

**Appendix L**  
**Property Visit Report**

1 **CC-RVAAP-68 ELECTRIC SUBSTATIONS**  
2

3 The property visit and perimeter survey for the East Substation, West Substation, and Substation No.  
4 3 was conducted on November 9, 2010. A summary of the current conditions and observations for all  
5 three former substations is provided below.  
6

7 **East Substation**  
8

9 Upon arrival at the East Substation, Building 25-27, located off Remalia Road and northwest of Load  
10 Line 2, it was noted that the building that housed former operations is still present and a fence  
11 partially exists between the former transformer area and Remalia Road. A gravel driveway which  
12 was heavily vegetated with grass exists from Remalia Road to the East Substation Building. No other  
13 structures including poles, wires, transformers, or ancillary equipment remain at this Compliance  
14 Restoration (CR) site. This building and associated surrounding area is not currently used, nor does it  
15 appear to have been used for other purposes than as a substation.  
16

17 The brick building is in good condition and does not visually appear to pose a collapse hazard.  
18 Peeling paint was observed on the interior walls of Building 25-27 and on the floor where paint had  
19 flaked off. Animal waste was present inside the building, but no wildlife was observed during the  
20 property visit. The concrete floor within Building 25-27 was visibly stained. Some equipment  
21 present within the building also appeared to be stained. The area that housed former transformers is a  
22 gravel area to the north of Building 25-27. Glass and metal debris was observed within the gravel  
23 area. No staining was observed in the former transformer area.  
24

25 Debris and four rusted 55-gallon drums were observed at the site. Three of the drums were outside  
26 Building 25-27 and one was located inside the building. No visible markings were present on the  
27 drums and the drums appeared to be empty. It is unknown whether these drums contained material  
28 during past use, but no visible staining exists to indicate a release.  
29

30 No physical evidence of munitions or explosives of concern (MEC) presence exists at this CR site,  
31 nor is it believed that past uses included munitions and explosives operations. No jurisdictional  
32 wetlands or historical landmarks exist within the area of the East Substation.  
33

34 Potential contaminant migration would primarily occur overland and through the roadside ditch that  
35 parallels Remalia Road. No potable wells exist within the vicinity of the East Substation. The closest  
36 on-site well is a monitoring well located within the area of concern (AOC) boundary at Load Line 2.  
37

38 **West Substation**  
39

40 The West Substation is located off Fuze and Booster Road at Building 28-18. Building 28-18 has  
41 been rehabilitated for use by the Ohio Army National Guard (OHARNG). A fence does not exist  
42 around the CR site. The area surrounding the building does not appear to have been updated for other

1 uses, nor is it currently used for storage or disposal of hazardous, toxic, and radioactive waste  
2 (HTRW) materials.

3  
4 To the north of Building 28-18, concrete slabs used for transformer pads were still present, but all  
5 transformer and ancillary equipment has been removed from the site. The area to the north of the  
6 building was wet within low-lying areas around the concrete pads. These low-lying areas were  
7 vegetated with *Phragmites australis*. Some low-lying areas appear to be man-made, while others  
8 appear to be burrows under the concrete pads. No debris or visual evidence of impacts (e.g., stained  
9 soil) was observed.

10  
11 No physical evidence of MEC presence exists at this CR site, nor is it believed that past uses included  
12 munitions and explosives operations. No jurisdictional wetlands or historical landmarks exist within  
13 the area of the West Substation.

14  
15 Potential contaminant migration would primarily occur overland and following topography. No  
16 potable wells exist within the vicinity of the East Substation. The closest on-site well is monitoring  
17 well SCFmw-001, just west of Building 28-18.

### 18 19 **Substation No. 3**

20  
21 Upon arrival at Substation No. 3, located southeast of Load Line 11 at the end of Substation No. 3  
22 Road, it was noted that there are no extant structures at the CR site. The area of the former substation  
23 is not currently used, nor does it appear to have been used for other purposes than as a substation.

24  
25 The area is largely flat with some visible small demolition debris (e.g., glass, brick, and metal  
26 fragments); concrete pads; and wood poles. No staining or other signs of a release of HTRW material  
27 were observed at the CR site.

28  
29 No physical evidence of MEC presence exists at this CR site, nor is it believed that past uses included  
30 munitions and explosives operations. Substation No. 3 sits just west of a jurisdictional wetland and  
31 unnamed tributary to Sand Creek. No historical landmarks exist within the area of Substation No. 3.

32  
33 Potential contaminant migration would primarily occur overland following topography leading to the  
34 unnamed tributary to Sand Creek. No potable wells exist within the vicinity of Substation No. 3. The  
35 closest on-site well is a monitoring well located within the AOC boundary at Load Line 11.

### 36 37 38 **CC-RVAAP-69 BUILDING 1048 FIRE STATION**

39  
40 The property visit at former Building 1048 was conducted on November 10, 2010. No structures,  
41 including a building footprint, remain at the site. The area of the former Building 1048 is not  
42 currently used, nor does it appear to have been used for other purposes than as a fire station. The area

1 is a flat meadow and was recently mowed. No visual evidence of impacts (e.g., soil staining, stressed  
2 vegetation) was observed at the site.

3  
4 No physical evidence of MEC presence exists at this CR site, nor is it believed that past uses included  
5 munitions and explosives operations. No jurisdictional wetlands or historical landmarks exist within  
6 the area of Building 1048.

7  
8 Potential contaminant migration would primarily occur overland following topography leading to  
9 roadside and manmade conveyances within the Administration Area. The OHARNG recently  
10 installed several groundwater wells within the Administration Area for on-site use. The closest  
11 groundwater well is approximately 350 ft southwest of Building 1048.

#### 12 13 14 **CC-RVAAP-70 EAST CLASSIFICATION YARD**

15  
16 The property visit at the East Classification Yard was completed on November 9, 2010. Upon arrival  
17 at the East Classification Yard along South Service Road, it was noted that Building 47-40 is still  
18 present. No other buildings remain within the East Classification Yard. This building and the  
19 associated surrounding area of the East Classification Yard is not currently used, nor does it appear to  
20 have been used for other purposes than originally intended. All railroad tracks, ballast, and ties are in  
21 a fair to good condition. Minimal vegetation is present in the area of the railroad tracks.

22  
23 The brick building is in good condition and does not visually appear to pose a collapse hazard. Some  
24 equipment from the operational days of Building 47-40 remains. In addition to equipment, cardboard,  
25 piping, valves, switches, and miscellaneous parts were present inside the building. The concrete floor  
26 and repair pits within Building 47-40 were visibly stained in some areas. The area to the south of  
27 Building 47-40 is primarily a grassy meadow. No remnants of building debris were observed.  
28 However, several functional catch basins still exist within the East Classification Yard.

29  
30 Other structures observed within the East Classification Yard include a former sludge basin  
31 associated with the former septic system in the woods to the north of Building 47-40, and a potential  
32 location of a wash rack south of the East Classification Yard, just north of Butts-Kistler Road. A  
33 concrete structure that may have held an above-ground storage tank (AST) was observed in this  
34 location along with old abandoned steel pipes, assumed to be water pipes. No visual evidence of  
35 releases (e.g., stained soil, stressed vegetation) was observed at the wash rack. Evidence of an  
36 undocumented coal pile was located just north of the suspected wash rack. This area was sparsely  
37 vegetated.

38  
39 No physical evidence of MEC presence exists at this CR site, nor is it believed that past uses included  
40 munitions and explosives operations. No jurisdictional wetlands or historical landmarks exist within  
41 the area of the East Classification Yard. No visual evidence of releases was observed during the  
42 property visit. Potential contaminant migration would primarily occur overland following  
43 topography. No potable wells exist within the vicinity of the East Classification Yard.

1 **CC-RVAAP-72 FACILITY-WIDE UNDERGROUND STORAGE TANKS**

2  
3 All locations of the 58 underground storage tanks (USTs) were visited as part of the property visit. In  
4 most locations, above grade structures no longer existed. No physical evidence of MEC presence  
5 existed at any of the UST locations. No jurisdictional wetlands or historical landmarks exist at any of  
6 the UST locations.

7  
8 No visual indications of an HTRW release were observed during the property visit of the Facility-  
9 wide USTs. Most USTs and buildings no longer exist with areas being re-graded and vegetated.  
10 Only those USTs that exhibited notable observations are highlighted below.

11

<b>Underground Storage Tank Identification</b>	<b>Observations</b>
RV-1, RV-2, RV-80, and CC-RVAAP-07	Removal is visibly documented through new pavement present at the George Road Service Station.
RV-15, RV-16, and CC-RVAAP-01	Structures at Building U-3 are present that appear to be a vent pipe and pump island.
RV-23	The above grade structures at Building 1045 remain but all piping appears to be removed.
RV-86, RV-87, and RV-88	Previous reports had indicated presence of vent pipes and fill pipes. No evidence of any piping or tank existence was observed during the property visit.
CC-RVAAP-02 through 05	While the building has been demolished, concrete pads associated with the Atlas Scrap Yard Northern Service Station are present.

12  
13  
14 **CC-RVAAP-73 FACILITY-WIDE COAL STORAGE**

15  
16 All locations identified as part of the Facility-wide Coal Storage were visited as part of the property  
17 visit. In most locations, evidence of coal did not exist. No physical evidence of MEC presence  
18 existed at any of the coal storage locations. No jurisdictional wetlands or historical places of  
19 significance exist at any of the coal storage locations. All Facility-wide Coal Storage areas are  
20 believed to have been solely used for storage of coal.

21  
22 Coal was observed at the Sand Creek Coal Tipple north of the railroad tracks, not south like  
23 previously indicated. In addition to observations of coal, a rusted 55-gallon drum and other debris  
24 were present in the area. No soil staining or stressed vegetation was observed at the Sand Creek Coal  
25 Tipple.

26  
27 Coal was also observed at the North Line Road Coal Tipple Area in substantial quantities. The earth  
28 was covered with small coal pieces and the area was sparsely vegetated.

1 Remnants of a previous coal pile were observed in the East Classification Yard near the suspected  
2 wash rack. This area was sparsely vegetated in the area where coal remnants were observed. This  
3 coal pile is also discussed as part of the East Classification Yard CR site.

#### 4 5 6 **CC-RVAAP-74 BUILDING 1034 MOTOR POOL HYDRAULIC LIFT**

7  
8 The property visit for the Building 1034 Motor Pool Hydraulic Lift was conducted on November 10,  
9 2010. Below grade structures of the former lift, including vaults, were not accessible during the  
10 November 10, 2010 property visit. Structures present at grade were documented and photographed.  
11 Mr. Tom Chanda was present during the property visit to clearly indicate where the former lift was  
12 located and what structures remained as part of the former hydraulic lift. A new hydraulic lift has  
13 been installed in the same area where the old lift had been removed. The new lift was observed to be  
14 in good condition with no visual evidence of leaks. Mr. Tom Chanda had indicated as part of the  
15 property visit that an oil/water separator existed at Building 1034 approximately 30-40 ft below  
16 ground surface. Inspection of the oil/water separator did not occur during the November 10, 2010  
17 property visit.

18  
19 Building 1034 is in good condition and is still used for vehicle maintenance and repair. The floor of  
20 Building 1034 is made of concrete and exhibits minimal staining. Building 1034 is surrounded by a  
21 paved asphalt lot and, therefore, potential impacts to vegetation were not observed.

22  
23 No physical evidence of MEC presence exists at this CR site, nor is it believed that past uses included  
24 munitions and explosives operations. No jurisdictional wetlands or historical landmarks exist within  
25 the area of Building 1034.

26  
27 OHARNG recently installed several groundwater wells within the Administration Area for on-site  
28 use. The closest groundwater well is approximately 700 ft west of Building 1034.

29  
30 A supplemental property visit was completed on August 31, 2011, to examine and photograph below  
31 grade structures that were not accessible during the initial property visit. Structures including the  
32 hydraulic oil tank, vaults, piping, control mechanisms, and the oil/water separator sump were  
33 examined as part of this supplemental property visit.

#### 34 35 36 **CC-RVAAP-75 GEORGE ROAD SEWAGE TREATMENT PLANT**

37  
38 The property visit for the George Road Sewage Treatment Plant was conducted on November 10,  
39 2010. Some structures remain at the George Road Sewage Treatment Plant, including the main  
40 building where the potential mercury spill occurred. Mr. Tom Chanda was present during the  
41 property visit and provided a guided tour through the main operation building. The brick building is  
42 in good condition and does not visually appear to pose a collapse hazard. Many items from when the  
43 facility was in use were still present, including desks, filing cabinets, and other equipment. Peeling  
44 paint was observed on the interior walls of the building as well as on the floor where paint had flaked

1 off. Significant animal waste and vegetative debris were present inside the building, but no wildlife  
2 was observed inside the building during the property visit.

3  
4 Mr. Tom Chanda pointed out the file cabinet that the container of mercury suspectively was knocked  
5 off and the drain that it went down. He pointed out other sewer structures within the building and  
6 how they are accessible. Observations of the sewage treatment plant visible pipe structures were  
7 noted as part of the property visit. No visual evidence of a mercury spill was observed during the  
8 property visit.

9  
10 The George Road Sewage Treatment Plant was not used for any purpose other than operation as a  
11 facility Sewage Treatment Plant. No physical evidence of MEC presence exists at this CR site, nor is  
12 it believed that past uses included munitions and explosives operations. No jurisdictional wetlands or  
13 historical landmarks exist within the area of the George Road Sewage Treatment Plant.

14  
15 Potential contaminant migration may have occurred as sludge deposits were transported elsewhere  
16 on-site or off the property. No potable wells exist within the vicinity of the George Road Sewage  
17 Treatment Plant.

#### 18 19 20 **CC-RVAAP-76 DEPOT AREA**

21  
22 The property visit for the Depot Area was conducted on November 10, 2010.

23  
24 Many structures are still present in the Depot Area and are currently used by OHARNG. The use of  
25 these buildings has changed since their construction in the 1940s. No vegetative stress or soil staining  
26 was observed around any of the buildings and remnant structures within the Depot Area.

27  
28 Some buildings, including U-7, U-8, and A-1, do not permit entry due to known asbestos hazards;  
29 therefore the interiors were not inspected as part of the property visit. Several former building  
30 footprints, including the concrete slabs, remain for demolished buildings within the Depot Area. U-3  
31 and U-6 were former filling stations with USTs present within the Depot Area.

32  
33 The AST between U-4 and U-5 is no longer present, but structures including the AST stand and  
34 earthen embankment are still present. No staining of soil or vegetative stress was observed around  
35 the former AST. Building U-20, the incinerator, is no longer present but no staining of soil or  
36 vegetative stress was observed around this former building.

37  
38 A Sewage Treatment Plant formerly existed in the Depot Area but has since been closed and flow  
39 diverted. Some above grade structures associated with the former Depot Sewage Treatment Plant are  
40 still present and were documented as part of the property visit.

41  
42 No physical evidence of MEC presence exists at this CR site, though documentation exists that  
43 demilitarization activities did occur within the Depot Area. No jurisdictional wetlands exist within

1 the Depot Area. The Depot Administration Area Telephone Building is the last remaining building of  
2 the former Bolton Farm that existed prior to the construction of RVAAP.

3  
4 Potential contaminant migration would primarily occur through the roadside ditches and overland  
5 toward Hinkley Creek east of the Depot Area. No potable wells exist within the vicinity of the Depot  
6 Area.

7  
8  
9 **CC-RVAAP-77 BUILDING 1037 LAUNDRY WASTE WATER SUMP**

10  
11 The property visit for the Building 1037 Laundry Waste Water Sump was conducted on November  
12 10, 2010. The laundry waste water sump was located northeast of Building 1037. Building 1037 has  
13 been previously renovated from the facility laundry to offices. The laundry sump was previously  
14 removed and the area is flat and vegetated with grass. No visual evidence of impacts (e.g., stained  
15 soil or stressed vegetation) were observed.

16  
17 No physical evidence of MEC presence exists at this CR site; however, laundered uniforms may have  
18 contained dust from manufacturing of munitions. No jurisdictional wetlands or historical landmarks  
19 exist within the area of Building 1037.



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