

MKC Radio Communications Link Repeater (RCLR)

Northwest 56th Street

Kansas City, Missouri 64151

Phase I Environmental Due Diligence Audit



Prepared For:

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JCN: 1400232

1.0 SUMMARY

Lockheed Martin (NISC III), in support of the Federal Aviation Administration (FAA), presents this Phase I Environmental Due Diligence Audit (EDDA) report for the former MKC Radio Communications Link Repeater (RCLR) located on Northwest 56th Street in Kansas City, Missouri 64151. The former MKC RCLR has been decommissioned and is located on two parcels comprising a total of 6.21 acres. These parcels and any buildings, structures, and improvements on the parcels are hereafter referred to as the “Subject Property” for the purposes of this report. The parcels of land are owned by the United States of America and used by the FAA.

Records were obtained from various agencies to gather historical information and documentation pertaining to potential environmental liabilities associated with the subject and surrounding properties. A database search of federal and state environmental records was performed to determine if neighboring or adjacent properties have the potential to adversely affect the Subject Property.

Details of the findings associated with the Subject Property are provided in Section 8.0 of this report. This Phase I EDDA has revealed no recognized environmental conditions (as defined by ASTM Standard E1527-13) in connection with the Subject Property.

2.0 INTRODUCTION

The Subject Property has been decommissioned and restored and is excess real property. This Phase I EDDA was requested to facilitate a sale of the Subject Property.

2.1 Purpose

This serves as documentation of a Phase I EDDA for the Subject Property. The purpose of this Phase I EDDA is to identify, to the extent feasible and subject to the limitations discussed in this report, recognized environmental conditions and historical recognized environmental conditions related to the Subject Property. According to ASTM E1527-13, the term “recognized environmental conditions” is defined as follows:

the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The purpose of this audit is to assist the FAA in exercising due diligence by evaluating potential environmental liabilities associated with the Subject Property. This was performed in accordance with and within the guidelines set forth in FAA Order 1050.19B, Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions and ASTM E1527-13 Standard Practice for Environmental Site

Assessments: Phase I Environmental Site Assessment Process.

2.2 Detailed Scope of Services

A detailed site inspection was conducted on March 22, 2016. The inspection consisted of a visual survey of all property grounds, and immediate surrounding areas to identify recognized environmental conditions. The purpose of the site inspection was to identify areas such as manufacturing and process areas; chemical storage areas; waste storage areas; suspected disposal areas; subsurface structures (such as drains, sumps, septic systems, and tanks); fuel storage areas; electrical equipment which may contain polychlorinated biphenyls (PCBs); evidence of historical uses; and evidence of spills or potential releases of hazardous substances (such as stressed vegetation and soil staining). Records were obtained from various agencies to gather historical information and documentation pertaining to potential environmental liabilities associated with the Subject Property and surrounding properties. A database search of federal and state environmental records was performed to determine if neighboring or adjacent properties have the potential to adversely affect the Subject Property.

2.3 Significant Assumptions

There are no significant assumptions associated with this Phase I EDDA.

2.4 Limitations and Exceptions

This Phase I EDDA was performed in accordance with the ASTM Standard E1527-13 and FAA Order 1050.19B. The methodologies contained in these standards and orders include, among other things, interviews with individuals familiar with the Subject Property, site reconnaissance, and historical records review. Information obtained during the interviews and site reconnaissance was recorded and reviewed before it was included in this Phase I EDDA report. All information that was obtained during the site investigation and subsequently included within this Phase I EDDA is assumed to be reliable. Not all such information, however, is susceptible to independent verification. Data from additional government databases was obtained and reviewed using accepted industry standards and practices. The conclusions summarized herein are based on the limited observations and review described within this submittal at the time the Phase I EDDA was conducted. Future events at the Subject Property or the surrounding properties may alter these findings.

Performing a Phase I EDDA in accordance with ASTM Standard E1527-13 and FAA Order 1050.19B is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and both practices recognize reasonable limits of time and cost.

2.5 Special Terms and Conditions

The environmental professional is not aware of any special terms or conditions.

2.6 User Reliance

The environmental professional is not aware of any user reliance issues.

3.0 SITE DESCRIPTION

The former MKC RCLR has been decommissioned and is located on a 6.21 acre parcel of land approximately 514 feet by 527 feet. The Subject Property is located south of Northwest 56th Street and west of Northwest Northwood Road. The formerly fenced area is irregular in shape, approximately 200 feet by 190 feet and is gravel and dirt covered. The property is accessed via a gravel access drive from Northwest 56th Street.

Site aerials of the subject and immediate adjoining properties are provided in Section 16.4.2. Additionally, a site plan is provided in Section 16.2.

3.1 Location and Legal Description

Location:

	Decimal	Degrees
Latitude (North):	39.1937	39 ⁰ 11' 37.14"N
Longitude (West):	94.6367	94 ⁰ 38' 12.07"W
Elevation:	936 feet above sea level	

Legal Description:

Parcel 1:

A tract of land in the Northwest Quarter of Section 32, Township 51, Range 33, Platte County, Missouri, being bounded and described as follows: Commencing at the northeast corner of the northwest quarter of said Section 32; thence north 89⁰53'39" west along the north line of said northwest quarter, 1,254.86 feet; thence due south, parallel to the east line of said northeast quarter, 789.61 feet to the true point of beginning of the tract to be herein described; thence due south 527.00 feet; thence south 89⁰36'00" west, 83.70 feet; thence north 0⁰24'00" west, 210.00 feet; thence south 89⁰39'00" west, 200.00 feet; thence south 0⁰24'00" east, 210.00 feet; thence south 89⁰36'00" west, 230.00 feet; thence due north 527.00 feet; thence north 89⁰36'00" east 513.70 feet to the point of beginning. Containing 5.25 acres, more or less.

Parcel 2:

Beginning at the Northeast corner of the Northwest Quarter of said Section 32, thence North 89⁰ 53' 39" West along the North line of the Northwest Quarter of said Section 32, 1,337.98 feet; thence South 0⁰06' 21" West at right angles to the last described course 1,107.35 feet to the true point of beginning of the tract to be herein described; thence South 0⁰ 24' 00" East 210.00 feet; thence South 89⁰ 36' 00" West 200.00 feet; thence North 0⁰ 24' 00" West 210.00 feet; thence North 89⁰ 36' 00" East 200.00 feet to the true point of beginning, containing 0.96 acres, more or less. Subject to any and all easements and restrictions of record.

Please see Real Estate Documents in Section 16.4.1.

3.2 Site and Vicinity General Characteristics

The vicinity of the Subject Property is in an area that is residential development, open fields and wooded areas.

3.3 Current Use of the Property

The MKC RCLR has been decommissioned and the Subject Property is no longer used by the FAA. The Subject Property has been restored and will be sold.

3.4 Description of Structures, Roads, Other Improvements on the site

The Subject Property has been restored. The area where the antenna tower and equipment building were located is irregular in shape, approximately 200 feet by 190 feet and is gravel and dirt covered. A gravel access drive extends approximately 900 feet south from Northwest 56th Street to the site. Remaining at the site are two concrete slabs (one approximately 30 feet by 14 feet and one approximately 32 feet by 12 feet) from previously demolished structures (i.e. engine generator buildings, other co-located FAA equipment, etc.). See Site Plan in Section 16.2 and Site Photos in Section 16.3.

3.5 Current Uses of the Adjoining Properties

A review of topographic maps, aerial photographs, site reconnaissance, and interviews revealed that the majority of the areas immediately surrounding the Subject Property are open fields, wooded areas and a telecommunications tower site. The following boxed text describes the areas located north, east, south, and west of the Subject Property.

Neighboring Properties	
North	Property directly north is open field.
East	Property directly east is wooded and open field with a communications antenna site.
South	Property directly south is wooded and open field.
West	Property directly west is open field.

4.0 USER PROVIDED INFORMATION

The following sections describe the historical and present ownership of the Subject Property and its previous uses.

4.1 Title Documents

The Subject Property includes two parcels that are owned by the United States of America and used by the FAA. The two General Warranty Deeds were provided by the FAA. Please see Section 16.4.1, Real Estate Documentation.

4.2 Environmental Liens or Activity and Use Limitations

There are no known environmental liens or activity and use limitations associated with the Subject Property.

4.3 Specialized Knowledge

No specialized knowledge or experience that is material to recognized environmental conditions in connection with the Subject Property was communicated by the FAA as part of this EDDA.

4.4 Commonly Known or Reasonably Ascertainable Information

Records were obtained from various agencies to gather historical information and documentation pertaining to potential environmental liabilities associated with the subject and surrounding properties. A database search of federal and state environmental records was performed to determine if neighboring or adjacent properties have the potential to adversely affect the Subject Property.

4.5 Valuation Reduction for Environmental Issues

It is unknown whether the Subject Property values have been reduced due to environmental issues on-site or on adjacent properties.

4.6 Owner, Property Manager, and Occupant Information

The Subject Property is owned by the United States of America and used by the FAA. The Subject Property is managed by FAA personnel at the Kansas City System Support Center (SSC).

4.7 Reason for Performing Phase I

The FAA requested a Phase I EDDA based on the expectation to sell the Subject Property. The Subject Property has been restored including removal of the fencing, equipment building and antenna tower.

4.8 Other

Not Applicable.

5.0 RECORDS REVIEW

Records were reviewed from various federal, state, and local agencies to obtain information on potential environmental concerns that could impact the Subject Property. A discussion of the federal, state, and local records review is provided in the following sections. Refer to Section 16.5 for the Environmental Data Resources, Inc. (EDR), Report.

5.1 Standard Environmental Record Sources

Federal and State Records

Based upon the records review and personal interviews, no potential environmental concerns were identified with respect to the Subject Property. The findings from the information reviewed for this EDDA include the following:

- No documented releases at Subject Property
- No hazardous waste generators on the Subject Property

The databases listed below were among those searched by EDR for this EDDA. Detailed information contained in these databases and a complete list of all databases searched is included in the EDR Report in Section 16.5.

Database Search	Results
AST – Aboveground Storage Tanks	None
Brownfield Sites	None
CAT – Cleanup Started and/or Completed Sites	None
CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act	None
CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System	None
CORRACTS – RCRA Corrective Action Sites	None
ENG CONTROLS – Engineering Controls	None
FINDS – Facility Index Systems	None
FUDS – Formerly Used Defense Sites	None
HMIRS – Hazardous Materials Incident Report System	None

Database Search	Results
INST CONTROL – Institutional Controls (Legal or Administrative Restrictions)	None
LUST – Leaking Underground Fuel Storage Tanks	None
Mining, Oil and Gas Operations	None
MLTS – Material Licensing Tracking System	None
NFRAP – No Further Remedial Action Planned	None
NPL – National Priorities List	None
RCRA – Resource Conservation and Recovery Act – Generators of hazardous waste	None
RCRA Non-Generators of hazardous waste / No Longer Regulated	None
SHWS – State Hazardous Waste Sites (SHWS)	None
Solid Waste Facility/Landfill (SWF/LF)	None
TRIS – Toxic Chemical Release Inventory System	None
TSCA – Toxic Substances Control Act	None
TSDF – Treatment, Storage, and Disposal Facilities	None
UST – Underground Storage Tank	None
VCP – State Voluntary Cleanup Program Sites	None

Orphan Sites:

There were no orphan sites identified in the EDR Report.

Subject Property:

In the EDR databases search the Subject Property was identified on two lists. The listings indicate a National Pollutant Discharge and Elimination System (NPDES) permit was issued for storm water runoff from an area of land disturbance from heavy construction. The owner name is given as Northwood Road 56th Street LLC. The location identified is located north/northeast of the Subject Property and is currently being developed. Considering these further reviewed details, the listings are not for the Subject Property and considering the nature of these listings also likely do not present a risk to the Subject Property.

5.2 Additional Environmental Record Sources

Local Records

Lockheed Martin (NISC III) reviewed pertinent local files and conducted interviews with FAA personnel. Other information was compiled using Internet sources as described in this section.

The information provided by the database searches in Section 5.1 showed no evidence that any other fuel storage method other than an aboveground storage tank (AST) had been used at the Subject Property. However, information obtained from additional research indicates there had been an underground storage tank (UST) used at the Subject Property. This is discussed further in Section 8.0.

National Wetlands Inventory and Flood Insurance Rate Maps

A wetlands map was obtained from the National Wetlands Inventory (NWI) website (<http://www.fws.gov/wetlands/>). Refer to Section 16.4.4 for the NWI map. A review of the NWI Map indicates that wetlands are not located on the Subject Property. The nearest wetland is a freshwater pond wetland approximately 0.19 miles northwest of the Subject Property.

The Flood Insurance Rate Map (FIRM) was obtained from the Federal Emergency Management Agency (FEMA) website (<https://msc.fema.gov/>). Refer to Section 16.4.5 for the FIRM. According to the map (2901730055B dated August 5, 1986), the Subject Property lies in Zone C which are areas of minimal flooding.

A review of information provided in the Natural Resource Conservation Web Soil Survey website (<http://websoilsurvey.nrcs.usda.gov/>), indicate the soils for the Subject Property consist primarily of silt loam and silty clay loam soils. Section 5.4 of this report provides a more detailed discussion on the soils of the Subject Property.

5.3 Physical Setting Source(s)

The property surrounding the Subject Property consists primarily of open fields and wooded areas. The Subject Property and surrounding area is relatively flat to rolling terrain. Elevations in the vicinity of the Subject Property range from 800 to 950 feet above sea level.

See Section 16.4.3 for Historical Topographical Maps and 16.3 for Site Photos.

5.4 Historical Use Information on the Property

Based on historical information the location of the Subject Property had been undeveloped and agricultural use until approximately 1965 when the site was developed and reportedly used as a Radar Microwave Link Repeater (RMLR). This use continued until the MKC RCLR equipment was commissioned in July 1991. Additionally, co-located at the Subject Property was another building and two other antennas. One antenna was a Spiracone and the other a Rotatable Log Periodic Antenna (RLPA). These were related to the Radio Communications Link Terminal (RCLT) which was commissioned in 1992, decommissioned in December 2012 and the two towers removed and those areas restored in October 2014. The use of the site as an RCLR continued until being decommissioned February 3, 2015. Other co-located equipment at the site included an Air Route Surveillance Radar (ARSR) test facility. This function ceased in the early 1990s and included an antenna tower that was immediately adjacent to the southeast corner of the RCLR building. This tower had been removed during earlier restoration activities at the site. In March 2016 the RCLR site was restored including removal of the fencing, equipment building and antenna tower. The site is currently vacant.

Topographic Map Review

As a part of the investigation of the Subject Property, the U.S. Geological Survey (USGS) topographic maps for 1890, 1948, 1964, 1970, 1975, 1996 and 2015 were obtained from EDR. Copies of the topographic maps are provided in Section 16.4.3.

Topographic	Topographic Map Direction and Description	
Map Year	Direction	Description
1890	Subject Property	Subject Property is relatively flat. No indication of development.
	North	Directly and further north are relatively flat with a gradual slope down to the east. Directly and further north shows development of roadways.
	East	Directly east slopes down gradually to a creek. Beyond creek slopes back up and further east slopes down to another creek. Directly and further east shows development of roadways.
	South	Directly south is relatively flat with a gradual slope to the west. Further south slopes gradually to the southwest. Directly and further south shows development of roadways. Further south shows development of a railroad.
	West	Directly west is relatively flat with a gradual slope down. Further west gradually slopes down to a creek. Directly and further west shows no development.
1948	Subject Property	Subject Property is relatively flat. No indication of development.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly north shows no development. Further north shows development of structures and additional roadways.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly east shows no development. To the northeast shows a small roadway and a few structures. Further east shows development of structures, additional roadways and Houston Lake.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows development of structures, additional roadways and the community of Northwood Acres.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows development of structures, additional roadways and the community of Parkdale.

Topographic	Topographic Map Direction and Description	
Map Year	Direction	Description
1964	Subject Property	Subject Property is relatively flat. No indication of development.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly north shows no development. To the northwest shows a small roadway and a few structures. Further north shows development of additional structures, additional roadways, Highway 29 development and residential developments.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly east shows no development. Further east shows development of additional structures, additional roadways, Highway 29 development, residential developments and sewage disposal pond.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows development of additional structures and additional roadways. Further to the southeast shows residential developments and further to the southwest shows a quarry and industrial development.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows development of additional structures and additional roadways.

Topographic		Topographic Map Direction and Description
Map Year	Direction	Description
1970	Subject Property	Subject Property is relatively flat. The access drive and a structure are shown.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly north shows no additional development. Further north shows development of additional structures, further Highway 29 development and additional residential developments.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly east shows no development. Further east shows development of additional structures, further Highway 29 development and additional residential developments.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows a residential development, additional structures and further roadway development. Further to the southeast shows additional residential developments and commercial development.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows no additional development.
1975	Subject Property	Subject Property is relatively flat. The access drive and a structure are shown.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly north shows no additional development. Further north shows development of additional structures.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly east shows no development. Further east shows development of additional structures and further Highway 29 development.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows additional industrial development and further roadway development. Further to the southeast shows additional residential developments and highway development.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows an additional residential development.

Topographic	Topographic Map Direction and Description	
Map Year	Direction	Description
1996	Subject Property	Subject Property is relatively flat. The access drive and a structure are shown.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly north shows no additional development. Further north shows additional residential developments.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly east shows no development. Further east shows additional residential development.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows additional industrial development and an area referred as 'Pit'.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows additional residential developments.
2015	Subject Property	Subject Property is relatively flat. No indication of development.
	North	Directly north is relatively flat. Further north has a rolling terrain. Directly and further north show no additional development.
	East	Directly east slopes down gradually to a creek. Further east has a rolling terrain. Directly and further east show no additional development.
	South	Directly south is relatively flat. Further south has a rolling terrain and flattens out along Missouri River. Directly south shows no development. Further south shows roadway development in area previously identified as 'Pit'.
	West	Directly west slopes down gradually to a creek. Further west has a rolling terrain. Directly west shows no development. Further west shows no additional development.

Aerial Photography

As a part of the investigation of the Subject Property, historical aerial photographs were obtained from EDR for the years 1940, 1963, 1969, 1986, 2002, 2006, and 2012. These aerial photographs of the Subject Property were reviewed to determine the historical land use of the Subject Property and the surrounding areas. A discussion of the information extracted from the aerial photographs is provided in the following table. Refer to Section 16.4.2 for reproductions of the aerial photographs.

Aerial Photo		Aerial Photograph Direction and Description	
Year	Direction	Description	
1940	Subject Property	The Subject Property is not developed and appears agricultural use.	
	North	Directly north appears agricultural use. Further north appears a rural residential property, a roadway, beyond which appears wooded areas, agricultural use, farmsteads and rural residential properties.	
	East	Directly east appears agricultural use. Further east appears agricultural use, wooded areas, rural residential and a farmstead to the northeast.	
	South	Directly south appears agricultural use. Further south appears agricultural use, rural residential and a farmstead.	
	West	Directly west appears agricultural use. Further west appears agricultural use, wooded areas, rural residential properties and a farmstead to the northwest.	
1963	Subject Property	The Subject Property is not developed and appears agricultural use.	
	North	Directly north appears unchanged from 1940. Further north the identified rural residential property is no longer present. Further to the northwest appears rural residential. Further to the northeast appears rural residential and a school.	
	East	Directly east appears unchanged from 1940. Further east appears additional rural residential.	
	South	Directly and further south appear unchanged from 1940.	
	West	Directly and further west appear unchanged from 1940.	

Aerial Photo		Aerial Photograph Direction and Description	
Year	Direction	Description	
1969	Subject Property	The Subject Property is developed and being used as a RMLR site. The fenced area, equipment building, antenna tower, and access drive are evident.	
	North	Directly north appears unchanged from 1963. Further north appears additional residential developments.	
	East	Directly east appears unchanged from 1963. To the northeast a previously identified farmstead appears to be gone. Further east appears additional rural residential properties, wooded areas, and roadways.	
	South	Directly south appears unchanged from 1963. Further south and southeast appears residential developments.	
	West	Directly west appears unchanged from 1963. Further west appears additional rural residential properties and wooded areas.	
1986	Subject Property	The Subject Property is developed and being used as a RMLR site. The fenced area, equipment building, antenna tower, and access drive are evident.	
	North	Directly north appears a roadway branching off the Subject Property access drive. Further north appears additional residential development.	
	East	Directly and further east appear unchanged from 1969.	
	South	Directly south appears more wooded area and less agriculture use. Further south appears unchanged from 1969.	
	West	Directly west appears unchanged from 1969. Further west appears more wooded areas and less agricultural use.	

Aerial Photo	Aerial Photograph Direction and Description	
Year	Direction	Description
2002	Subject Property	The Subject Property is developed and being used as RCLR site and other functions. Fenced area has been enlarged and shows additional development of structures and antenna tower. Area directly north is now also part of the Subject Property and has two antennas related to RCLT use.
	North	Directly north is now included in the Subject Property as described above. Beyond this area appears unchanged from 1986. Further north appears an additional residential development.
	East	Directly east appears unchanged from 1986. Further east appears additional rural residential.
	South	Directly south appears unchanged from 1986. Further south appears additional rural residential properties.
	West	Directly west appears unchanged from 1986. Further west appears ponds related to rural residences.
2006	Subject Property	The Subject Property is developed, being used as RCLR site and other functions and appears as described in 2002.
	North	Directly north appears unchanged from 2002. Further north appears additional residential development.
	East	Directly east appears a communications tower site. Further east appears unchanged from 2002.
	South	Directly and further south appear unchanged from 2002.
	West	Directly and further west appear unchanged from 2002.
2012	Subject Property	The Subject Property is developed, being used as RCLR site and other functions and appears as described in 2002.
	North	Directly north appears unchanged from 2006. Further north appears additional residential development. To the northeast is an area that appears to have been cleared and shows activity.
	East	Directly and further east appear unchanged from 2006.
	South	Directly and further south appear unchanged from 2006. Further to the southeast shows an area of activity and roadway development.
	West	Directly and further west appear unchanged from 2006.

Soil Survey Review

The MKC RCLR is located on the following two soils:

Map Unit 1:

- Soil Component Name: Knox.
- Soil Surface Texture: Silty loam.
- Hydrologic Group: Class B – Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- Soil Drainage Class: Well drained.
- Hydric Status: Not hydric.
- Corrosion Potential – Uncoated Steel: Low.
- Depth to Water table Min: > 0 inches.
- Depth to Bedrock Min: > 0 inches.

Map Unit 2:

- Soil Component Name: Knox.
- Soil Surface Texture: Silty clay loam.
- Hydrologic Group: Class B – Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- Soil Drainage Class: Well drained.
- Hydric Status: Not hydric.
- Corrosion Potential – Uncoated Steel: Low.
- Depth to Water table Min: > 0 inches.
- Depth to Bedrock Min: > 0 inches.

See EDR Radius Report, Physical Setting Summary, for complete soil survey report.

5.5 Historical Use Information on Adjoining Properties

Adjoining properties historically have been agricultural use and more recently have been open fields, wooded areas and a communications tower site.

6.0 SITE RECONNAISSANCE

On March 22, 2016, Lockheed Martin (NISC III) conducted a site inspection of the Subject Property and adjacent properties to determine their environmental condition. See Section 16.3 to review the site inspection photographs. The following sections are based on observations made by Lockheed Martin (NISC III) during the site inspection.

6.1 Methodology and Limiting Conditions

Lockheed Martin (NISC III) contacted Harry (Buddy) McDonald, Kansas City SSC Manager, to verify the removal of all limiting conditions and to schedule the site

inspection. As the Subject Property is readily accessible, an escort was not necessary for the site inspection.

6.2 General Site Setting

The Subject Property is located in an area comprising primarily of residential development, open fields and wooded areas.

6.3 External Observations

The formerly fenced area where the equipment building and the antenna tower had been located is irregular in shape, approximately 200 feet by 190 feet and is gravel and dirt covered. A gravel access drive extends from the south side of Northwest 56th Street approximately 900 feet to the site. Within the formerly fenced area two remaining concrete slabs were observed (one approximately 30 feet by 14 feet and one approximately 32 feet by 12 feet) from previously demolished structures (i.e. engine generator buildings, other co-located FAA equipment, etc.). An access hatch was observed in the area of the remaining utility poles. This is an underground access way for utility service connections.

Also noted during the site inspection was a metal tank in one of the roll-off dumpsters. This was a removed underground waste sanitation holding tank that had been located at the site for the onsite restroom. According to Mr. McDonald, this was a holding tank and not part of a septic system.

The site inspection did not identify any manufacturing and process areas; chemical storage areas; hazardous waste storage areas; suspected disposal areas; subsurface structures such as drains, sumps, septic systems, and tanks; electrical equipment which may contain PCB; evidence of historical uses; and soil staining or impacted vegetation.

A site plan is provided in Section 16.2 and photographs of the Subject Property are provided in Section 16.3.

6.4 Interior Observations

The Subject Property contains no structures with interiors. Interior observations are not applicable. The inventory of structures and equipment that was previously located on the Subject Property is outlined in the Parsons Technical Support Services Contract (TSSC) 4 *Site Survey Report*.

Photographs of the Subject Property are provided in Section 16.3.

7.0 INTERVIEWS

7.1 Interview with Owners

The property owners were not available for interview.

7.2 Interview with Site Manager

Interviews were conducted with Kansas City SSC Manager Harry (Buddy) McDonald via email and telephone prior to and following the site inspection. Mr. McDonald provided information regarding his understanding of the historical use of the site and did not have knowledge of any current or historical adverse environmental conditions at or around the Subject Property.

7.3 Interviews with Occupants

There are no occupants as the site has been decommissioned. The Subject Property has not been a staffed facility since the early 1990s when the function as an ARSR test site was decommissioned at the Subject Property.

7.4 Interviews with State and/or Local Officials

Research and investigation efforts provided information required for this Phase I. Therefore, no interviews with state or local officials were deemed necessary.

7.5 Interviews with Others

Real Estate Contracting Officer (RECO) Jana Blanco provided information regarding the property warranty deeds.

8.0 FINDINGS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the applicable ASTM Standard E1527-13, and FAA Order 1050.19B, of MKC RCLR located on Northwest 56th Street, Kansas City, Missouri 64151. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report.

Initial information obtained via interviews and the database searches in Section 5.1 showed no evidence that any other fuel storage method other than an AST had been used at the Subject Property. However, based on the reported age of the former building at the Subject Property and the apparent historical use of the property, additional research was warranted. Information obtained from the additional research indicates there had been an UST used at the Subject Property. This occurred during use of the site as an RMLR and ARSR test site (mid-1960s until the early 1990s). According to the information obtained from the Missouri Department of Natural Resources (DNR), the UST had a capacity of 1,000 gallons, stored diesel fuel and had an

estimated year in service of 1956. The date of last service is listed as June 1, 1976, the date of permanent closure and no further action is provided as February 15, 1991. The status of the tank is 'Removed' and 'No Further Action'. Based on this information, the historical use of a diesel fuel UST at the site likely does not present a risk to the Subject Property and does not constitute a recognized environmental condition.

As detailed in Section 5.1, there were no surrounding or unmapped sites listed in the EDR report from the databases search. Also described in Section 5.1 were two listings for the Subject Property for an NPDES permit. Further review determined these listings were not for the Subject Property but were for an area located north/northeast of the Subject Property that is currently being developed.

No findings indicating any potential recognized environmental conditions were noted.

9.0 OPINIONS

The site inspection and records review did not reveal any recognized environmental conditions in connection with the Subject Property. Also, there is no indication that FAA activities on the Subject Property have contributed to any environmental concerns on adjacent properties. Furthermore, there is no indication that operations and conditions on adjacent properties have caused any adverse environmental effects to the Subject Property.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E1527-13, and FAA Order 1050.19B, of MKC RCLR located on Northwest 56th Street in Kansas City, Missouri 64151. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

11.0 DEVIATIONS

This Phase I EDDA was performed with no deletions or deviations from ASTM Standard E1527-13 and FAA Order 1050.19B, except as specified in Section 12.0.

12.0 ADDITIONAL SERVICES

12.1 Asbestos

No sampling for asbestos was done as part of this Phase I EDDA. Parsons TSSC 4 indicated in the *Site Survey Report* and as identified in the Barbara Hebert, *Operations and Maintenance Plan for Asbestos-Containing Materials*, approximately 200 square feet of floor tile was identified as asbestos containing material (ACM). Any ACM and suspect ACM was properly removed and disposed prior to demolition activities in March 2016.

12.2 Lead

No sampling for lead based paint (LBP) was conducted as part of this Phase I EDDA. Parsons TSSC 4 indicated in the *Site Survey Report* that LBP had been identified at the Subject Property. The Booz Allen Hamilton *Preliminary Assessment / Site Inspection Report* indicated that of the four paint samples taken at the site and analyzed for lead, one was greater than the threshold level of 0.5%. This sample was from the equipment building. The analytical results for the soil samples collected around the equipment building all were below the FAA action level of 400 mg/kg lead in soil.

12.3 Radon

No sampling for radon was conducted as part of this Phase I EDDA. According to the U.S. Environmental Protection Agency (EPA), Platte County, Missouri is a Zone 1 which indicates a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per Liter).

12.4 Historic Value

The National Historic Preservation Act (NHPA), as amended in 16 United States Code (USC) 470, is the fundamental law for the protection, rehabilitation, restoration and reconstruction of cultural resources. Section 106 of this Act requires that federal agencies take measures to protect properties eligible for or included in the National Register of Historic Places (NRHP). Other statutes, such as the Archaeological Resources Protection Act (16 USC 470aa-470ii); protect non-structural properties of historic importance. Research indicates that the Subject Property does not contain any structures or areas that qualify for protection as related to the above-referenced statutes. During the site inspection, no such NRHP sites were observed. A review of the NRHP did not reveal any information to suggest that the Subject Property would be covered under the above-referenced statutes.

13.0 REFERENCES

Barbara Hebert, *Operations and Maintenance Plan for Asbestos-Containing Materials at MKC RCLR & RCLT*, March 7, 2012. This report is available on the FAA Facility Disposition KSN.

Booz Allen Hamilton, *Preliminary Assessment / Site Inspection Environmental Cleanup Program Report, Kansas City SSC (MKC) Radio Communications Link Repeater (RCLR), Parkville, Missouri*, June 23, 2014. This report is available on the FAA Facility Disposition KSN.

Environmental Data Resources, Inc., *EDR Radius Map Report with GeoCheck*, Inquiry Number 4563652.2s, March 14, 2016. This report is provided as a separate file.

Parsons Technical Support Services Contract 4, *Site Survey Report, Parkville, Missouri, Demolish, Remove, and Dispose of the MKC Radio Communication Link Repeater JCN: 1400232*. June 19, 2014. This Site Survey Report is available on the FAA Facility Disposition KSN.

Soils information was obtained from Natural Resource Conservation Web Soil Survey website: <http://websoilsurvey.nrcs.usda.gov/>.

The National Wetlands Inventory (NWI) map was obtained from the National Wetlands Inventory website: <http://www.fws.gov/wetlands/>.

The Flood Insurance Rate Map (FIRM) was researched at the Federal Emergency Management Agency (FEMA) website: <https://msc.fema.gov/>.

The information regarding radon zone was obtained from the EPA website: <http://geopub.epa.gov/Radon/>.

The information regarding historic resources was obtained from the National Registry of Historic Places (NRHP) website: <http://www.nationalregisterofhistoricplaces.com/>.

Underground Storage Tank information obtained from the Missouri Department of Natural Resources (DNR) website: <http://dnr.mo.gov/>.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This Phase I EDDA was performed in accordance with ASTM Standard E1527-13 and FAA Order 1050.19B. The methodologies contained in these standards and orders include, among other things, interviews with individuals familiar with the Subject Property, site inspection and historical records review. Information obtained during the interviews and site inspection was recorded and reviewed before being included in this Phase I EDDA report. All information obtained during the site investigation and subsequently included within the Phase I EDDA is assumed to be reliable. The purpose of this investigation is to provide FAA with information regarding any existing or potential environmental concerns on or surrounding the audit site. The following signatures attest to these statements:



Lucas Hornsby, Lockheed Martin (NISC III)

April 11, 2016

Date:



Digitally signed by Steven R. Thurman
DN: cn=Steven R. Thurman, o=Lockheed Martin, ou=NISC
III, email=Steven.R.Thurman@lmco.com, c=US
Date: 2016.04.11 08:15:30 -04'00'

Steven R. Thurman, Lockheed Martin (NISC III)

April 11, 2016

Date:

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professionals as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.