

**Attachment 2****MANDATORY FORMAT FOR AN EBS REPORT****EXECUTIVE SUMMARY**

- E.1 Property Identification (address, assessor parcel number [if applicable], description)
- E-2 Site History and Operations
- E-3 Proposed Future Use
- E-4 Factors Evaluated
- E-5 Property Categorization
- E-6 Findings and Recommendations

**SECTION 1.0 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY**

- 1.1 Introduction
- 1.2 Boundaries of the Property and Survey Area (include map)

**SECTION 2.0 SURVEY METHODOLOGY**

- 2.1 Approach and Rationale
- 2.2 Description of Documents Reviewed
- 2.3 Property Inspections/Personal Interviews
- 2.4 Sampling

**SECTION 3.0 PROPERTY DESCRIPTION**

- 3.1 History and Current Use
  - 3.1.1 Historic
    - 3.1.1.1 Historic Operations and Land Use
    - 3.1.1.2 Demolitions
  - 3.1.2 Current Operations and Land Use
- 3.2 Environmental Setting
  - 3.2.1 Climate

3.2.2 Soils

3.2.3 Geology/Hydrogeology

3.2.4 Topography

SECTION 4.0 PROPERTY CATEGORIZATION

SECTION 5.0 FINDINGS FOR SUBJECT PROPERTY

5.1 Visual Site Inspection (VSI)

5.2 Hazardous Substances Notification

5.2.1 Storage of Hazardous Substances

5.2.2 Hazardous Substances Released

5.2.3 Hazardous and Petroleum Waste

5.3 Petroleum Products and Derivatives

5.4 Environmental Restoration

5.4.1 Environmental Restoration Program (ERP) Sites

5.4.2 Military Munitions Response Program (MMRP) Sites

5.5 Areas of Concern (AOC)

5.6 Storage Tanks(s)

5.6.1 Aboveground Storage Tanks

5.6.2 Underground Storage Tanks

5.6.3 Pipelines, Hydrant Fuelling, and Transfer Systems

5.7 Oil Water Separator(s)

5.8 Grease Trap(s)

5.9 Wash rack(s)

5.10 Waste Tank(s)

5.11 Pesticides

5.11 Military Munitions/Ordnance

- 5.12 Medical or Bio-hazardous Waste
- 5.13 Radioactive Waste
- 5.14 Solid/Municipal Waste
- 5.15 Indoor Air Quality
- 5.16 Groundwater
- 5.17 Wastewater Treatment, Collection and Disposal/Discharge
  - 5.17.1 Storm Water
  - 5.17.2 Septic Tanks and Leach Fields
- 5.18 Drinking Water Quality
- 5.19 Utilities (Energy)
- 5.20 Asbestos
- 5.21 Polychlorinated Biphenyls (PCBs)
- 5.22 Radon
- 5.23 Lead-Based Paint
- 5.24 Cultural Resources
  - 5.24.1 Prehistoric Resources
  - 5.24.2 Historic Structures and Resources
  - 5.24.3 Paleontological Resources
- 5.25 Floodplains
- 5.26 Natural /Biological Resources
  - 5.26.1 Sensitive Habitat
  - 5.26.2 Threatened and Endangered Species
  - 5.26.3 Wetlands
  - 5.26.4 Floodplains

## SECTION 6.0 APPLICABLE REGULATORY COMPLIANCE ISSUES

- 6.1 List of Compliance Issues (Air Permits, RCRA Permits etc.)

## SECTION 7.0 FINDINGS FOR ADJACENT PROPERTIES

- 7.1 Introduction
- 7.2 Adjacent Environmental Data Resources (EDR) Survey Properties
  - 7.2.1 Federal Databases
  - 7.2.2 State and Local Databases
  - 7.2.3 Tribal Records
- 7.3 Findings/Impact

## SECTION 8.0 RECOMMENDATIONS

## SECTION 9.0 CERTIFICATIONS

- 9.1 CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

### *Appendix*

Appendix A: Terms

Appendix B: Maps

Appendix C: Aerial and Site Photos

Appendix D: References

Appendix E: Interviews

### Attachment 3

#### SAMPLE CERTIFICATION

##### **Certification of the Environmental Baseline Survey**

The (preparer) has conducted this Environmental Baseline Survey on behalf of the Air Force. The (preparer) has reviewed all appropriate records made available, and conducted visual site inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the (preparer's) knowledge, is correct and current as of (date).

Certified by:

Date:

Approved by:

Date:

The following specific certifications apply:

##### **Hazardous Substances:**

###### **Certification of No Contamination**

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

###### **Certification of Contamination**

\_\_\_\_ A complete search of agency files has revealed that hazardous substance(s) as that term is defined in the CERCLA (42 U.S.C. 9601) as amended, were stored for one year or more, known to have been released, or were disposed of on the excess Air Force controlled real property described in Attachment 5.

##### **Certification of PCB Clearance (Either 1 or 2)**

\_\_\_\_ 1. This Real Property is in compliance with 40 CFR 761 as outlined below:

- a. An inventory has been prepared and is being maintained of all PCB Real Property Installed Equipment and Real Property PCB Items per Section 761.45.
- b. All in-service and stored serviceable PCB, PCB contaminated Real Property Installed Equipment and Real Property PCB Items have been inspected, repaired and are being maintained to prevent leakage, therefore can be distributed per Section 761.30.
- c. PCB Real Property Installed Equipment and Real Property PCB Items have been stored, decontaminated, and labeled per Sections 761.42, 761.43, and 761.44.
- d. There is no known PCB contaminated soil, wastes, or unserviceable equipment remaining on the existing property.

\_\_\_2. A records search and an on-site inspection indicate that this property has not been exposed to PCB materials or equipment.

**Certification of Other Contaminants:** *check all that apply and/or list any other known contaminants*

\_\_\_Lead Based Paint

\_\_\_Asbestos Containing Materials

\_\_\_Other (please list any other contaminants)

Certified by:

Date:

Approved by:

Date:

**Attachment 4****EXAMPLE TABLE OF CONTENTS FOR PHASE II EBS REPORT**

Transmittal Letter

Title Page

Table of Contents

1. Executive Summary
2. Introduction
3. Background
  - 3.1 Site Description and Features
  - 3.2 Physical Setting
  - 3.3 Site History and Land Use
  - 3.4 Adjacent Property Land Use
  - 3.5 Summary of Previous Assessments
4. Work Performed and Rationale
  - 4.1 Scope of Assessment
  - 4.2 Exploration, Sampling, and Test Screening Methods
  - 4.3 Chemical Analytical Methods
5. Presentation and Evaluation of Results
  - 5.1 Subsurface Conditions
  - 5.2 Analytical Results
6. Interpretation and Conclusions
  - 6.1 Recognized Environmental Condition / Potential Release Area
  - 6.2 Conceptual Model Validation / Adequacy of Investigations
  - 6.3 Absence, Presence, Degree, Extent of Target Analytes
  - 6.4 Other Concerns
  - 6.5 Conclusions / Objectives Met
7. Recommendations (if applicable)
8. Signature of Phase II Assessor with typed name [and professional license number and seal, if applicable]

References and Sources of Information

Tables [if applicable]

- List of Explorations, Samples Collected, COCs Sought
- Test Screening Data
- Monitoring Well and Water Level Measurements
- Soil Analytical Data
- Groundwater Analytical Data
- Other Media Analytical Data

Figures [if applicable]

- Site Location Map
- Site Plan with Likely Release Areas and Exploration Locations

Groundwater Contour Plan with Inferred Groundwater Flow Directions  
Geologic Cross-Section  
Site Plan with Chemical Testing Results  
Appendices [if applicable]  
Prior Assessment Report(s)  
Selected Reference Documents  
Photographic Log  
Subsurface Exploration Logs and Monitoring Well Construction Details  
Laboratory Report with Quality Control Information



## Attachment 5

## EXAMPLE STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES

**A5.1. Notice of Hazardous Substances Stored.** Notice is hereby provided that the following hazardous substances are known to have been stored for one year or more on the Property and the dates such storage took place in quantities greater than or equal to CERCLA reportable quantity found in 40 CFR Part 302.4. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or “Superfund”) 42 U.S.C. section 9620(h).

*Template*

Substance Stored	Regulatory Synonym(s)	CAS Registry Number	Quantity Stored	Years Stored	Hazardous Waste ID.
<i>Building</i>					
<i>Building</i>					

*Example but not limited to the following substances, please insert all relevant substances that were stored at the site.*

Substance Stored	Regulatory Synonym (s)	CAS Registry Number	Quantity Stored	Years Stored	Hazardous Waste ID.
<i>Building 525</i>					
De-icing, Defrosting, and Anti-icing fluid	N/A	N/A	880 gal/yr.	1984	N/A
<i>Building 814B</i>					
Purging Fluid	N/A	N/A	1,500 gal/yr.	1988	N/A
JP-4 Jet Fuel	N/A	N/A	300 gal/yr.	1983, 1986	N/A

**A5.2. Notice Of Hazardous Substances Released/Disposed Of.** Notice is hereby given that the information set out below provides notice of hazardous substances that are known to have been disposed of or released on the Property. The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 U.S.C. Section 9620(h).

*Template:*

<b>Site Identification:</b>						
<b>Substance</b>	<b>Regulatory Synonym(s)</b>	<b>CAS Registry Number</b>	<b>Quantity kg/lb.</b>	<b>Date</b>	<b>Hazardous Waste ID Number (if applicable)</b>	<b>Response/ Remedial Action</b>

*\*Chemical Abstract Services*

*Example but not limited to the following substances please insert all relevant substances to the site that is being examined.*

<b>Site Identification: XX034-Water Tower located within the boundaries of Parcel XYZ</b>						
<b>Substance</b>	<b>Regulatory Synonym(s)</b>	<b>CAS Registry Number</b>	<b>Quantity kg/lb.</b>	<b>Date</b>	<b>Hazardous Waste ID Number (if applicable)</b>	<b>Response/ Remedial Action</b>
Lead		7439-92-1	Unknown	Unknown	NA	Site investigation identified Lead as exceeding BCT-concurred screening level in soils. Approximately 300 cubic yards of soil were excavated and

Site Identification: XX034-Water Tower located within the boundaries of Parcel XYZ						
Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/lb.	Date	Hazardous Waste ID Number (if applicable)	Response/ Remedial Action
						disposed of offsite at a regulated disposal facility. Maximum concentration in soils is 549 mg/kg
Chromium		7440-47-3	Unknown	Unknown	NA	Site investigation identified chromium as exceeding BCT-concurred screening level in soils. Approximately 300 cubic yards of soil were excavated and disposed of offsite at a regulated disposal facility. Maximum concentration in soils is 24.6 mg/kg

## Attachment 6

## VISUAL SITE INSPECTION CHECKLIST TEMPLATE

## VISUAL SITE INSPECTION (VSI)

## GENERAL INFORMATION

<b>Facility Number:</b>	<b>Current Use:</b>
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**Inspected:**

**Type of Building:**

**Area (Sq. Ft.):**

**Type of Construction:**

**Year of Construction:**

**Description of Facility:**

**[Insert Photo]**

## PHYSICAL SETTING

<b>Current Uses of the Facility</b>
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*Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products?*  **Yes**  **No**

*Report current uses based on observation, interviews, and records review.*

<b>Past Uses of the Facility</b>
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*Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum?*  **Yes**  **No**

*Report all past uses based on observations, interviews, and records review.*

## PHYSICAL CONDITIONS and FINDINGS

N = No Y=Yes X=Excellent G=Good F=Fair P=Poor NA=Not Applicable

**Comments**

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<b>Condition of Paint</b>		
<b>Condition of Building</b>		
<b>Air Emissions Sources</b>		
<b>PCB Containing Equipment</b>		
<b>Historical Property</b>		
<b>Observed Wetlands</b>		
<b>Drinking Water Wells</b>		
<b>Remedial System</b>		
<b>Monitoring Wells</b>		

**Hazardous Material and Waste, Petroleum, Oil, and Lubricant Units**

*Describe the condition of and materials handled by the following units (use the abbreviations listed below for Waste Stream column).*

N=No Y=Yes HM=Hazardous Material HW=Hazardous Waste POL=Petroleum Oil & Lubricant Product POLW=POL Waste OTH=Other

**UNITS**

<b>INDUSTRIAL</b>	<b>WASTE STREAM</b>	<b>COMMENTS</b>
<b>Floor Drains</b>		
<b>Waste Water System</b>		
<b>Oil/Water Separators</b>		
<b>Wash racks</b>		

INDUSTRIAL	WASTE STREAM	COMMENTS
<b>Above Ground Storage Tank</b>		
<b>Underground Storage Tank</b>		
<b>Other Tanks</b>		
<b>Sumps</b>		
<b>Silver Recovery Units</b>		
<b>Hydrant System</b>		
<b>Radioactive Units</b>		
<b>Container Storage Area</b>		
<b>Munitions</b>		
<b>Other</b>		
<b>SURFACE WATER</b>		<b>Comments</b>
<b>Storm Water System</b>		
<b>Pits, Ponds, Lagoons</b>		
<b>Other</b>		
<b>MUNICIPAL</b>		<b>Comments</b>
<b>Sanitary Sewer (<i>utility ownership</i>)</b>		

INDUSTRIAL	WASTE STREAM	COMMENTS
<b>Septic Tanks</b>		
<b>Grease Traps</b>		
<b>Drains</b>		
<b>Other</b>		

**Site Conditions**

Y=Yes N=No	Comments	
<b>Odors</b>		
<b>Pools of Liquid</b>		
<b>Stained Soil</b>		
<b>Stains (<i>walls, floor, etc.</i>)</b>		
<b>Stressed Vegetation</b>		
<b>Other Areas of Concern</b>		

DATE:

REPRESENTATIVE  
OF \_\_\_\_\_  
(Optional):

nnnn

Print Name:

AIR FORCE  
REPRESENTATIVE:

DATE: