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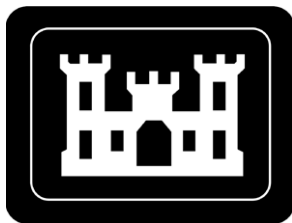
**REVISION 1**

# **INTERIM LAND USE CONTROL AND INSPECTION PLAN FOR THE NORTH ST. LOUIS COUNTY SITES**

**ST. LOUIS, MISSOURI**

**JANUARY 15, 2025**

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**U.S. Army Corps of Engineers  
St. Louis District Office  
Formerly Utilized Sites Remedial Action Program**



10-50% Recycled Fiber



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## **ST. LOUIS, MISSOURI**

**JANUARY 15, 2025**

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*prepared by*

U.S. Army Corps of Engineers St. Louis District  
Formerly Utilized Sites Remedial Action Program

*with assistance from*

Leidos, Inc.  
under Contract No. W912P923C0012



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UNDISTURBED
- APPENDIX C    FORM FOR FUSRAP IN-PERSON INTERIM CONTROL  
CONFIRMATION THAT SIGNS ARE INTACT

## ACRONYMS AND ABBREVIATIONS

|                  |                                                          |
|------------------|----------------------------------------------------------|
| COC              | contaminant of concern                                   |
| CWC              | Coldwater Creek                                          |
| EMDAR            | Annual Environmental Monitoring Data and Analysis Report |
| EMICY            | Environmental Monitoring Implementation Calendar Year    |
| FUSRAP           | Formerly Utilized Sites Remedial Action Program          |
| LUC              | land use control                                         |
| ROD              | record of decision                                       |
| ROE              | right-of-entry                                           |
| RG               | remediation goal                                         |
| SLDS             | St. Louis Downtown Site                                  |
| SOR <sub>N</sub> | net sum of ratios (unitless)                             |
| UAV              | unmanned aerial vehicle                                  |
| USACE            | U.S. Army Corps of Engineers                             |
| VP               | vicinity property                                        |

## UNIT ABBREVIATIONS

Both English and metric units are used in this report. The units used in a specific situation are based on common unit usage or regulatory language (e.g., depths are given in feet, and areas are given in square meters). Units included in the following list are not defined at first use in this report.

|                |                 |
|----------------|-----------------|
| m              | meter(s)        |
| m <sup>2</sup> | square meter(s) |

## **1.0 PURPOSE**

The purpose of this plan is to provide an interim land use control (LUC) that meets the objectives identified in the following bulleted list until the selected remedy from the *Record of Decision for the North St. Louis County Sites* (ROD) (USACE 2005) can be completed.

- Assure the protection of the public health and the environment.
- Eliminate or minimize mobility of contaminated soil.
- Advocate for leaving contaminated soil undisturbed in the North St. Louis County Sites. The term “contaminated” refers to the presence of contaminants of concern (COCs) that, at the time of inspection, are assumed to exceed the ROD remediation goals (RGs), necessitating future remedial action.
- Advocate for involving the U.S. Army Corps of Engineers (USACE) in property owner plans that affect such soil.
- Monitor such soil for evidence of disturbance.

This plan is not an enforcement tool to be used on parcel owners and users; rather, this plan is intended to provide continuous periodic guidance for property owners and users. The term “parcel” refers to an area of land with unique ownership as defined by the St. Louis County Assessor. Some parcels include areas within the banks of Coldwater Creek (CWC) (i.e., the CWC corridor). In addition, some land areas (e.g., most of CWC and the roadways) are not assigned a parcel identifier but are treated as parcels for the purpose of this plan. This plan does not repeat general information (e.g., descriptions of site history and the selected remedy) presented in the ROD. For such information, please refer to the ROD.

## **2.0 SELECTION OF INTERIM LAND USE CONTROL**

The radiological COCs applicable to soil at the North St. Louis County Sites are actinium-227, lead-210, protactinium-231, radium-226, radium-228, thorium-228, thorium-230, thorium-232, uranium-234, uranium-235, and uranium-238. Based on the relative proportions of these radionuclides in contaminated soil, alpha and beta radioactivity predominates the decay emissions. Because alpha and beta radioactivity are easily shielded by thin layers of materials or a layer of air 3 cm thick for alpha radioactivity and 1 m thick for beta radioactivity, inhalation and ingestion of contaminated soil are pathways of concern. Thus, the interim LUC targets controlling the pathways of inhalation and ingestion. These pathways become viable with disturbance of the soil but are not viable with the soil in its current configuration. The interim LUC is based on keeping the soil undisturbed to the maximum extent practicable.

## **3.0 INTERIM LAND USE CONTROL IMPLEMENTATION**

Following identification of contaminated soil on an owner’s parcel, the USACE will author a letter to the owner, and resident if different than the owner, of the identified parcel. The letter will include a figure showing the area, advise that the area should remain undisturbed, and request notification of the USACE if plans to disturb the soil (e.g., to build a fence) are being made. Each parcel’s status will be confirmed prior to mailing these letters. Letters will be sent annually to maintain the situational awareness of the owner/resident; advise them of changes, such as remediation or additional evaluation demonstrating that the RGs are met; and notify them that documentation is being prepared that allows the property to be used without restrictions (or, in the rare case, with

restrictions). Copies of letters sent to parcel owners and residents will be maintained as part of the permanent file.

An active list of all parcels at the North St. Louis County Sites that have been identified as having contaminated soil will be developed and updated whenever new sample results indicate contaminated soil. The USACE will request that each owner of these parcels grant right-of-entry (ROE) to the USACE and its contractors and maintain renewal of the ROE until remediation is complete. Properties that do not have a current ROE may be inspected from an adjacent public property or property with a current ROE if the area of interest can be adequately evaluated. Parcels where remediation is complete will be removed from the list.

The USACE and/or its contractors will perform inspections of parcels with contaminated soil prior to remediation to confirm the soil remains undisturbed. Parcels undergoing remediation will not be inspected. Scheduling of these inspections will meet the following requirements.

- A current ROE existing for the parcel that requires physical access to perform the inspection;
- USACE staff participating in no less than 90 percent of the in-person inspections each quarter and in as much as practicable for the inspections by unmanned aerial vehicle (UAV); and
- Inspections occurring at least quarterly, with some parcels inspected each month (except the baseline inspections may be done in the same month for that quarter).

The inspections will be conducted in the following manner for completeness, effectiveness, and efficiency.

- In-person inspections will be conducted for areas of contaminated soil that are not within the banks of CWC with exceptions for areas (e.g., CWC-581 and CWC-485) that are not within a county parcel and the only access is from CWC unless an uninvolved landowner grants an ROE.
- A UAV will be used to inspect areas of contaminated soil within the banks of CWC because of difficulties performing in-person inspections of the rugged CWC corridor.
- Photograph(s) of the area with contaminated soil shall be taken during the in-person or UAV inspection of the property. Soil disturbances that are not within the area of contaminated soil should be noted in the comments or remarks sections but not photographed out of respect for privacy.

The field team will carry the current ROEs for properties being visited that day in case questions arise with owners, renters, or managers at the property. The following courtesy will be extended by the USACE inspector, or lead contractor inspector if a USACE inspector is not available, to on-site residents or managers before inspecting the area of contaminated soil.

- For a single residential unit, the courtesy starts with a knock on the door. If answered, the discussion should remind the person of the ROE for the inspection being performed that day. If not answered, a door hanger explaining the visit will be left.
- For a single business unit, or a central office for multiple units (e.g., apartment complex), the courtesy is extended to management at the central office. The discussion should remind the person of the ROE for the inspection being performed that day. If no member of management is available, a door hanger explaining the visit may be left with staff.
- For multiple business units without a central office (e.g., strip mall or small apartment building), courtesy notifications are not expected for each unit.

- The USACE inspector, or lead contractor inspector if a USACE inspector is not available, may use judgment on conditions where the notification would not be of benefit (e.g., a busy store where the access to the required area is remote from the store front).
- Because of the ROE, the courtesy effort is not to request permission to conduct the inspection, unless the notification is required by the ROE.

#### 4.0 SIGNS

As another interim LUC, the USACE will post signs at public access locations along CWC from James S McDonnell Boulevard to the Missouri River and areas with contamination outside CWC. A sample USACE sign is shown on Image 1. Inspections of the signs will be included in the quarterly inspections and documented using the form contained in Appendix C.

**Image 1. Sample USACE Sign for Posting along CWC**



## 5.0 RECORDKEEPING

Appendix A contains a blank inspection form for use in recording the results of in-person inspections and Appendix B contains a blank inspection form for use in recording the results of UAV inspections. Completed copies of these forms may be combined into a logbook. Equivalent forms may be reproduced on a digital tablet for completion consistent with USACE consent.

- Blocks 1 and 3 of the forms are designed to be completed prior to the inspection because that information will not be available in the field.
  - The “FUSRAP property #” is the identifier designated by the Formerly Utilized Sites Remedial Action Program (FUSRAP) (e.g., vicinity property [VP]-01[C], CWC-5, and CWC corridor).
  - The “basis for identification of soil being contaminated” is intended to include the following:
    - The identifiers of stations with net sum of ratios ( $SOR_N$ ) values exceeding 1 that do not meet 100-m<sup>2</sup> average values on the subject property,
    - A description of the area where multiple stations with an  $SOR_N$  exceeding 1 exist rather than listing each existing station, or
    - A reference to the property with the preceding condition where the estimated extent of contamination continues beyond the boundary of the property with the preceding condition.
  - For the UAV inspections documented on the form in Appendix B, identify the tenth of mile closest to any disturbed area being inspected; Figures 1 through 14 identify the mile tenths.
  - The area size and/or vertical depth represent estimates that may change as more information is gathered and planning occurs.
  - The map of the area of contamination should be at a scale that includes identifiable features, such as CWC, parks, and adjacent roadways, to provide a clear understanding of the general location.
- Block 2 is designed to be completed during the inspection.
- The “Comments” section is for documentation of relevant information not captured in Blocks 1 through 3.
- For in-person inspections documented on the form in Appendix A, Block 4 contains a limited amount of repeated information from Sheet 1 to provide context for the photograph(s) and remarks in Block 5. Photographs of areas with contaminated soil are added following return to the office and remarks are added to bring any necessary attention to features on the photographs.
- Appendix A contains Sheets 1 through 4, but the actual number of sheets used on a property could be as few as two or as many as needed.
- The inspection forms will be completed and reviewed as soon as practicable, but no later than 7 working days from the inspection.

- The completed inspection forms shall be electronically scanned quarterly and provided to the verification contractor. The verification contractor will annually compile these electronic files and deliver them to the USACE for the permanent file, using the same schedule as the annual Environmental Monitoring Data and Analysis Reports (EMDARs). The raw photographs from the UAV will be delivered to the USACE as part of the remediation subcontractor's annual master file.

If an inspection identifies soil disturbance at areas with contaminated soil, the USACE is to be informed immediately by phone if a USACE staff member is not present. Document in the "Comments" section the time and date of the USACE notification and any follow-on actions identified by the USACE.

If an inspection identifies a missing or damaged sign, the USACE is to be informed immediately by phone if a USACE staff member is not present. Document in the "Comments" section the time and date of the USACE notification and any follow-on actions identified by the USACE. A replacement sign will be placed in the same location as the missing/damaged sign.

The annual North St. Louis County Sites EMDARs shall contain a brief summary of these interim LUC inspections and a blank copy of the first page of Appendices A and B. The annual North St. Louis County Sites Environmental Monitoring Implementation Calendar Year (EMICY) plan shall contain a brief statement regarding the requirement to conduct these inspections. The completed inspection forms would not be part of the EMDARs.

## **6.0 REFERENCES**

USACE 2005. U.S. Army Corps of Engineers St. Louis District. *Record of Decision for the North St. Louis County Sites*. St. Louis, Missouri. Final. September 2, 2005.

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## **FIGURES**

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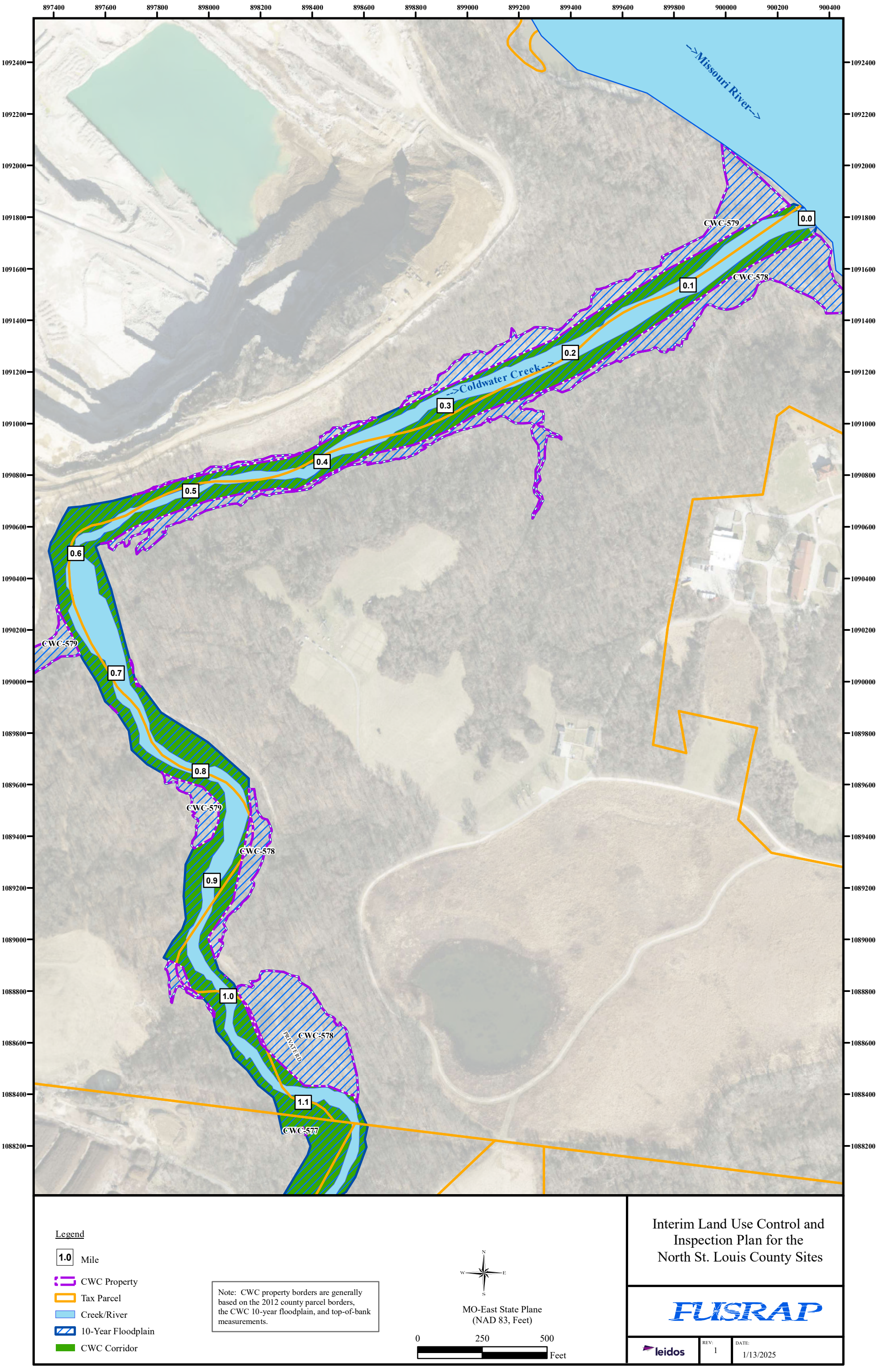


Figure 1. Mile 0.0 to 1.1 on CWC

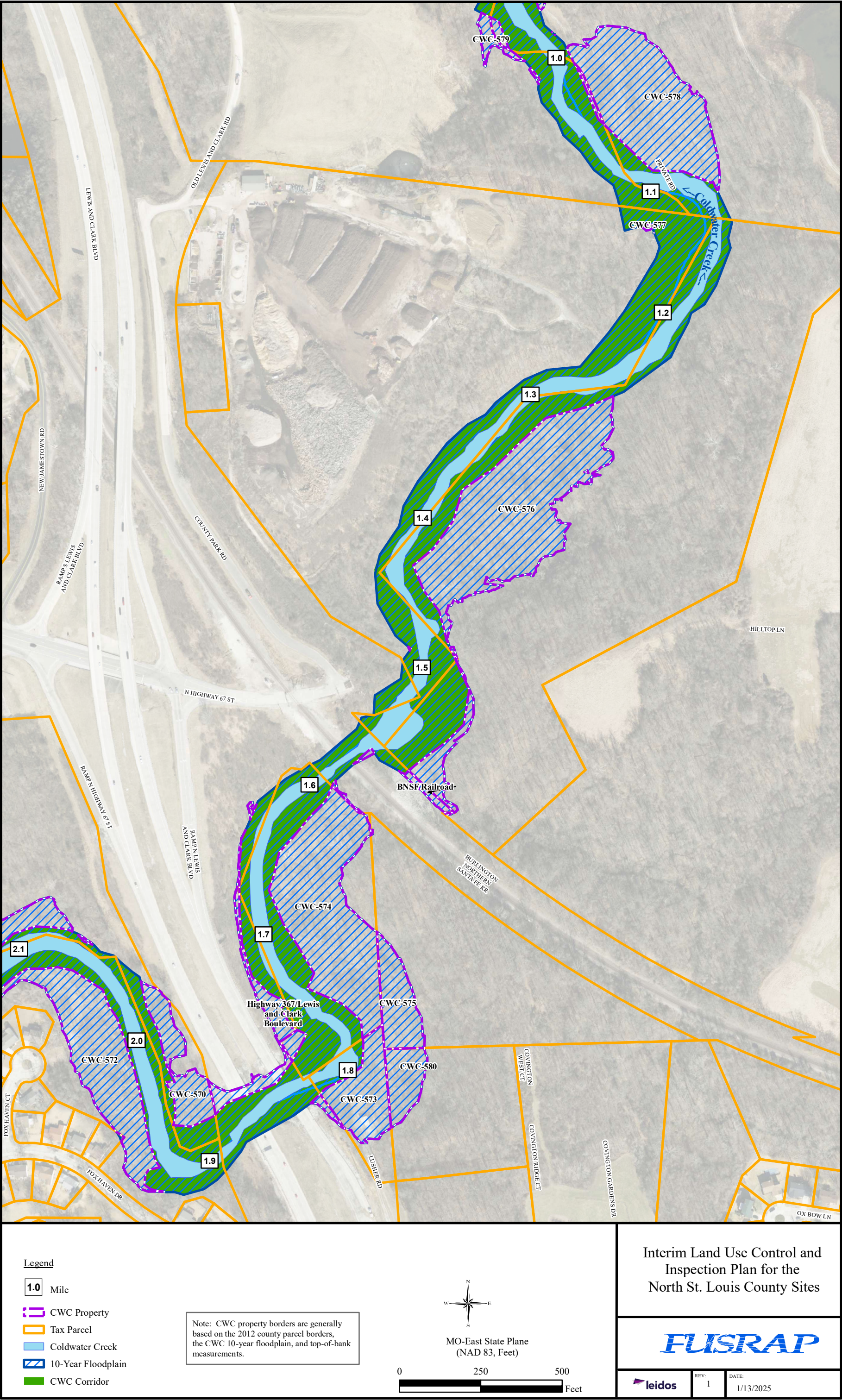


Figure 2. Mile 1.0 to 2.1 on CWC

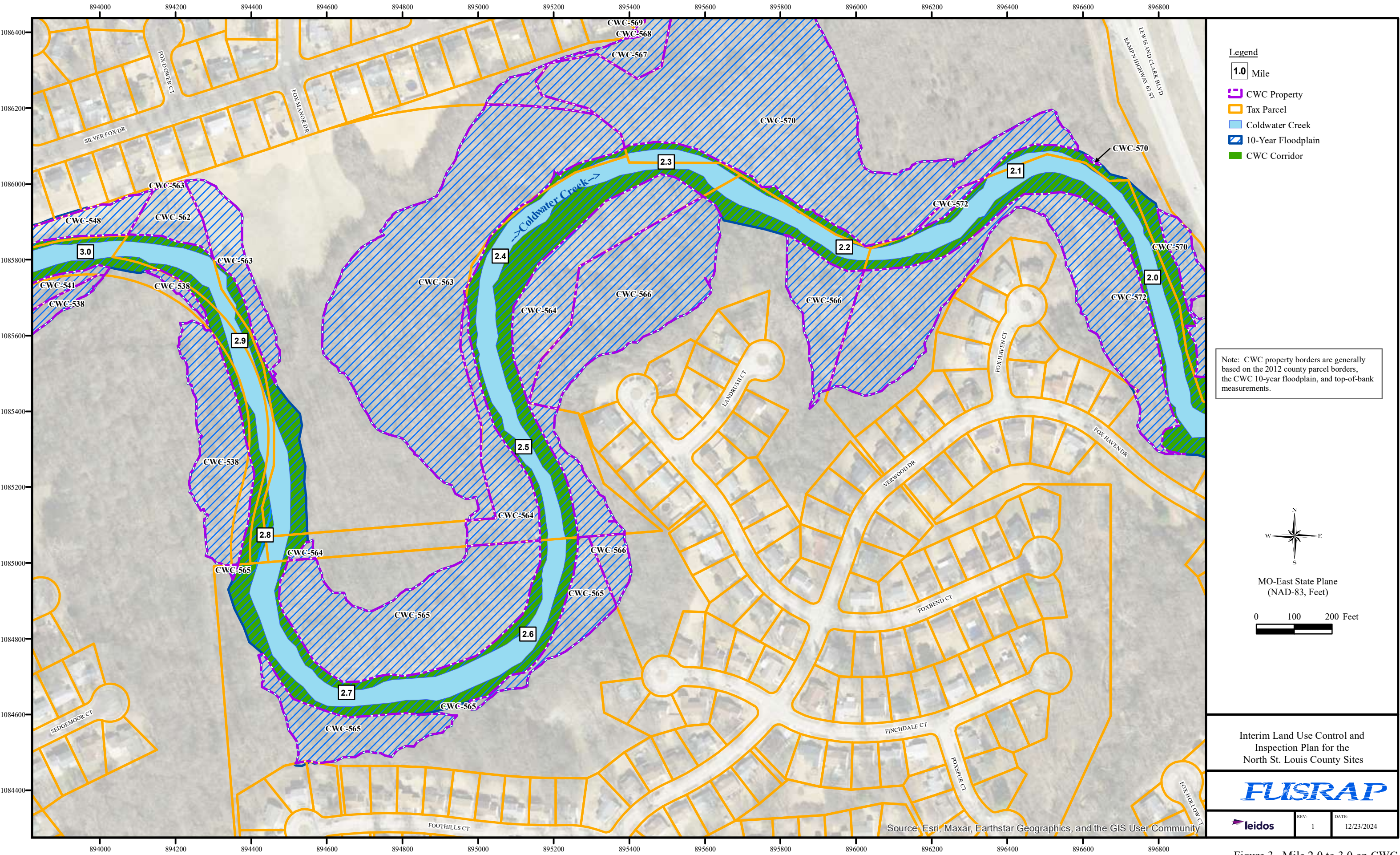
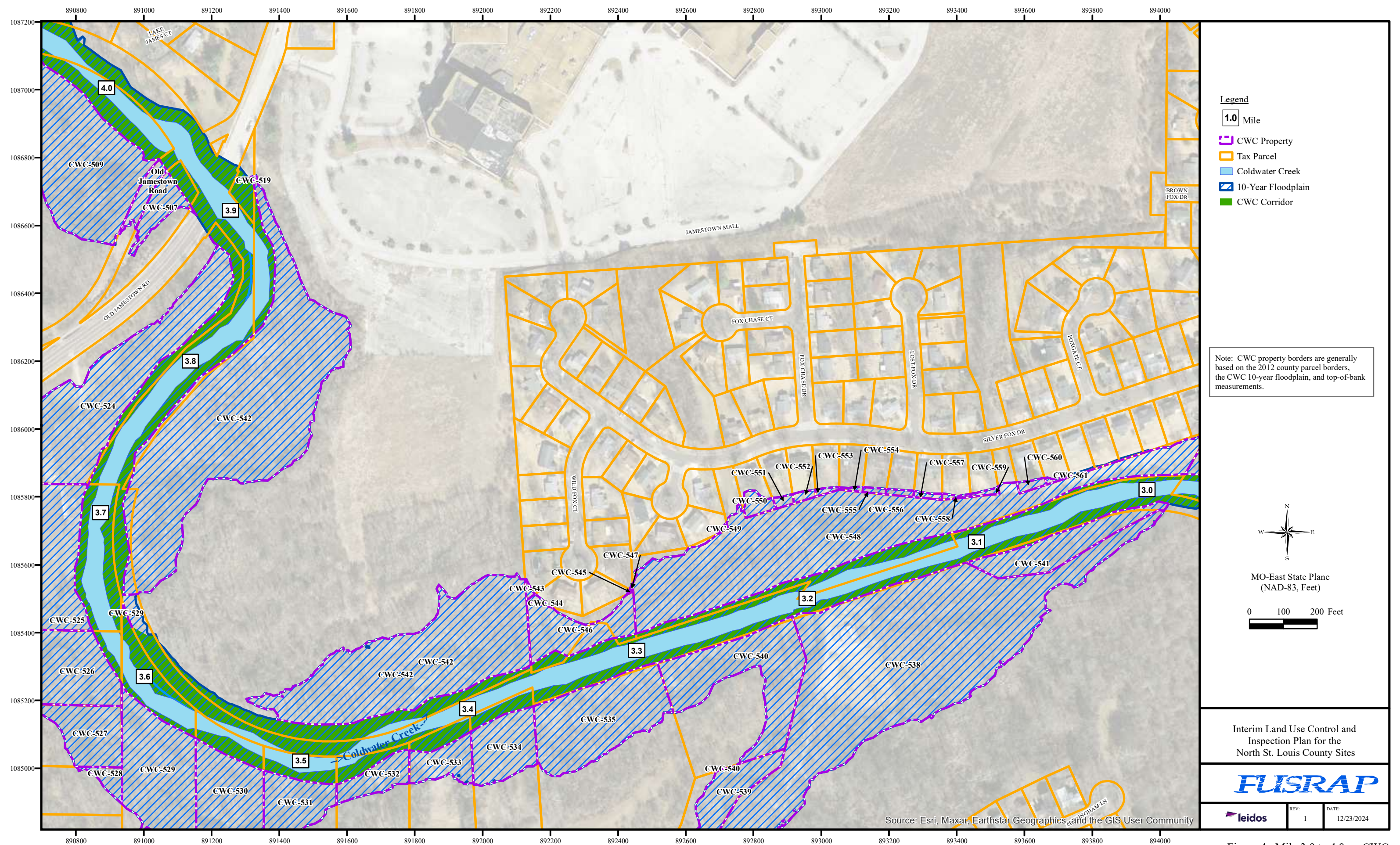


Figure 3. Mile 2.0 to 3.0 on CWC



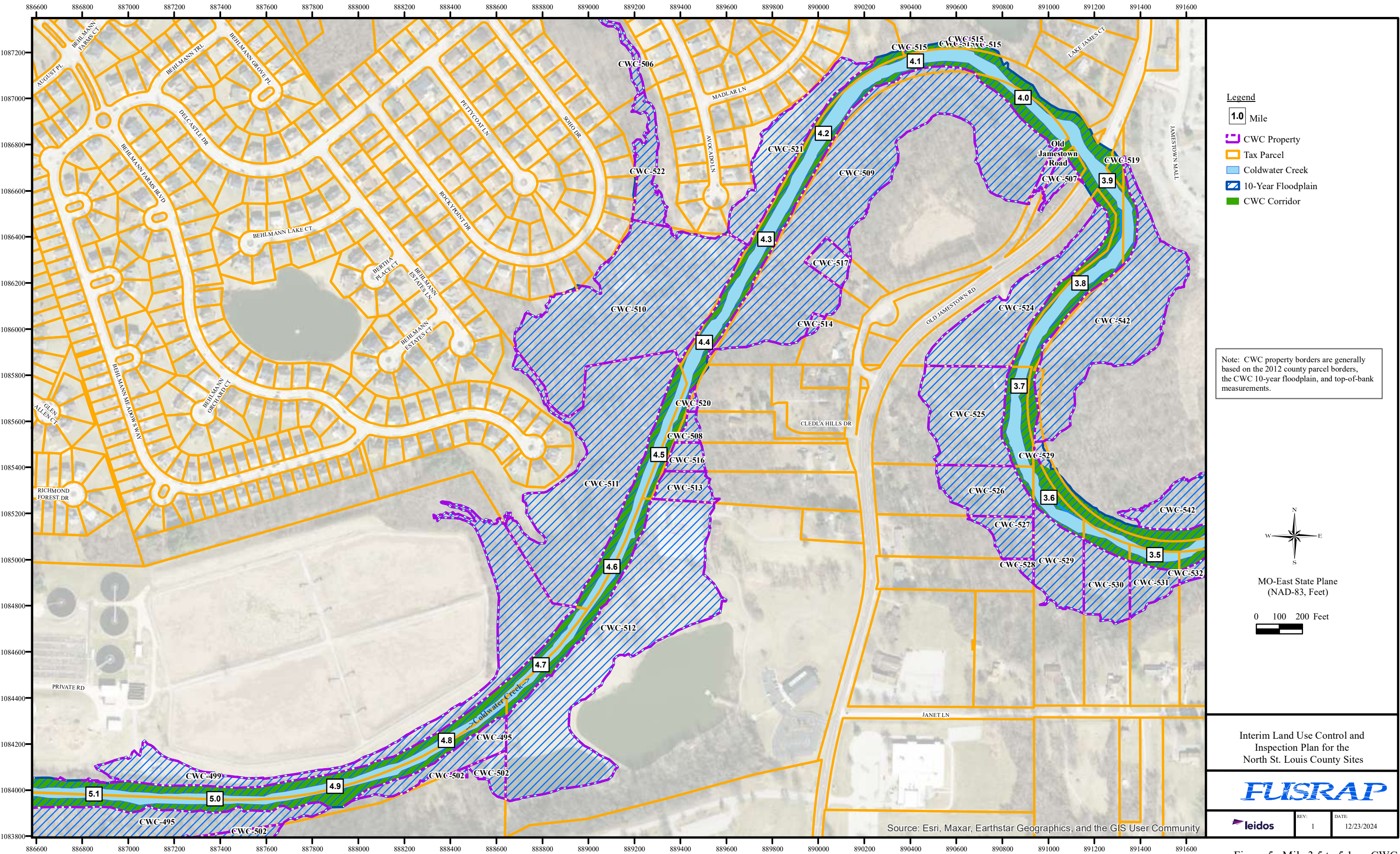
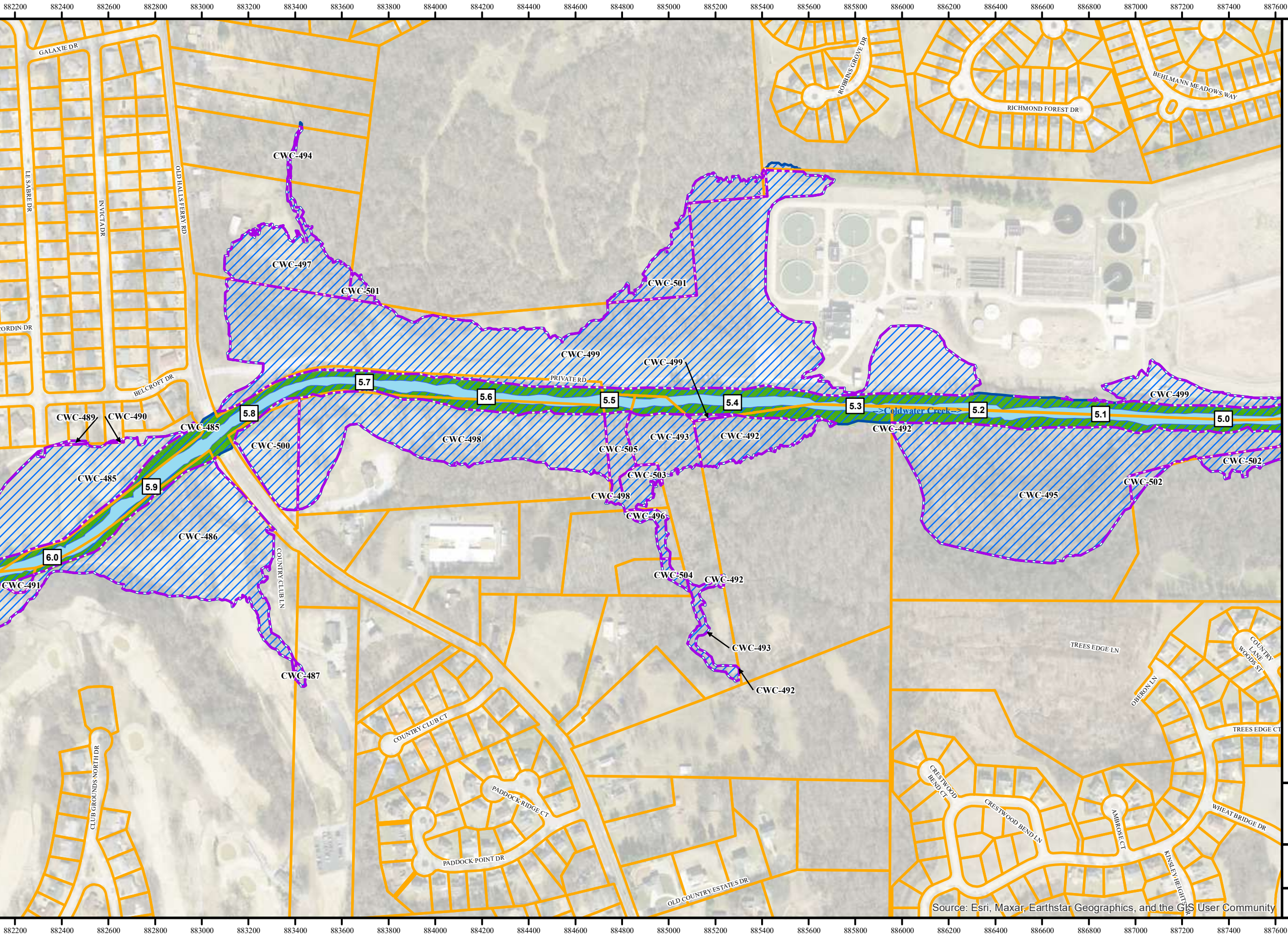


Figure 5. Mile 3.5 to 5.1 on CWC



**Legend**

- 1.0 Mile
- CWC Property
- Tax Parcel
- Coldwater Creek
- 10-Year Floodplain
- CWC Corridor

Note: CWC property borders are generally based on the 2012 county parcel borders, the CWC 10-year floodplain, and top-of-bank measurements.

MO-East State Plane (NAD-83, Feet)

0 100 200 Feet

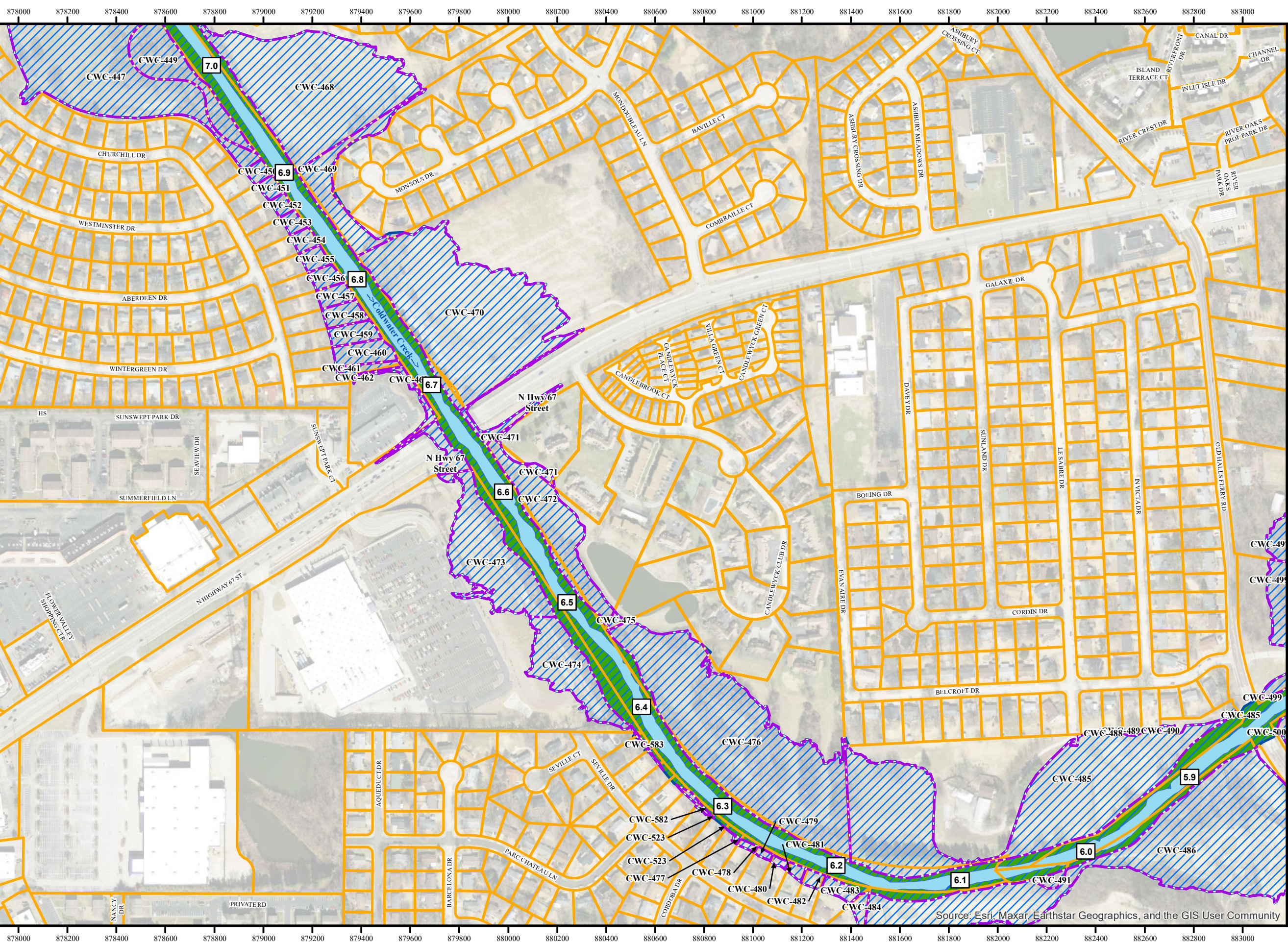
Interim Land Use Control and Inspection Plan for the North St. Louis County Sites

**FLISRAP**

leidos

|      |   |       |            |
|------|---|-------|------------|
| REV: | 1 | DATE: | 12/23/2024 |
|------|---|-------|------------|

Figure 6. Mile 5.0 to 6.0 on CWC



**Legend**

- 1.0 Mile
- CWC Property
- Tax Parcel
- Coldwater Creek
- 10-Year Floodplain
- CWC Corridor

Note: CWC property borders are generally based on the 2012 county parcel borders, the CWC 10-year floodplain, and top-of-bank measurements.

MO-East State Plane (NAD-83, Feet)

0 100 200 Feet

Interim Land Use Control and Inspection Plan for the North St. Louis County Sites

**FUSRAP**

leidos

|      |   |       |            |
|------|---|-------|------------|
| REV: | 1 | DATE: | 12/23/2024 |
|------|---|-------|------------|

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Figure 7. Mile 5.9 to 7.0 on CWC

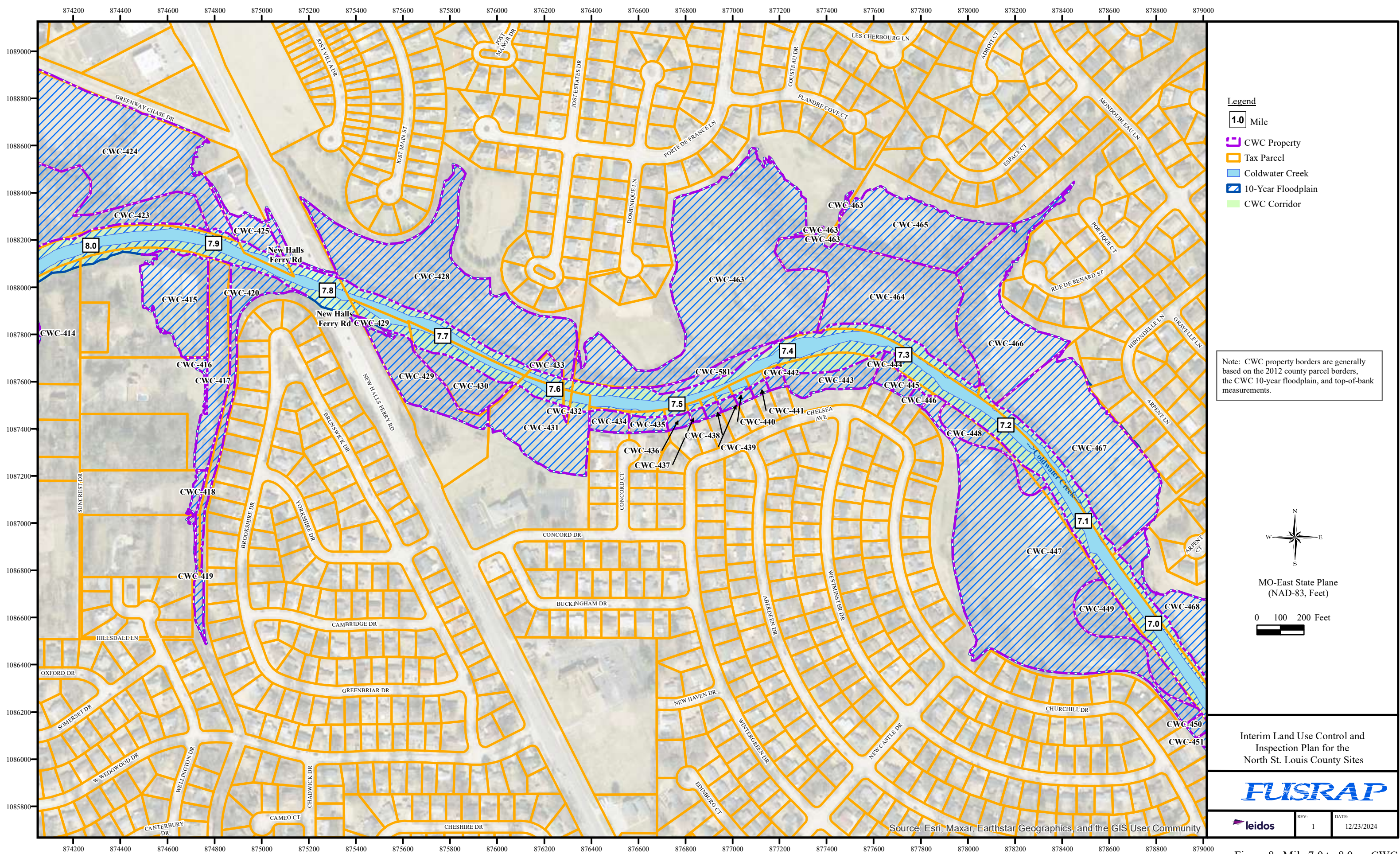


Figure 8. Mile 7.0 to 8.0 on CWC

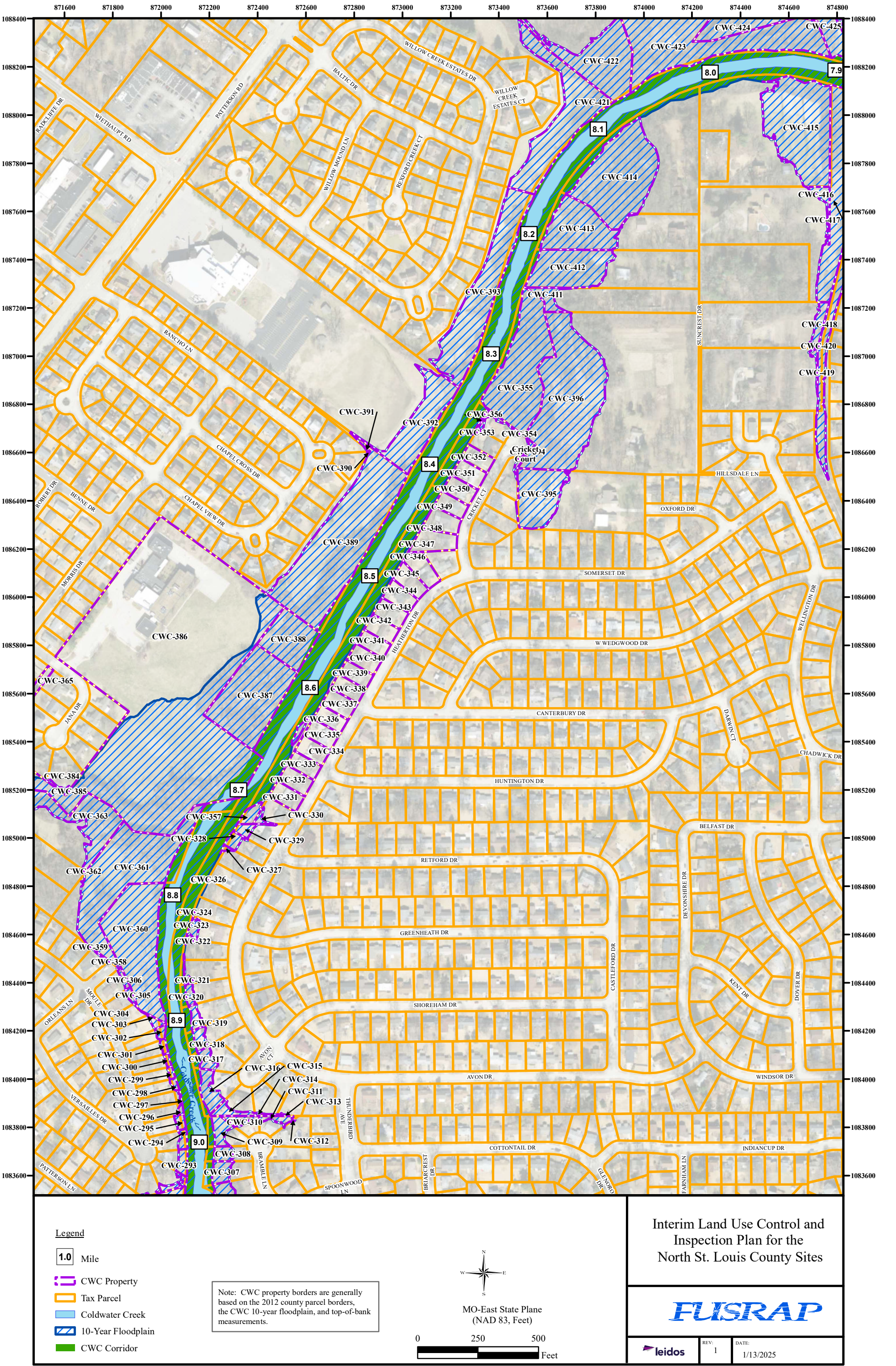


Figure 9. Mile 7.9 to 9.0 on CWC

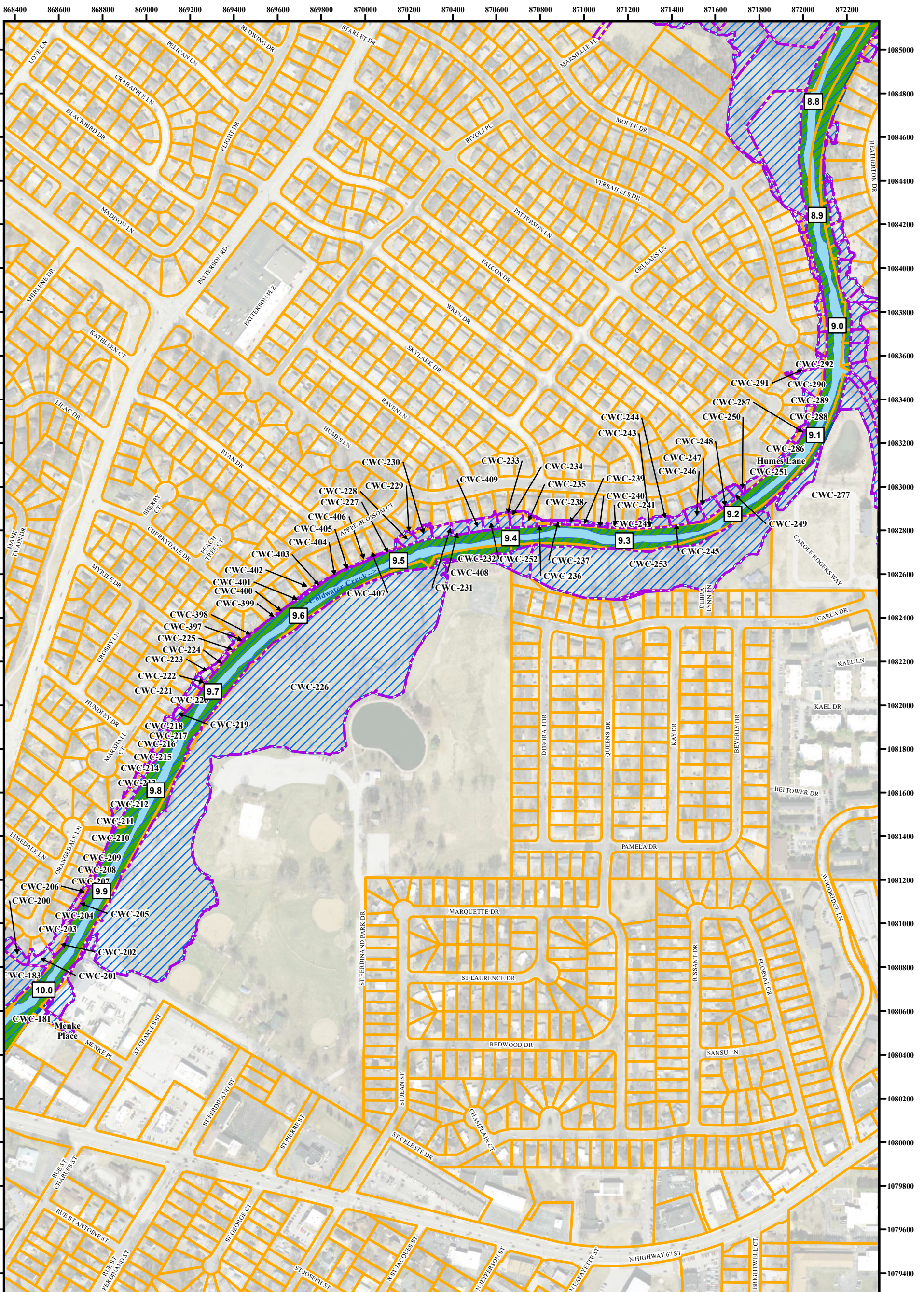


Figure 10. Mile 8.8 to 10.0 on CWC

# FLISRAP

DATE:  
1/13/2025

Figure 11. Mile 10.0 to 11.0 on CWC

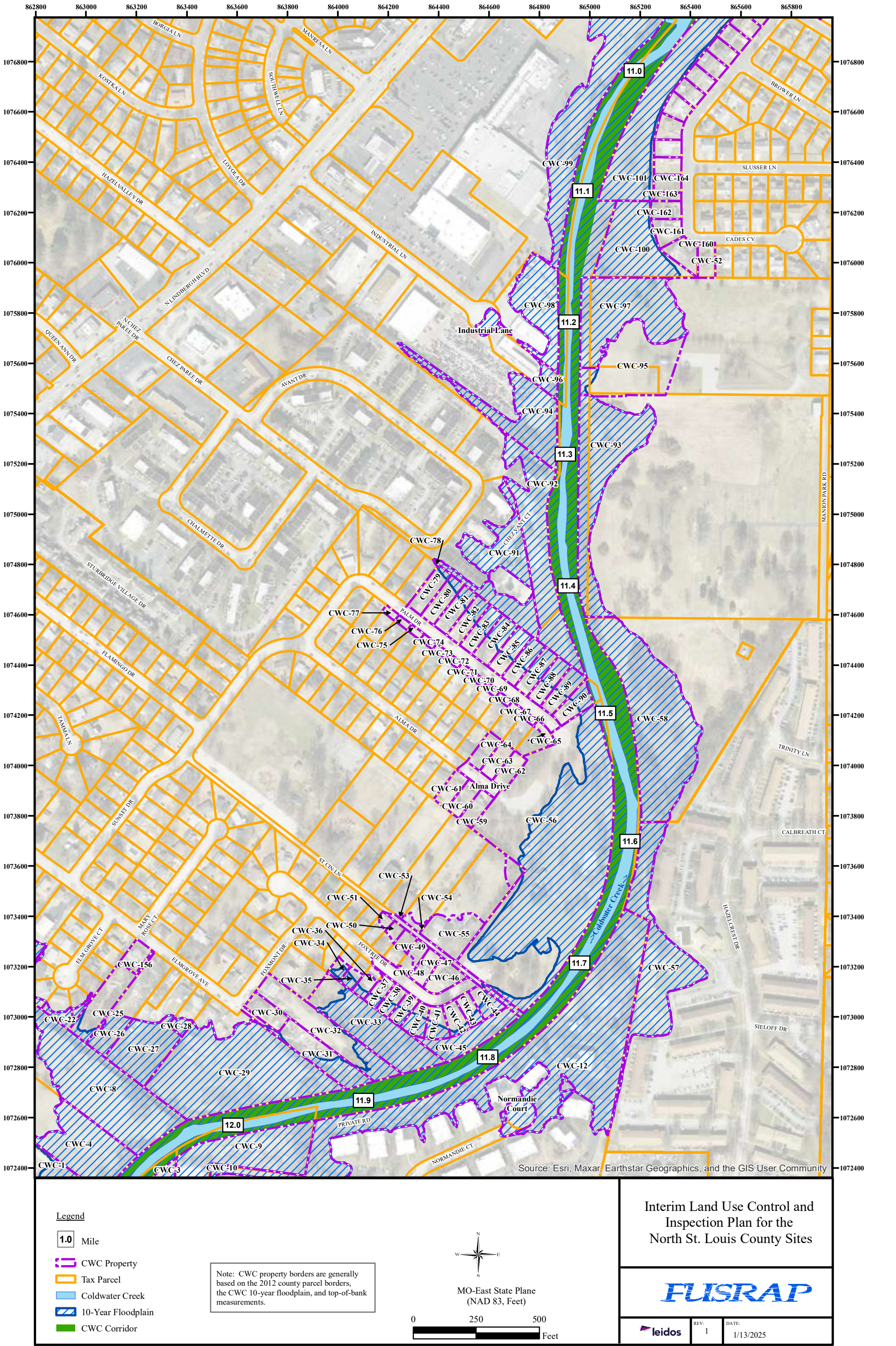


Figure 12. Mile 11.0 to 12.0 on CWC



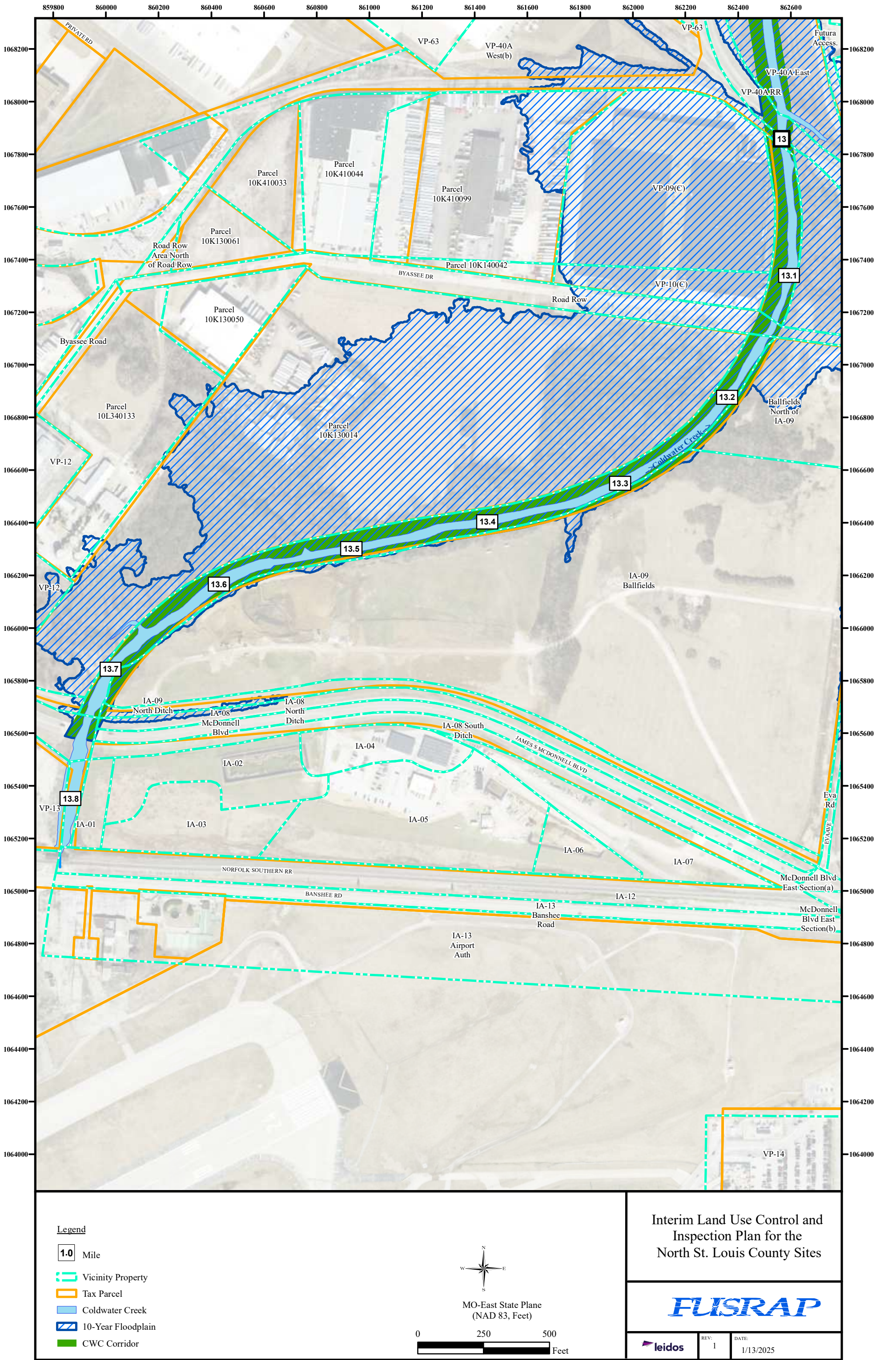


Figure 14. Mile 13.0 to 13.8 on CWC

**APPENDIX A**

**FORM FOR FUSRAP IN-PERSON INTERIM CONTROL CONFIRMATION THAT  
CONTAMINATED SOIL IS UNDISTURBED**

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|                                                                  |                                                                                                                                                                                                            |                                                                                                                              |                                  |                               |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------|
| <b>Block 1</b>                                                   | <b>Project:</b> FUSRAP Interim Control Confirmation that Contaminated Soil is Undisturbed                                                                                                                  |                                                                                                                              | <b>District:</b> St. Louis USACE | <b>Sheet</b> 1 of             |
|                                                                  | <b>Inspection Type:</b> In-Person                                                                                                                                                                          |                                                                                                                              |                                  |                               |
|                                                                  | <b>Property Type:</b> <input type="checkbox"/> Resident Owner <input type="checkbox"/> Resident Renter <input type="checkbox"/> Non-Residential Public Area <input type="checkbox"/> Commercial/Industrial |                                                                                                                              |                                  |                               |
|                                                                  | <b>Right of Entry?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable (NA) (UAV inspection)                                                              |                                                                                                                              |                                  | <b>County Parcel #:</b> _____ |
|                                                                  | <b>FUSRAP Property #:</b> _____                                                                                                                                                                            |                                                                                                                              |                                  | _____                         |
|                                                                  | <b>Basis for Identification of Soil Being Contaminated:</b> _____<br>_____<br>_____<br>_____                                                                                                               |                                                                                                                              |                                  |                               |
| <b>Size of Area to Remain Undisturbed:</b> _____ ft <sup>2</sup> |                                                                                                                                                                                                            | <b>Vertical Location:</b> <input type="checkbox"/> Surface <input type="checkbox"/> Subsurface <input type="checkbox"/> Both |                                  |                               |

|                                                                                                                                                                        |                                                                                                                                                                                     |                          |                          |                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------------------------------------------------|
| <b>Block 2</b>                                                                                                                                                         | <b>Date:</b> _____                                                                                                                                                                  |                          |                          | <b>USACE Personnel:</b> _____                                                 |
|                                                                                                                                                                        | <b>Quarter:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> |                          |                          | <b>Contractor Personnel:</b> _____                                            |
|                                                                                                                                                                        | <b>Yes</b>                                                                                                                                                                          | <b>No</b>                | <b>NA</b>                | <b>Item</b>                                                                   |
|                                                                                                                                                                        | <input type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | Has there been a change in property owner since the last visit?               |
|                                                                                                                                                                        | <input type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | If in-person inspection, was the resident/manager contacted during the visit? |
|                                                                                                                                                                        | <input type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | Is there any soil disturbance in or around the area of contaminated soil?     |
| <b>Soil disturbance caused by:</b> <input type="checkbox"/> Human activity <input type="checkbox"/> Nature. Describe in the comments the evidence for human or nature. |                                                                                                                                                                                     |                          |                          |                                                                               |
| <b>Covering Material:</b> <input type="checkbox"/> Vegetation <input type="checkbox"/> Pavement <input type="checkbox"/> Rip Rap <input type="checkbox"/> None         |                                                                                                                                                                                     |                          |                          |                                                                               |
| <input type="checkbox"/> Other (specify): _____                                                                                                                        |                                                                                                                                                                                     |                          |                          |                                                                               |

**Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

|                                               |                                                                                                   |                                                                                           |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Block 3. Map of Area of Contamination:</b> |  Approx. North | Scale: <input type="checkbox"/> Rough <input type="checkbox"/> Actual 1 inch ≈ _____ feet |
|                                               |                                                                                                   |                                                                                           |

Recorded  
By/Date: \_\_\_\_\_

QA  
By/Date: \_\_\_\_\_

QA  
By/Date:

|                    |                                                                                           |                   |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|
| <b>Block<br/>4</b> | <b>Project:</b> FUSRAP Interim Control Confirmation that Contaminated Soil is Undisturbed | <b>Sheet 3 of</b> |
|                    | <b>FUSRAP Property #:</b>                                                                 | <b>Date:</b>      |

|                                                         |  |
|---------------------------------------------------------|--|
| <b>Block 5. Photograph(s) of Area of Contamination:</b> |  |
| <b>Remarks:</b>                                         |  |

Recorded  
By/Date: \_\_\_\_\_

QA  
By/Date: \_\_\_\_\_

QA  
By/Date:

**APPENDIX B**

**FORM FOR FUSRAP UNMANNED AERIAL VEHICLE INTERIM CONTROL  
CONFIRMATION THAT CONTAMINATED SOIL IS UNDISTURBED**

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|                                                                                                                                                                        |                                                                                                                                                                                                                  |           |                                                                           |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------|-------------------------------|
| <b>Block 1</b>                                                                                                                                                         | <b>Project:</b> FUSRAP Interim Control Confirmation that Contaminated Soil is Undisturbed                                                                                                                        |           | <b>District:</b> St. Louis USACE                                          | <b>Sheet</b> 1 of             |
|                                                                                                                                                                        | <b>Inspection Type:</b> Unmanned Aerial Vehicle (UAV)                                                                                                                                                            |           |                                                                           |                               |
|                                                                                                                                                                        | <b>Property Type:</b> <input type="checkbox"/> Coldwater Creek Corridor <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Public Area <input type="checkbox"/> Commercial/Industrial |           |                                                                           |                               |
|                                                                                                                                                                        | <b>Right of Entry?</b> Not Applicable (NA) (UAV inspection)                                                                                                                                                      |           |                                                                           | <b>County Parcel #:</b> _____ |
|                                                                                                                                                                        | <b>FUSRAP Property #:</b> _____                                                                                                                                                                                  |           |                                                                           |                               |
| <b>Block 2</b>                                                                                                                                                         | <b>Basis for Identification of Soil Being Contaminated:</b> _____                                                                                                                                                |           |                                                                           |                               |
|                                                                                                                                                                        | _____                                                                                                                                                                                                            |           |                                                                           |                               |
|                                                                                                                                                                        | _____                                                                                                                                                                                                            |           |                                                                           |                               |
|                                                                                                                                                                        | _____                                                                                                                                                                                                            |           |                                                                           |                               |
|                                                                                                                                                                        | <b>Mile Location of Disturbed Area with Contamination:</b> _____ (nearest tenth)                                                                                                                                 |           |                                                                           |                               |
|                                                                                                                                                                        | <b>Vertical Location:</b> <input type="checkbox"/> Surface <input type="checkbox"/> Subsurface <input type="checkbox"/> Both                                                                                     |           |                                                                           |                               |
|                                                                                                                                                                        | <b>Date:</b> _____                                                                                                                                                                                               |           | <b>USACE Personnel:</b> _____                                             |                               |
|                                                                                                                                                                        | <b>Quarter:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup>                              |           | <b>Contractor Personnel:</b> _____                                        |                               |
| <b>Yes</b>                                                                                                                                                             | <b>No</b>                                                                                                                                                                                                        | <b>NA</b> | <b>Item</b>                                                               |                               |
|                                                                                                                                                                        |                                                                                                                                                                                                                  |           | Is there any soil disturbance in or around the area of contaminated soil? |                               |
| <b>Soil disturbance caused by:</b> <input type="checkbox"/> Human activity <input type="checkbox"/> Nature. Describe in the comments the evidence for human or nature. |                                                                                                                                                                                                                  |           |                                                                           |                               |
| <b>Covering Material:</b> <input type="checkbox"/> Vegetation <input type="checkbox"/> Pavement <input type="checkbox"/> Rip Rap <input type="checkbox"/> None         |                                                                                                                                                                                                                  |           |                                                                           |                               |
| <input type="checkbox"/> Other (specify): _____                                                                                                                        |                                                                                                                                                                                                                  |           |                                                                           |                               |

**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

|                                                                                                      |                                                                                                          |                                                                                                  |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Block 3. Map of Area:</b> <input type="checkbox"/> Undisturbed <input type="checkbox"/> Disturbed |  <b>Approx. North</b> | <b>Scale:</b> <input type="checkbox"/> Rough <input type="checkbox"/> Actual 1 inch ≈ _____ feet |
|                                                                                                      |                                                                                                          |                                                                                                  |

Recorded  
By/Date: \_\_\_\_\_

QA  
By/Date: \_\_\_\_\_

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**APPENDIX C**

**FORM FOR FUSRAP IN-PERSON INTERIM CONTROL CONFIRMATION THAT  
SIGNS ARE INTACT**

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QA  
By/Date:

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