

# Phase 1 Environmental Site Assessment

## General Aviation Road

Date of Report: July 7, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: unknown

### Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at General Aviation Road in Springfield, Missouri. The subject property is currently a parking lot associated with the former local airport terminal and was previously utilized for employee parking since its construction in approximately 1995. From the early 1940s to 1995, the Site was grass-covered, undeveloped land and prior to that time, it was pastureland.



### Findings

A manufacturer of printed circuit boards has occupied the adjoining property to the east from approximately 1970 to 2008 when it was demolished. The following is a summary of environmental issues related to this facility:

- Metals and volatile organic compounds (VOCs) contamination at this facility was discovered in 1979 when a preliminary assessment was performed under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA);
- Several site inspections were conducted at this facility between 1981 and 1991;
- In 1993, this facility signed a consent agreement with the EPA for the cleanup of the property under the Resource Conservation and Recovery Act (RCRA);
- In October 2006, this facility was issued “No Further Remedial Action Planned” (NFRAP) status under CERCLA; however, remediation is still ongoing under the regulation of the Missouri Department of Natural Resources (MDNR) Hazardous Waste Program;
- Unspecified areas of the property are currently utilizing a treatment technology to “cook off” the VOCs through electrical beds and pump and treat methods with additional areas to be remediated in the future; and
- Contamination from this property has also been identified on the adjoining property to the north and on airport property to the northwest.

Based on this information, the contamination from this facility has the potential to have environmentally impacted the Site. This is a recognized environmental condition.

A fuel aboveground storage tank (AST) on the adjoining property to the north from approximately 1960 to 1995 was identified during the historical research for this assessment. It is unknown what type of fuel or secondary containment, if any, was associated with this tank. This

area is located topographically downgradient but in close proximity to the Site. The potential exists that the former presence of this AST could have adversely environmentally impacted the Site. This is a recognized environmental condition.

The local airport addressed as 5000 W. Kearney Street is listed as a leaking underground storage tank (LUST), underground storage tank (UST) and AST facility. Although this designation is given the airport terminal's address, the area of contamination is located approximately 1,000 feet north-northwest of the Site and not located on the subject property. The following is a summary of environmental issues related to this property and contamination from a UST farm formerly present at this facility:

- This property has an unknown quantity of active ASTs and is currently listed as a RCRA-NonGenerator under a different business name;
- In 1991, remediation began in this area to cleanup contamination related to the removal of fourteen USTs. Remediation activities included excavation, site characterization, monitoring, pump & treat practices and land farming with a National Pollutant Discharge Elimination System (NPDES) permit;
- Between 1992 and 1998, ten of the removed tanks were issued "No Further Action" (NFA) letters by the Missouri Department of Natural Resources (MDNR);
- According to MDNR, remediation activities are ongoing at this property; and
- The extent of the contamination at this property is unknown.

Based on this information, the contamination from this facility has the potential to have environmentally impacted the Site. This is a recognized environmental condition.

NFA letters were issued by MDNR for excavation and removal activities of three USTs at the Airport Fire Department located on an adjoining property to the west in 1992, 1993 and 1994. Based on the issuance of NFA letters by MDNR for the completion of removal and remediation activities, this is not a current recognized environmental condition. This is a historical recognized environmental condition.

No structures are currently located at the subject property; therefore, a visual asbestos survey was not conducted.