

**ADDENDUM**

**ENVIRONMENTAL BASELINE SURVEY**

**NORTH PROPERTY ACQUISITION AT  
WHITEMAN AIR FORCE BASE, MISSOURI**

**United States Air Force  
509th Bomb Wing**

**19 October 2012**



## **INTRODUCTION**

Approval for the land acquisition to expand the physical boundaries of the Whiteman Air Force Base (WAFB) was provided on 22 February 12 by SAF/IEI. The official title of the acquisition is Public Law 111-84, October 28, 2009; Project YWHG081001, Whiteman AFB Land Acquisition North & South Boundaries. As a requirement of this land acquisition, separate Environmental Baseline Surveys (EBS) were completed for the north and south expansion locations. This document is an Addendum to the Environmental Baseline Survey, North Property Acquisition at Whitman Air Force Base Missouri, dated January 2011.

This Addendum is needed because an additional 0.107 acre parcel of land is required for the planned base expansion. It was discovered after the approval for land acquisition that this parcel was not owned by the Federal government as was previously believed. Whiteman Air Force Base (WAFB) has received approval to add this parcel to the acquisition package, which is now designated as Tract 300. The parcel is located on the eastern boundary towards the northern end of WAFB as shown on the aerial photos (Figures 1 and 2). The parcel has been inadvertently included within the existing fenced boundaries of WAFB, probably since a previous base expansion in the early 1950's.

## **DESCRIPTION**

The parcel consists of approximately 0.107 acres some 50 feet by 93.521 feet. It is located in the southeastern most corner of Section 27-T46N-R24W in Johnson County, Missouri (Figure 3). The parcel was excluded from Track No. 127, former Track No. 29, when it was purchased by the Federal government as part of an air base expansion in 1952. At that time, the land owners leased this piece of property to Cities Services Company who maintained a gas metering station at this location. According to the 1952 Real Estate Planning Report, a gas pipe line and metering station were to remain at this location without any impacts to base operations. However, the metering station and associated pipeline were relocated shortly after adjacent properties were acquired to expand a runway. A portion of the parcel also contains land that is believed to contain a former county road that was removed from service as part of the 1952 base expansion.



Figure 1. North Property Acquisition Area on an Aerial Photograph.

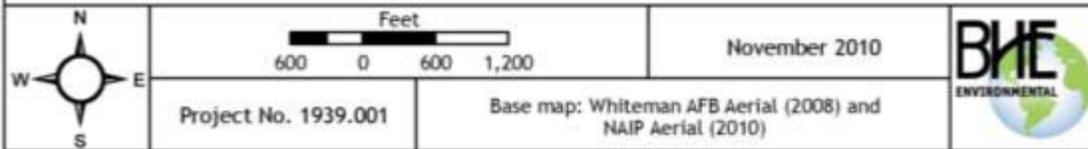


Figure 1: North Property Acquisition Area at Whitman Air Force Base, Missouri showing general location of land parcel omitted for original Environmental Baseline Survey.

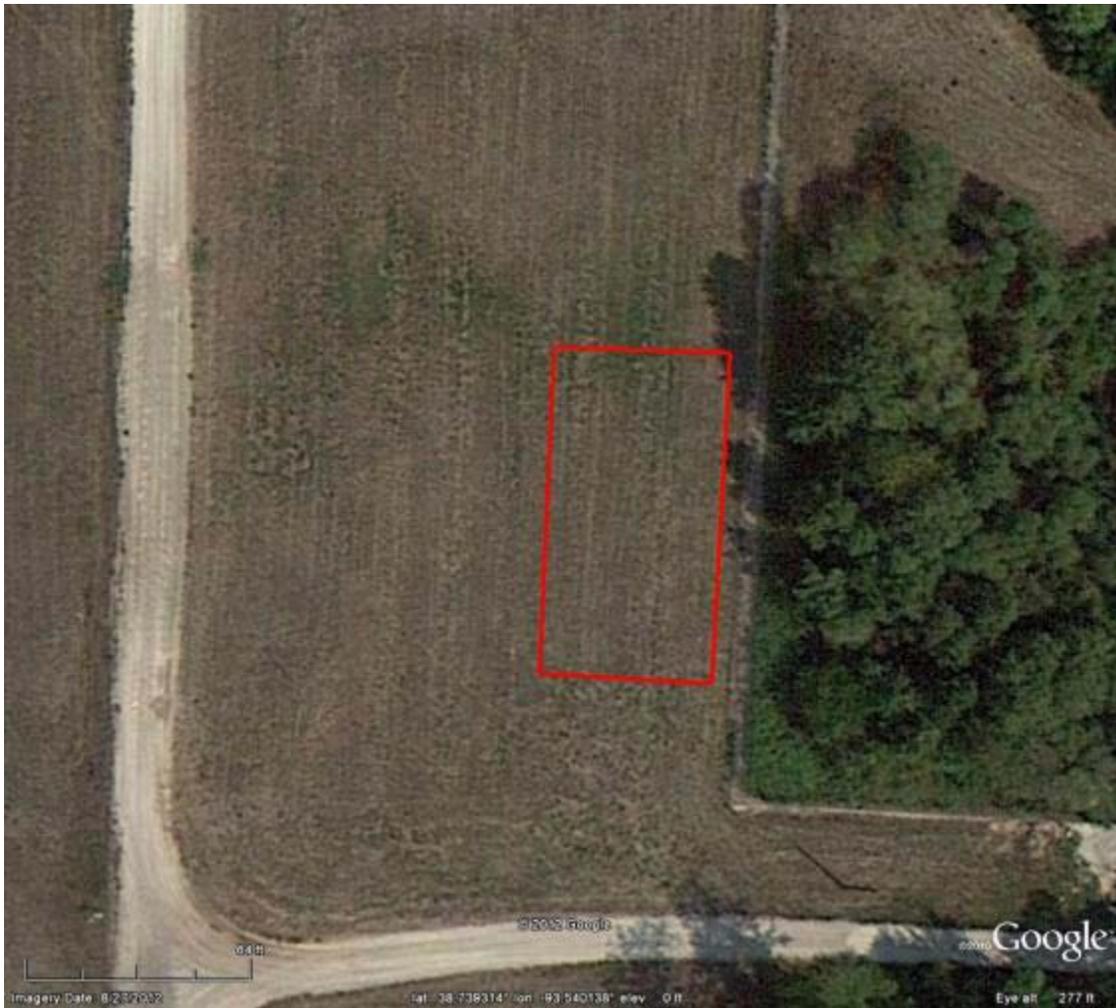


Figure 2: Approximate location of parcel (Source Google™ Earth®, © 2012 Google).

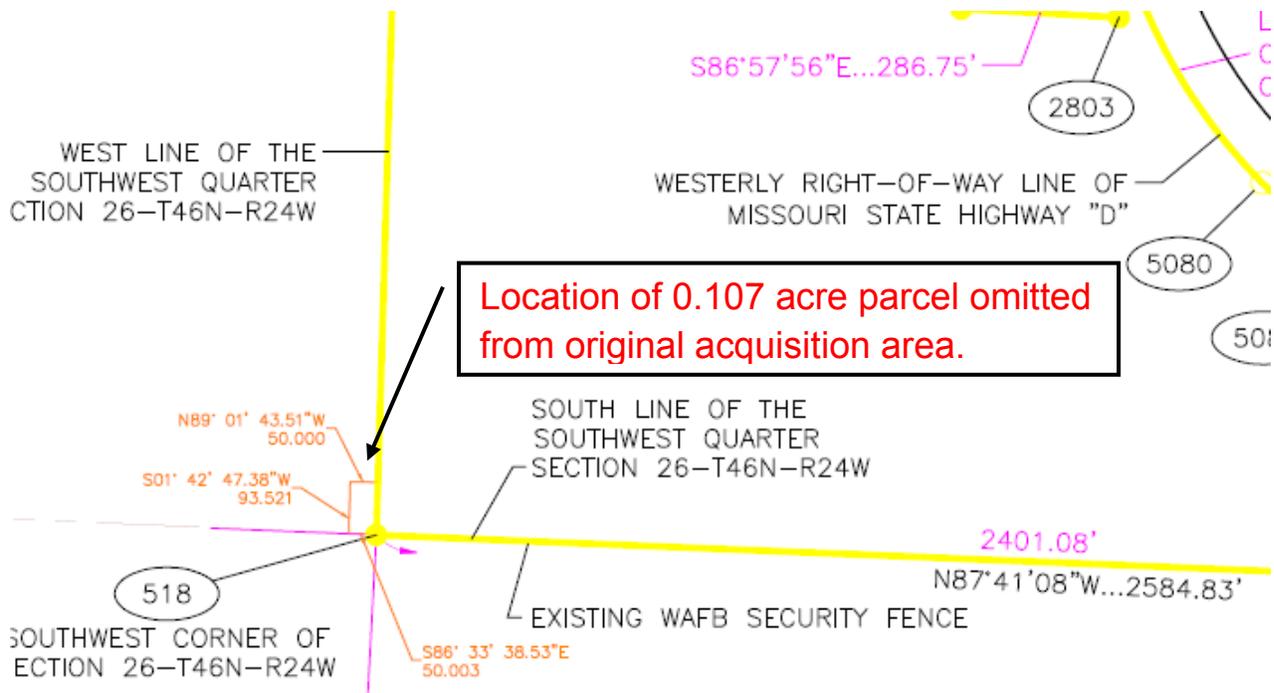


Figure 3: Location of the property showing the land parcel omitted for original Environmental Baseline Survey.

**SITE INSPECTION**

A site inspection was conducted by Messrs. Glenn Golson, Environmental Element Chief, WAFB, and Alan Gehrt, USACE Project Manager, on 20 July 2012. The inspection consisted of a walkover of the site and photographic documentation (Figures 4 – 6).

Ground cover consists entirely of mowed fescue turf grass. The vegetative condition appeared healthy, although drought stressed. No buildings or developments of any type exist on the site. No remains of the former gas metering station or pipeline described in the 1952 Real Estate Planning Report were evident. There was no evidence of release or disposal of hazardous or petroleum substances or migration of these substances from adjacent areas. Based on the information reviewed during this investigation and the EBS completed on immediately adjoining properties, this tract is classified in Property Category Code 1. A Property Category Code 1 is a property where no hazardous substances or petroleum products or their derivatives have been stored, released into the environment or structures, or disposed on the subject property and where no migration from adjacent areas occurred.



Figure 4: West side of security fence, looking north. 20 July 2012.



Figure 5: West side of security fence, looking west. 20 July 2012.



Figure 6: Vegetative cover condition of parcel. 20 July 2012.

## **DOCUMENT REVIEW**

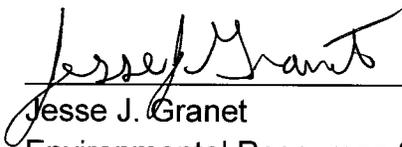
A review of the “ENVIRONMENTAL BASELINE SURVEY, NORTH PROPERTY ACQUISITION AT WHITEMAN AIR FORCE BASE, MISSOURI, United States Air Force, 509th Bomb Wing, January 2011, and supporting documentation, including the The EDR Radius Map™ Report with GeoCheck® for “Whiteman Air Force Base - North Parcels, Whiteman AFB, Missouri, Knob Noster, MO 65336, Inquiry Number: 2864777.2s, September 08, 2010” was conducted. The EDR Radius Map™ Report includes the 0.107 acre parcel in question. No indications of contamination on the parcel were identified in either the EBS or the EDR Radius Map™ Report. Furthermore, conversations with Mr. Eric Riekert, BHE Environmental, and author of the EBS indicated that he had the same conclusion for the 0.107 acre parcel in questions.

## **RECOMMENDATIONS**

AFI 32-7066 requires an EBS report to include recommendations for property transaction based on the Property Category Code for that property. For Property Category Codes 1, 2, 3, and 4, AFI 32-7066 indicates that the EBS report should recommend proceeding with the proposed acquisition. The 0.107 acre parcel identified in this Addendum is classified as Property Category Code 1. Therefore, no additional investigation or remediation of hazardous substance or petroleum impacts is recommended prior to proceeding with the proposed acquisition.

**CERTIFICATION OF THE ADDENDUM TO THE ENVIRONMENTAL BASELINE SURVEY**

The U.S. Army Corps of Engineers, Kansas City District, has conducted this addendum to the Environmental Baseline Survey on behalf of the Air Force. The U.S. Army Corps of Engineers has reviewed all appropriate records made available, and conducted visual site inspection of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the U.S. Army Corps of Engineers knowledge, is correct and current as of October 2012.

Certified by:  Date: 19 October 2012  
Jesse J. Granet  
Environmental Resources Specialist  
U.S. Army Corps of Engineers, Kansas City District

Reviewed/  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Glenn S. Golson, Civ  
509 CES/CEAN  
Environmental Element Chief  
Whiteman Air Force Base

**CERTIFICATION OF PCB CLEARANCE**

A records search and an on-site inspection indicate that this property has not been exposed to PCB materials or equipment.

Certified by: Jesse J. Granet Date: 19 October 2012  
Jesse J. Granet  
Environmental Resources Specialist  
U.S. Army Corps of Engineers, Kansas City District

Reviewed/  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
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**CERTIFICATION OF NO CONTAMINATION**

This real property contains no known hazardous substances as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C., 9601), as amended, or other contamination as specified by the Resource Conservation and Recovery Act of 1976, the implementing Environmental Protection Agency regulations (40 CFR Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed that no hazardous substance has been stored for more than one year, known to have been released, or disposed of on the Air Force-controlled real property described.

Certified by: Jesse J. Granet Date: 19 October 2012  
Jesse J. Granet  
Environmental Resources Specialist  
U.S. Army Corps of Engineers, Kansas City District

Reviewed/  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
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