

**ENVIRONMENTAL BASELINE SURVEY
FOR PARCEL CA-1
DEFENSE FINANCE AND ACCOUNTING SERVICE DENVER ANNEX
DENVER, COLORADO**

12 JUNE 1998

**ENVIRONMENTAL BASELINE SURVEY
FOR PARCEL CA-1
DEFENSE FINANCE AND ACCOUNTING SERVICE DENVER ANNEX
DENVER, COLORADO**

SUMMARY

This environmental baseline survey (EBS) has been prepared to document the environmental condition of Parcel CA-1, Defense Finance and Accounting Service (DFAS) Denver Annex at the former Lowry Air Force Base (AFB), Colorado, resulting from the release and disposal of hazardous substances, petroleum products, and their derivatives, if any, during the history of the property's usage. The preparation of an EBS is required by Department of Defense (DOD) policy before any property can be sold, leased, transferred, or acquired.

This EBS is based upon information obtained through a records search, interviews, and visual site inspections (VSIs) conducted for Parcel CA-1 in March/April 1998. The records search included a review of available Air Force and other agency records. Interviews were conducted with DFAS Denver Annex, Air Force Base Conversion Agency (AFBCA), and Peterson AFB personnel that oversee Air Force facilities remaining at former Lowry AFB.

In December 1993, in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120 (h)(4), as amended by the Community Environmental Response Facilitation Act (CERFA), a basewide EBS for Lowry AFB was submitted to the U.S. Environmental Protection Agency (EPA), Region VIII, for concurrence on uncontaminated property. Much of the environmental data regarding Parcel CA-1 was contained in the December 1993 Lowry AFB Basewide EBS. This parcel-specific EBS has been prepared to determine the current environmental condition and whether changes have occurred since the completion of the Basewide EBS.

Based upon an analysis of the available data, Parcel CA-1 can be classified into one of the following seven DOD Environmental Condition Categories (from DOD's Memorandum "Clarification of Uncontaminated Environmental Condition of Property at Base Realignment and Closure Installations," dated 21 October 1996):

Category 1 - Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Category 2 - Areas where only release or disposal of petroleum products has occurred.

Category 3 - Areas where release of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

Category 4 - Areas where release of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

Category 5 - Areas where release of hazardous substances has occurred, and removal or remedial actions are under way, but all required remedial actions have not yet been taken.

Category 6 - Areas where release of hazardous substances has occurred, but required response actions have not yet been implemented.

Category 7 - Areas that are not evaluated or require additional evaluation.

Based upon the methodology described in Chapter 2 of the December 1993 Lowry AFB Basewide EBS, Section 2.1 of this EBS, and the VSIs conducted in March/April 1998, Parcel CA-1 is considered DOD Environmental Condition Category 7 due to unknown subsurface soil conditions at oil/water separator (OWS) locations associated with Facility 409 and beneath the former aircraft apron, and suspected contamination adjacent to the Facility 407 parking area.

CHAPTER 1 - PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY

1.1 Introduction. This EBS has been prepared to document environmental conditions of Parcel CA-1 at former Lowry AFB, resulting from the release and disposal of hazardous substances and petroleum products over the property's history, in accordance with CERCLA Section 120(h)(4), in order to establish a baseline for use by the Air Force in making decisions concerning real property transactions.

1.2 Boundaries of the Property and Scope of Survey Area. Parcel CA-1 is situated in the western portion of former Lowry AFB and consists of approximately 76 acres. The property is currently utilized by DFAS Denver Annex. Parcel CA-1 contains three administrative facilities (Facilities 407, 409, and 444), a guard shack (Facility 449), a water pumping station (Facility 445), a former sewage holding facility, currently a hazardous waste accumulation point (Facility 446), five outdoor tennis courts (Facility 441), and two basketball courts (Facility 443). Appendix A, Table A-1, lists the environmental factors associated with these facilities.

For this EBS, on-base property within 1/4 mile of the subject property was taken into consideration (Figure 1). This property was assessed to identify areas of known or potential environmental concern.

Information for facilities within 1/4 mile of the subject property was obtained from the December 1993 Lowry AFB Basewide EBS and from Supplemental EBSs conducted for adjacent parcels.

Figure 1

Off-base property within 1.0 mile was also taken into consideration for the purpose of this evaluation. This property was assessed to identify areas of known or potential environmental concern. Information for off-base property was obtained from a search of environmental databases conducted in 1993, and a visual reconnaissance survey (VRS) of off-base properties conducted in March/April 1998.

CHAPTER 2 - SURVEY METHODOLOGY

2.1 Approach. The data used in preparing this EBS were obtained from the December 1993 Lowry AFB Basewide EBS that was based upon a records search, interviews, and VSIs. The data and information contained in the Basewide EBS were prepared in accordance with DOD policies and guidance for procedures in conducting an EBS. The Basewide EBS is hereby incorporated by reference. In March/April 1998, VSIs were conducted, and additional data (i.e., results of various investigations conducted subsequent to the production of the Basewide EBS) were collected to confirm and or update the condition of Parcel CA-1.

2.1.1 Description of Documents Reviewed. A list of documentation reviewed is provided in the Basewide EBS. The primary types of studies or investigations included: Installation Restoration Program (IRP) studies, underground storage tank (UST) investigations, National Environmental Policy Act documentation, and Facility Assessments. In March/April 1998, the most recent status for environmental factors such as storage tanks, asbestos, groundwater sampling results, and IRP sites was obtained.

2.1.2 Inspection of Properties Conducted. VSIs of Parcel CA-1 facilities were conducted in March/April 1998. The purpose of these VSIs was to identify any potential environmental concerns such as stained soils, stressed vegetation, leachate seepages, unusual odors, friable insulation, and peeling paint. A VRS of open areas on Parcel CA-1 was also conducted. Results of the March/April 1998 VSIs and VRS are discussed in Section 3.3.

2.1.3 Personnel Interviews. Lowry AFB personnel were contacted and interviewed, when possible, during the records search and VSIs for the Lowry AFB Basewide EBS. Interviews during the Basewide EBS were conducted with personnel from environmental management, bioenvironmental engineering, civil engineering, real estate, the fire department, industrial engineering, and operations. During the VSIs conducted for this EBS, DFAS Denver Annex, AFBCA, and Peterson AFB personnel were interviewed.

CHAPTER 3 - FINDINGS

3.1 Site History and Current Usage. Parcel CA-1 was historically used by the Air Force as an aircraft parking apron. The apron was connected to the western end of Runway No. 1, which was oriented east/west. The paved runways and aircraft aprons were completed in 1939. In 1966, Lowry AFB's flying mission ended and the runways were closed due to increasing local air traffic and surrounding residential development. Between 1968 and 1976, the parking apron was removed, and the DFAS facility (Facility 444) was constructed. The western portion of the parking apron was converted to recreational tennis and basketball courts, and the eastern portion of the apron is now used as an employee parking lot. Lowry AFB was closed in September 1994, pursuant to the Defense Base Closure and Realignment Act of 1990. The Air Force-retained property included Parcel CA-1, which contains DFAS Denver Annex facilities. Facilities within Parcel CA-1 were constructed between 1951 and 1982 (see Appendix A, Table A-1).

A recorded chain-of-title search covering 1933 through 1993 was conducted during the development of the December 1993 Lowry AFB Basewide EBS to determine prior ownership/uses that could reasonably have contributed to an environmental concern. No areas of environmental concern were identified.

3.2 Environmental Setting. The former Lowry AFB is situated within a fully developed portion of Denver, Colorado. The western portion of the former base lies within the city and county of Denver. Situated in the western portion of the base, Parcel CA-1 consists of approximately 76 acres and is situated south of 1st Avenue, north of Bayaud Street, west of Quebec Street, and east of Monaco Parkway. The topography ranges from gently rolling to flat terrain. A man-made wetland area occupies approximately 1 acre in the southwestern corner of Parcel CA-1. Groundwater in the region generally flows from southeast to northwest. The depth to groundwater in the underlying Denver Aquifer in the northern part of former Lowry AFB ranges from 5 to 15 feet below ground surface (bgs) and from 25 to 55 feet bgs in the southern part of the base.

3.3 Property Categorization Resources

3.3.1 Hazardous Substances. The 1993 Basewide EBS documented storage of hazardous materials for Facilities 409 and 444. Appendix A, Table A-2, of this EBS lists the hazardous substances stored at these facilities. The March/April 1998 VSIs confirmed that hazardous substances are currently stored in Facilities 409, 444, and 446. In 1991, Facility 444 contained a hazardous waste accumulation point. The accumulation point consisted of a 5-gallon steel drum situated in the machine repair shop of the facility. Spent solvents used to clean machine parts were placed in the drum. When the drum was full, an independent contractor removed and disposed of the waste off site. The March/April 1998 VSIs confirmed that Facility 444 no longer stores hazardous waste; however,

Facility 446 is currently being used as a 90-day hazardous waste accumulation point for hazardous waste generated by DFAS activities.

Spill incidents have been documented for Facility 444. In 1992, a half gallon of GRANITEX was spilled. In 1993, 4 gallons and 2 gallons of diesel fuel were spilled during different incidents. Because these spills were small and contained to paved areas, Facility 444 is considered Category 3. Facilities 409 and 446 are considered Category 1 with regard to hazardous substances because no evidence or documentation of a release was identified.

In 1993, a spill of approximately 3 gallons of polychlorinated biphenyl (PCB) fluid resulted from a ruptured capacitor situated in a substation immediately south of Building 444. PCB fluid was sprayed on the inside of the metal cabinet that housed the capacitor and on the concrete slab that supported the cabinet. Approximately 1 to 2 gallons of PCB fluid flowed from the slab onto the soil. The damaged capacitor was properly disposed of, and the metal cabinet and concrete slab were cleaned. Ten drums of PCB-contaminated soil were disposed of during cleanup activities. Officials of the U.S. EPA and the Colorado Department of Health were informed of cleanup activities. This site is considered Category 4 because all remedial actions have been taken.

From 1955 to 1961, aircraft maintenance activities included the spraying of high octane gasoline onto aircraft engine parts for degreasing while the aircraft were parked on the concrete apron south of Facility 409. Aerial photographs from this time period show areas of staining on the pavement in the vicinity of what is now the parking lot for Facility 444. The stained areas do not extend to the edge of the pavement, and the area has been covered with asphalt. In addition, from 1955 to 1961, it was common practice to wash aircraft with soap and water in the vicinity of what is now the intersection of 1st Avenue and Quebec Street (east end of the apron). The wash water was allowed to flow off the concrete apron. Because of spills that occurred during aircraft maintenance activities on the apron and the wash water was not contained on the east end of the apron, these areas are considered Category 7.

3.3.2 Installation Restoration Program Sites Identified to Date. As a result of past base operations, two sites of potential contamination have been identified within Parcel CA-1.

One site consists of four steel USTs associated with Facility 444, where a leak occurred and the tanks were removed. In 1992, a leak of approximately 10,500 gallons of heating fuel was discovered. The UST was removed and the leakage confirmed. Improper tank installation was determined to be the cause of the leakage. The remaining three USTs were also removed, as it was likely that these tanks were installed in the same manner. Soil borings and groundwater monitoring wells were installed to delineate the extent of the contamination. Approximately 5,400 cubic yards of fuel-contaminated soil were excavated for aboveground enhanced biological treatment on site. A product recovery system

consisting of five product recovery wells recovered approximately 75 gallons of product. An in situ bioventing system has been installed at the site to remediate any remaining contamination; the system has been operating since August 1992. Because the released substance contained concentrations of benzene and remediation activities are in progress, this area is considered Category 5 with regard to contaminated sites.

A second site of potential contamination was identified during roadway improvements associated with redevelopment of former Lowry AFB. Suspected petroleum-contaminated soil was identified adjacent to the Facility 407 parking area. A preliminary assessment/site investigation (PA/SI) is scheduled for 1998 to determine the extent of potential contamination. Because the concentration and extent of potential contamination is unknown at this site, this area is considered Category 7 with regard to contaminated sites.

3.3.3 Storage Tanks. Four USTs and nine aboveground storage tanks (ASTs) are associated with Parcel CA-1. One 6,000-gallon and three 24,000-gallon fuel oil USTs (Facility 444) have been removed. In 1992, a leak of approximately 10,500 gallons of heating fuel was discovered at one of the USTs. See Section 3.3.2 for a detailed discussion of removal activities associated with this site.

Five active diesel ASTs associated with the operation of Facility 444 emergency backup generators were identified during the March/April 1998 VSIs. These ASTs include one 5,200 gallon, two 100-gallon, one 275-gallon, and one 500-gallon diesel ASTs. In addition, there is one inactive 1,000-gallon recovered product AST at Facility 444. The Facility 409 storage yard contains two plastic ASTs (1,500 gallon and 3,000-gallon) that are used to store magnesium chloride.

Parcel CA-1 is considered Category 2 with regard to the heating fuel release from the UST associated with Facility 444. Because no evidence or documentation of a release was identified for the other three USTs and the nine ASTs within Parcel CA-1, they are considered Category 1 with regard to storage tanks.

3.3.4 Oil/Water Separators. Two OWSs of unknown capacity are situated at Facility 409. A PA/SI is scheduled for the OWSs in 1998 to determine if any releases have occurred. The OWSs are considered Category 7 to verify that no releases have occurred.

One grease trap with a 1,795-gallon capacity is situated at Facility 444. No hazardous substances are suspected of being disposed of in this grease trap as it is associated with food preparation areas in Facility 444. Samples collected in July 1997 did not detect hazardous waste constituents; therefore, it is considered Category 1.

3.3.5 Pesticides. No pesticides were released or disposed of within Parcel CA-1.

3.3.6 Medical/Biohazardous Waste. No medical/biohazardous waste was released or disposed of within Parcel CA-1.

3.3.7 Ordnance. According to the 1993 Basewide EBS, a small quantity (1,000 rounds) of Class C explosives was stored in Facility 444. Because no improper storage or handling of ordnance has been identified, Parcel CA-1 is considered Category 1.

3.3.8 Wastewater Discharges. Facility 446 is a former sewage holding facility. Because there are no wastewater discharge concerns at this facility, Parcel CA-1 is considered Category 1.

3.3.9 Radioactive Materials and Mixed Wastes. No radioactive materials or mixed wastes are known to have been released or disposed of within Parcel CA-1.

3.3.10 Solid Waste. No solid waste disposal activities are known to have occurred within Parcel CA-1.

3.4 Disclosure Only Resources

Disclosure resources include asbestos, PCBs, radon, and lead-based paint (LBP). If present in a properly managed condition (i.e., no release into the environment), these features/resources were not used in property categorization.

3.4.1 Asbestos. An asbestos survey of base facilities conducted in 1992 included Facilities 407, 409, 444, 445, 446, and 449. Facilities 441 and 443 (tennis and basketball courts) were not surveyed as they are of a facility type that typically excludes the use of asbestos-containing material (ACM). Results of the survey confirmed that three facilities (407, 444, and 445) within Parcel CA-1 contain ACM. ACM was identified in steam tunnels, crawl spaces, window casings and louvers, drifting floor, ceiling tile, safe lining, and cooling towers. The condition of ACM was noted to be fair during the March/April 1998 VSIs; however, crawl spaces and other inaccessible areas were not inspected during the VSI. Because the visible ACM was in fair condition and crawl spaces are not readily accessible, ACM should not pose a concern.

3.4.2 Polychlorinated Biphenyls. Lowry AFB had removed all PCB transformers as of February 1994 and is considered PCB-free. The December 1993 Lowry AFB Basewide EBS indicates that Facility 446 once utilized a PCB transformer that contained 56 parts per million PCBs. No evidence of a release was identified during the March/April 1998 VSI; therefore, PCBs should not pose a concern.

In 1993, a spill of approximately 3 gallons of PCBs resulted from a ruptured capacitor in a substation immediately south of Building 444. See Section 3.3.1 for a discussion of cleanup activities associated with this site.

A site inspection conducted in 1993 identified a 35-gallon container on the loading dock of Building 444 that was used to dispose of faulty ballast from fluorescent bulbs. When the container was full, a contractor disposed of the material as hazardous waste off site. No evidence or documentation of a release was identified; therefore, PCBs should not pose a concern.

3.4.3 Radon. A radon screening conducted in 1992 at Lowry AFB military family housing, dormitories, and other high priority facilities identified 14 facilities with radon levels between 3.5 and 7.8 picocuries per liter. There has been no specific study of this issue within Parcel CA-1, because there are no residential structures or schools on the property. Because there are no permanently occupied structures within Parcel CA-1, radon should not pose a concern.

3.4.4 Lead-Based Paint. An LBP survey has not been conducted for facilities within Parcel CA-1. The Air Force acknowledges that LBP is possibly present in structures built prior to or during 1978. Seven facilities within Parcel CA-1 were constructed prior to 1978 (Facilities 407, 409, 441, 443, 444, 445, and 446); therefore, it is possible that LBP is present. The condition of both exterior and interior paint at all facilities within Parcel CA-1 was noted to be good during the March/April 1998 VSIs. Because the paint was in good condition and children under age 7 are not expected to frequent the facilities, LBP should not pose a concern.

CHAPTER 4 - FINDINGS FOR ADJACENT PROPERTIES

An evaluation of the environmental conditions of adjacent properties was conducted to assess their possible impacts on Parcel CA-1. For this EBS, on-base property within 1/4 mile of the subject property and contiguous off-base property were taken into consideration (see Figure 1). Off-base property within 1.0 mile (based on American Society for Testing and Materials [ASTM] guidelines for federal and state database searches) was also taken into consideration. Information for on-base facilities within 1/4 mile of the subject property and contiguous off-base property was obtained from the December 1993 Lowry AFB Basewide EBS and a VRS conducted in March/April 1998.

4.1 On-Base Adjacent Properties. Appendix B, Table B-1, identifies the on-base facilities that are within 1/4 mile of Parcel CA-1. Resources with known or likely presence of concern include hazardous substances, storage tanks, and OWSs.

4.1.1 Hazardous Substances. Within 1/4 mile of Parcel CA-1 hazardous materials were stored within six facilities, hazardous waste was stored within one facility, and photochemical processing was conducted in two facilities (see Appendix B, Table B-1). Because of their locations in relation to Parcel CA-1, hazardous substance storage at these facilities should not pose a concern.

4.1.2 Storage Tanks. One AST was situated within 1/4 mile of Parcel CA-1 (see Appendix B, Table B-1). Because of the AST location and the fact that it has been removed, storage tanks should not pose a concern to Parcel CA-1.

4.1.3 Oil/Water Separators. Two OWSs are situated within 1/4 mile of Parcel CA-1 (see Appendix B, Table B-1). Because of their locations in relation to Parcel CA-1, OWSs should not pose a concern.

4.2 Off-Base Adjacent Properties. Contiguous off-base properties were visually inspected in March/April 1998. An environmental database search for properties within 1.0 mile of Lowry AFB was conducted in support of the December 1993 Lowry AFB Basewide EBS to identify sites of contamination.

There are 17 adjacent off-base property owners around Parcel CA-1 (see Figure 1). Table 4-1 lists the parcel number, land use, and type of survey (if any) conducted during the December 1993 Lowry AFB Basewide EBS. Of the 17 adjacent properties, 16 are residential and 1 is a recreational park.

In addition, contaminated groundwater migrating onto Parcel CA-1 from upgradient off-base sources has been identified.

4.2.1 Parcels Posing No Concerns. No environmental concerns were identified for adjacent land parcels 158, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, and 275; they are all residential parcels.

Parcel 156 is classified as a commercial property, as it is an apartment complex. Water treatment chemicals are likely to be stored and used in small quantities to service the swimming pool. Electrical transformers are the property of Public Service Company of Colorado, who maintains them. During the survey conducted in October 1993, two 55-gallon drums were identified that appeared to contain air compressor/air conditioner fluids. Additionally, a flammable storage locker containing gasoline and oil

for lawn maintenance equipment was present. No indication of environmental contamination was identified. This parcel should not pose an environmental concern for Parcel CA-1.

4.2.2 Parcels Posing Potential Concerns. Results of the physical inspections conducted for the December 1993 Lowry AFB Basewide EBS identified Parcel 161 as potentially posing a concern.

Parcel 161 is a recreational park, owned by the city and county of Denver, situated on South Monaco Parkway, west of Parcel CA-1. A maintenance yard that was observed during the physical inspection serves the maintenance needs of other nearby parks. Maintenance activities include vehicle servicing, refueling, pesticide mixing, and vehicle storage. In June 1993, a leaking gasoline UST was removed from the maintenance yard area. Two soil samples from the vicinity of the tank were analyzed for benzene, toluene, ethyl benzene, and total xylene (BTEX), Toxicity Characteristic Leaching Procedure (TCLP) metals, and miscellaneous analyses. One

Table 4-1. Parcel CA-1, Offbase Adjacent Property Descriptions

sample revealed BTEX concentrations between 10 and 70 times above the Practical Quantitation Limits.

Also at Parcel 161 were numerous 55-gallon drums of petroleum, oil, and lubricants and waste oil without secondary containment berms. An area of stained soil was noticed to be absent of any vegetation, while proximal surface soils supported vigorous grass growth. This parcel presents potential environmental concerns to Parcel CA-1.

4.2.3 Groundwater Concerns. Groundwater impacted by tetrachloroethene (PCE) has been identified within Parcel CA-1. PCE was detected above the maximum contaminant level in the western portion of Parcel CA-1. Based upon groundwater sample locations and PCE concentrations, contaminated groundwater is migrating onto Parcel CA-1 from upgradient off-base sources.

4.3 Agency Records Search. In conjunction with the visual and physical inspections of the adjacent properties, a records search of various federal and state databases was performed in August and September 1993. This record search identified reported federal and state hazardous waste and toxic chemical sites in the vicinity of Lowry AFB, including hazardous waste sites; treatment, storage, or disposal facilities; facilities that generate hazardous waste; facilities with USTs; and facilities with leaking USTs.

The records search was performed in accordance with ASTM Standard ASTM E 1527 - Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process*. A summary of sites identified in the records search pertaining to Parcel CA-1 is presented in Table 4-2.

CHAPTER 5 - CONCLUSIONS

5.1 Conclusions. Property categorization is based upon the methodology described in the December 1993 Lowry AFB Basewide EBS, Section 2.1 of this EBS, and the March/April 1998 VSIs and VRS. Parcel CA-1 is considered DOD Environmental Condition Category 7 due to unknown subsurface soil conditions at OWSs associated with Facility 409 and beneath the former aircraft apron, and suspected contamination adjacent to the Facility 407 parking area.

Findings of potential concern are summarized by resource area below. No potential concerns were identified for other resource areas examined.

Hazardous Substances. In 1993, a spill of approximately 3 gallons of PCB fluid resulted from a ruptured capacitor situated in a substation immediately south of Building 444. Approximately 1 to 2 gallons of PCB fluid flowed from the slab onto the soil. The damaged capacitor was

Table 4-2. Summary of Federal and State Data Base Records Searches
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Table 4-2. Page 4 of 4

properly disposed of, and the metal cabinet and concrete slab were cleaned. Officials of the U.S. EPA and the Colorado Department of Health were informed of cleanup activities.

From 1955 to 1961, aircraft maintenance activities included the spraying of high-octane gasoline onto aircraft engine parts for degreasing while the aircraft were parked on the concrete apron south of Facility 409. In addition, from 1955 to 1961, it was common practice to wash aircraft with soap and water in the vicinity of what is now the intersection of 1st Avenue and Quebec Street (east end of the apron). The wash water was allowed to flow off the concrete apron.

Installation Restoration Program. One site of potential contamination has been identified within Parcel CA-1.

The site consists of potential petroleum contamination identified adjacent to the Facility 407 parking area. A PA/SI is scheduled for 1998 to determine the concentration and extent of potential contamination.

Storage Tanks. In 1992, a leak of approximately 10,500 gallons of heating fuel was discovered at one of the USTs associated with Facility 444. The UST was removed and the leakage confirmed. Improper installation was determined to be the cause of the leakage. The remaining three USTs in the vicinity of the leaking UST were also removed, as it was likely that these tanks were installed in the same manner. An in situ bioventing system has been installed at the site to remediate any remaining contamination.

Oil/Water Separators. Two OWSs associated with Facility 409 are scheduled to be investigated in 1998 to determine if any releases have occurred.

Asbestos. Facilities 407, 444, and 445 contain ACM. The condition of ACM was noted to be fair during the March/April 1998 VSIs; however, crawl spaces and other inaccessible areas were not inspected.

Lead-Based Paint. LBP may be present at Facilities 407, 409, 441, 443, 444, 445, and 446 due to the construction of these facilities prior to 1978. The paint was noted to be in good condition during the March/April 1998 VSI.

5.2 Data Gaps. Data gaps identified to date for Parcel CA-1 include:

- ? Contaminant concentration and extent of contamination at the eastern edge of the Facility 407 vehicle parking area

- ? Unknown contamination associated with past aircraft maintenance activities on the aircraft apron south of Facility 409
- ? Condition of OWSs and surrounding areas at Facility 409
- ? Verification of LBP at Facilities 407, 409, 441, 443, 444, 445, and 446.

CHAPTER 6 - CERTIFICATION

CERTIFICATION OF PARCEL CA-1
DFAS DENVER ANNEX
DENVER, COLORADO
ENVIRONMENTAL BASELINE SURVEY

This environmental baseline survey for Parcel CA-1, DFAS Denver Annex, Denver, Colorado, utilized only those techniques, procedures, and processes described in this report. In our professional judgment and opinion, the facts and conditions depicted are accurate and are subject to limitations inherent in the investigative techniques used and any express limitation in this survey.

SANDRA L. CUTTINO, P.E.
Earth Tech Program Manager
Air Force Base Closure - BRAC II

Date

I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted and that they are true and correct to the best of my knowledge and belief.

Dean Dunn
21 CES/CEV, Peterson Air Force Base

Date

**RELATED ENVIRONMENTAL FACTORS
FOR PARCEL CA-1 PROPERTY
DFAS DENVER ANNEX
DENVER, COLORADO**

FINDINGS

The data used to prepare this Related Environmental Factors document were obtained from the December 1993 Lowry Air Force Base (AFB) Basewide Environmental Baseline Survey, and the June 1994 Lowry AFB Disposal and Reuse Final Environmental Impact Statement.

Resources Which Pose No Environmental Concern

Resources posing no environmental concern to the Parcel CA-1 property include physiographic resources including floodplains and prime farmlands; threatened and endangered species; and historic, prehistoric, traditional, and paleontological resources.

Resources With Known or Likely Presence of Concern

At the southwestern corner of Parcel CA-1 is a man-made rectangular depression that has been delineated as a wetland. This approximately 1-acre depression collects surface water runoff from adjacent developed areas.

Conclusions

No related environmental factors should pose a concern for the Parcel CA-1 property. The Air Force will continue to comply with applicable laws and regulations regarding related environmental factors including the Clean Water Act and applicable state and local requirements.

**VISUAL SITE INSPECTION/VISUAL RECONNAISSANCE SURVEY
DFAS DENVER ANNEX
DENVER, COLORADO
PARCEL CA-1**

This document serves as an inspection report to assess the environmental conditions within Parcel CA-1 at the former Lowry Air Force Base as part of the environmental baseline survey. Visual site inspections (VSIs) and a visual reconnaissance survey (VRS) were conducted in March/April 1998 to determine or confirm the presence of environmental contamination or concerns including unusual odors, stained soils, stressed vegetation, leachate seeps, or other indications of potential contamination. The VSIs involved inspections of each facility, while the VRS was conducted over the remaining areas of Parcel CA-1.

Conducted by:

David G. Jury

Date

Audrey Yeoh

Date

Reviewed By:

SANDRA L. CUTTINO, P.E.
Earth Tech Program Manager
Air Force Base Closure - BRAC II

Date

12 June 1998

DFAS Denver Annex EBS for Parcel CA-1