is required. This plan was reviewed to identify locations on or near the property identified for lease where the presence of hazardous contamination is known, or where a release is probable as a result of the lease. No sites included in the Installation Action Plan are located on or adjacent to Phase I of the Technology Park project.

4.1.2 RCRA Facility Assessment

The *Final RCRA Facility Assessment Report, Fort Leonard Wood, Missouri* (RCRA Facility Assessment, U.S. EPA 1992) was reviewed to identify solid waste management units at the proposed property and on adjacent properties. None were identified in the assessment report.

4.1.3 Environmental Compliance Assessment System (ECAS)

A report entitled *Draft Findings Report, Environmental Compliance Assessment System (ECAS) External Assessment, Fort Leonard Wood, Missouri* (U.S. Army Center for Health Promotion and Preventative Medicine, 1998) documents findings of a facility-wide environmental compliance inspection conducted in 1998. The inspection, and ECAS document are organized according to major environmental issues (such as air emissions management, hazardous material management, natural resource management, etc.) not by geographical location on the Installation. No findings specific to the Phase I parcels were identified.

4.1.4 Asbestos and Lead-Based Paint

Building 2340/2341 is located on Parcel 5; according to Mr. Stenger, asbestos surveys were conducted at the Installation, and asbestos-containing insulation was identified around flues in the ceiling of Building 2340/2341. An asbestos-containing fireproof door was also identified in Building 2341.

According to Mr. Carl Stenger, a representative of the Directorate of Public Works (DPW) Environmental Office, lead-based paint surveys have been conducted at the Installation. Painted surfaces on and in original structures at the Installation (constructed circa 1941) contain lead-based paint.

4.1.5 Radon

According to Mr. Stenger no radon surveys have been conducted in the Installation's buildings. However, the National Radon Database (U.S. EPA 1992) indicates that indoor radon concentrations, in Pulaski County, Missouri, average approximately 0.74 picocuries per liter, below the U.S. EPA-recommended abatement level of 4.0 picocuries per liter.

4.1.6 Polychlorinated Biphenyls

40 CFR 761.3 defines PCB-contaminated electrical equipment as any electrical equipment with PCB concentrations between 50 and 500 parts per million (ppm, or milligrams per kilogram, mg/kg) in the contaminating fluid. Electrical equipment with PCB concentrations greater than 500 ppm in the contaminating fluid is defined as PCB Electrical Equipment. Both PCB-contaminated electrical equipment and PCB electrical equipment are regulated for disposal under the Toxic Substances Control Act (TSCA).

Pole-mounted transformers were observed throughout the parcels, primarily along perimeter roads. According to Mr. Kim Miko, a representative of the Directorate of Public Works, Environmental Office, all PCB-contaminated or PCB pole-mounted transformers at the Installation are believed to have been removed, disposed of, and replaced with non-PCB transformers.

Fluorescent lighting was observed in Building 2340/2341. It is possible the fluorescent light ballasts contain PCBs; however, they would not present an immediate hazard unless they leak.

4.1.7 Unexploded Ordnance

Several unexploded ordnance (UXO) investigation reports were obtained from Installation DPW Energy, Environment, and Natural Resources personnel. These reports dealt specifically with the Open Burning / Open Demolition area of Range 36, one of 56 ranges located on the Installation (Ranges and Training Areas, FLW Regulation No. 210-14, U.S. Army Maneuver Support Center and Fort Leonard Wood 1997). No ranges are located near, and no records related to the presence of UXO on or near the Phase I properties were identified.

4.1.8 Radioactive Materials

No records related to the known or potential presence of radiological materials at or near Phase I of the proposed Technology Park were identified in consultation with Installation DPW Energy, Environment, and Natural Resources personnel.

4.2 ENVIRONMENTAL REGULATORY AGENCY DATABASE SEARCH

BHE retained EcoSearch Environmental Resources, Inc. (EcoSearch) in Indianapolis, Indiana to conduct a review of Federal and State of Missouri environmental regulatory databases.

EcoSearch converts addresses of sites listed in these databases into geographical locations, and can then search the databases for sites within a specified geographical area. For this study, EcoSearch searched for sites at the property, as well as for sites at varying distances beyond the property, as required by ASTM Standard E1527. The U.S. Army Maneuver Support Center and Fort Leonard Wood appeared in several of these databases; however, in many cases the record in the database referred to the entire Installation and did not identify specific facilities on the Installation.

Each of the regulatory agency databases included in this study, and the specific sites identified during this study, are discussed below. The EcoSearch report is provided in Appendix 1.

4.2.1 National Priorities List

The NPL (or Superfund list) for uncontrolled hazardous waste sites (U.S. EPA 2000) identifies sites that have been investigated by U.S. EPA, ranked according to the Hazard Ranking System procedures of 40 CFR 300, Appendix A, and for which a “score” of 28.5 or greater is acquired. Sites in this category are deemed to pose adverse impacts to human health and the environment because of the presence of uncontrolled hazardous substances, and represent the “worst” hazardous waste sites in the country. No NPL sites were identified on or within one mile of the property identified for lease.

4.2.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The CERCLIS (U.S. EPA 2000) identifies sites that have been investigated by U.S. EPA because of the potential presence of uncontrolled hazardous substances requiring remedial actions or inclusion on the NPL. The U.S. Army Maneuver Support Center and Fort Leonard Wood was identified twice in this database. One listing identifies the U.S. Army Maneuver Support Center and Fort Leonard Wood. This listing relates to the Installation’s coordination with MDNR and U.S. EPA to address contamination issues on the post, but does not provide information specific to the property proposed for lease. The second listing identifies the Fort Leonard Wood Artillery Firing Range; however, no ranges are located near the property. Inclusion of the Installation on this database does not present an environmental concern to the proposed lease action.

4.2.3 CERCLIS-No Further Remedial Action Planned

The U.S. EPA recently delisted numerous facilities from the CERCLIS list. These sites, where U.S. EPA investigation has determined that no threat to human health or the environment exists, are listed in a database known as the CERCLIS- No Further Remedial Action Planned (CERCLIS-NFRAP, U.S. EPA 2000) list. No CERCLIS-NFRAP sites were identified on the Installation.

4.2.4 Resource Conservation and Recovery Act Databases

Under RCRA, generators of hazardous waste are required to notify the U.S. EPA and obtain a hazardous waste identification number. These facilities are identified on the Resource Conservation and Recovery Information System (RCRIS 2000). The U.S. Army Maneuver Support Center and Fort Leonard Wood was identified in this database as a large quantity generator. A large quantity generator is one that generates more than 1,000 kilograms of hazardous waste in any calendar month. The Installation was also identified as a RCRA-permitted Transportation, Storage, and Disposal Facility (TSDF), a site that is permitted to ship, store, or dispose of hazardous waste. This listing identifies Building 2229 at 1334 First Street, in the Directorate of Public Works compound, which is not located near the property proposed for lease. Inclusion of the Installation in these databases does not present an environmental concern to the property.

4.2.5 State Hazardous Waste Sites

The MDNR maintains a Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites (MDNR 2000) that inventories sites that require or have ongoing contaminant investigation or response actions. This list is a state equivalent to the Federal CERCLIS list. No facilities were identified on the Installation.

4.2.6 RCRA Corrective Action Report

The RCRA Corrective Action Report (CORRACTS, U.S. EPA 2000) identifies facilities with ongoing corrective action under RCRA. No CORRACTS facilities were identified in the search area of the study.

4.2.7 Registered Underground Storage Tank Sites

The MDNR maintains an inventory of registered USTs in the state (MDNR 2000). Although the search identified 67 UST sites on the Installation, none of these sites are located within ¼-mile of the property proposed for lease.

4.2.8 Leaking Underground Storage Tank Sites

A list of reported releases or leaks from registered USTs (MDNR 2000) was reviewed. This database identified 18 leaking UST sites on the Installation; however, none of these sites are located within ¼-mile of the property proposed for lease. Additionally, response actions at all of these sites have been completed, according to Mr. Carl Stenger, a representative of the Installation Energy, Environment, and Natural Resources Office.

4.2.9 Solid Waste Facilities / Landfills

The State of Missouri maintains a listing of licensed landfills throughout the state (MDNR 2000). A review of this database did not identify any facilities on the Installation.

4.3 SITE INSPECTIONS

The Phase I property of the proposed Technology Park consists of approximately 63 acres of real property. The parcels included in the proposed lease were inspected on March 20 and October 16, 2000. The parcels are predominately unoccupied land; however, according to historical Installation maps and building records obtained from the Directorate of Public Works Real Property office, the parcels were once occupied by various structures, mainly barracks and office buildings. One structure was observed at the time of the site visits, Building 2340/2341 is located on Parcel 5.

Parcel 1, the southernmost in the proposed lease action, is a maintained grass field with intermittent trees throughout, although concentrated in the southern portion of the property. Intermittent drainages are present in several locations of the parcel, which slopes from east to west. Stonework features, apparently constructed by World War II-era prisoners-of-war who were interred at the Installation, are present in this parcel. These stonework features consist of a patio / garden and small amphitheater located near the southeastern corner of the parcel, and a second amphitheater near the southwestern edge of the parcel. Small-diameter steel pipes that extended into the ground were observed at two locations in the parcel. These pipes appeared to be fill pipes or vent pipes associated with underground storage tanks and were located midway

along the northern boundary of the parcel (along East Fourth Street) and approximately 100 yards south of the northeastern corner of the parcel along Oklahoma Avenue, respectively.

Parcel 2 is predominantly wooded, with the exception of an approximately 4-acre clearing along the northern boundary and a linear clearing along Replacement Avenue. The clearing along the northern portion of this parcel was being used as an equipment staging and storage area by contractors involved in sewer line installation at the time of the site visit. Materials in storage included plastic pipe, heavy equipment, several tool trailers, and an aboveground fuel storage tank.

The southern portion of Parcel 3 is primarily vegetated with lawn grasses in the southern portion, and is wooded in remaining portions of the property. Asphalt and concrete areas, apparently remnants of former barracks and offices in this area, were evident along Oklahoma Avenue. A small area of the southern portion of this parcel was used as a storage area for contractors at the Installation at the time of the site visit; an aboveground temporary fuel storage tank and several vehicles were present at this location.

The majority of portions of parcel 3 located north of the cleared area are wooded. A discarded water heater was observed at the transition from grassed to wooded areas, as was a short, steep embankment, indicating that the cleared area had been graded or filled. The wooded area is crossed by a natural gas pipeline in a northwest to southeast orientation. Remnants of an apparent swimming pool were observed south and east of the building that houses the Directorate of Public Works Environmental Office.

Parcel 4 consists of an approximately 3 acre parcel along Louisiana Avenue and East Second Street. The area is was observed predominately grass- and tree-covered. Several sanitary sewer manholes are located in this parcel, and troop barracks are located adjacent to the parcel on the west.

Parcel 5 consists of Building 2340/2341, plus associated land, in the Directorate of Logistics warehouse complex. This building is located at the southwestern corner of the warehouse complex. The building is constructed of brick and wood on a concrete slab foundation, and is roofed with asphalt shingles. Although it is only one structure, the building has been numbered as 2340 (the northern portion) and 2341 (the southern portion) and contains office and

warehouse space. The office in Building 2341 was inaccessible. The office in Building 2340 is finished with suspended ceiling panels and plaster walls; the warehouse portion of the building was unfinished. Florescent lighting was observed throughout the building. The office was vacant at the time of the inspection; however, the warehouse contained training and visual aid supplies and equipment. An empty 55-gallon drum was observed in the northern portion of the warehouse; however, its former contents are unknown. According to the maintenance supervisor, the building formerly stored hazardous materials (ex. paints, thinners, and solvents) until approximately 1993. Staining was observed in various areas on the wood floor.

According to Mr. Stenger, the building formerly used heating oil and operated a 500-gallon heating oil tank. The aboveground storage tank was located near the northwestern exterior corner of the building and was removed in approximately 1995. No sampling was conducted given heating oil tanks are not regulated.

4.4 PRIOR LAND USE

Sources of information used to assess the historic land use of the property include: maps reviewed in the DPW Engineering Division office; aerial photographs reviewed in the DPW Natural Resources Division office; Real Property Records at the DPW Real Property office; and title information. Each is described below.

Maps reviewed at the DPW Engineering Division office, dated 1961, 1977, and 1980 indicate that Phase I of the proposed Technology Park Initiative is located in an area previously developed and occupied predominately by structures used for housing, offices, and warehousing. The 1961 and 1980 maps indicate Parcel 1 was occupied by Buildings 1912, 1916 through 1919 and 1978 through 1999; Parcel 2 was occupied by a parking area (observed during the inspection as the staging and storage area located on the northern portion of the parcel); Parcel 3 was occupied by Buildings 2100 (not present in the 1980 map), 2368, 2371, and 2379. Parcel 4 was occupied by Buildings 2193 and 2194 and associated parking areas; and Parcel 5 was occupied by the current building.

Aerial photographs from 1938, 1942, 1955, 1967, 1975-1976, and 1986 were reviewed at the DPW Natural Resources Division office. The 1938 and 1942 aerial photographs do not cover

the area of the proposed Technology Par Initiative. The 1955, 1967, 1975-1976, and 1986 aerial photos indicate development on Parcels 1, 3, 4, and 5, as well as the clearing on the northern portion on Parcel 2. However, Building 2100 is not seen on the 1986 aerial photo. East Fifth, Fourth, and Second Streets and Replacement, Michigan, Louisiana, and Oklahoma Avenues can be seen in all of the aerial photos.

Available Real Property Records were reviewed and indicate the former on-site buildings were constructed primarily in 1941 and early 1942; the current building 2340/2341 was constructed in 1941. Real Property records indicate that the former buildings were used as barracks, general purpose warehousing, and/or offices. Demolition of the former buildings on Parcels 1 and 3 was conducted in 1992; former buildings located on parcel 4 were demolished from 1992 through 1997. According to Mr. Stenger, Building 2340/2341, as well as most of the former buildings in the Phase I parcels burned fuel oil, stored in aboveground storage tanks, for building heat. The tank formerly located at Building 2340/2341 was removed in approximately 1995 and the tanks associated with the former buildings were removed at the time of demolition.

Former building 2100 was located near the northwestern corner of parcel 3. This former building was, according to the maps discussed above, located immediately west of the apparent former swimming pool described in section 4.3 of this document. Records for this former building were not available from the DPW Real Property office.

BHE Requested title information from the Kansas City Corps of Engineers and the Pulaski County Courthouse (through a local title firm). The proposed Technology Park sites were originally included in multiple parcels purchased from numerous land owners by the U.S. War Department, via a court-ordered Declaration of Taking, filed by the US District Court, Western Missouri. The order was filed in Pulaski County, Missouri December 3, 1940. The property was referred to as Plat Parcels A48, A50, A52, A53, A74, A75, A76 and A78. No other title information is readily available.

5.0 RECOMMENDED COURSE OF ACTION

TRADOC Environmental Requirements for Non-BRAC Real Property Transactions require that an EBS conclude with a Recommended Course of Action. According to TRADOC, the Army proponent may:

- recommend no further action;
- conduct actions resulting in restrictions of property use; or,
- conduct actions resulting in no restrictions on use when economically and technically feasible and when the recipient will only accept the property in an unrestricted use condition

Two potential environmental concerns were identified during the course of this study. Small diameter steel pipes were observed extending out of the ground near the northern and eastern boundaries of parcel 1. These pipes appear similar to fill pipes or vent pipes that are typical of small underground storage tanks. Similar pipes were observed near the northwestern corner of parcel 3, in the area of the apparent former swimming pool described previously. It is recommended that additional investigation into the potential existence of underground storage tanks be conducted at these locations. The tanks, if present, should be removed in accordance with requirements of the MDNR and the Installation.

6.0 REFERENCES CITED

- Fort Leonard Wood, Missouri. 1999. Directorate of Public Works, Real Property Office. Property cards and other information provided by Ms. Ruth Taylor and Ms. Darietta Howe.
- Fort Leonard Wood, Missouri. 1999. Directorate of Public Works, Energy, Environment, and Natural Resources Office. Historical use information provided by Mr. Carl Stenger.
- Fort Leonard Wood, Missouri. 1999. Directorate of Public Works, Energy, Environment, and Natural Resources Office. Aerial photographs dated 1938, 1942, 1955, 1967, 1975-76, 1986, and 1994.
- Harland Bartholomew & Associates, Inc. 1998. Spill Prevention and Response Plan for Fort Leonard Wood, Missouri. Prepared for U.S. Army Corps of Engineers, Kansas City District.
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APPENDIX 1: ECOSEARCH REPORT