



# **Environmental Baseline Survey at DoD Facility Proposed for Joint Use**

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# Agenda

- Objectives
- Information Collection
- Environmental Condition Classification
- Parcelization
- GIS Map in ArcView
- Recommendations
- Questions and Discussion

**Environmental Baseline Survey**

# **Objectives**

# Purpose of EBS

An EBS is used to describe the current environmental condition of the property with respect to the presence of hazardous substances and petroleum products for the following purposes:

- To assess the progress of ongoing environmental restoration,
- To identify areas where further response may be required, and
- To facilitate reuse planning and property transfer efforts.

*- BRAC Cleanup Plan Guidebook (1996)*

# **Joint Use of DoD Facility**

- **Facility is not scheduled for closure**
- **Facility is in reduced-operating status**
- **Under lease agreement(s), DoD will allow the City to use portions of the property without interfering with the DoD mission**
- **EBS evaluates environmental concerns and provides a reference for development of lease restrictions**

**Environmental Baseline Survey**

**Information Collection**

# Document Review

- IR Program investigation reports and remediation activity reports
- RCRA Facility Assessment (RFA) and RFA Confirmation Study for SWMUs
- Storage Tank (UST and AST) closure reports and status updates

SWMU	Location	Environmental Findings	Status	Regulatory Concurrence Received	Parcel
27	Bldg 193	Auto hobby shop with car wash area on east side of building. 1992 RFA reported facility generated hazardous wastes including antifreeze, used oil, oil filters, and paint spray cans, and indicated no history of releases.	1992 RFA: NFA recommended (SWMU 27)		D
4	Bldg IA-10	1992 RFA reported that the print shop used Activator in copy machine which became hazardous waste and indicated no history of releases. UST (good condition) removed in 1997, no TPH (diesel) or BTEX detected in soil. Potential existence of a former dry cleaner facility.	1992 RFA: NFA recommended (SWMU 4) Feb 1998 UST Closure Report: NFA recommended (UST IA-10)	County Health Dept - Determination of NFA for UST IA-10 (3/18/97)	D
16	Bldgs IA-46 and 150	Public Works maintenance storage (IA-46) and storage shed (150). 1992 RFA suspected releases of mercury vapors due to crushing of fluorescent tubes and/or releases of friable asbestos during packing operations. 1992 Closure Report for Hazardous Waste Storage Unit documented removal of 3200 lbs of soil and 3 cubic yards of waste wood. 1997 RFA Confirmation Study documented excavation of pesticide (DDT and chlordane) contaminated soils.	1997 RFA Confirmation Study and 1997 Closure Report for SWMUs 13, 16, and 40: NFA recommended (SWMU 16)		E
1	Bldg IA-6	1987 release of 1900 gallons of diesel from overflowing UST IA-6 resulting in contaminated soils and groundwater. 1989 hydrogeologic investigation found free-floating petroleum product and indicated need for oil/water separator and groundwater treatment. 1996 soil excavation and recommendation of groundwater monitoring. 1997 RFA Confirmation Study reported no evidence of any nonpetroleum hazardous constituents in soil. VOCs detected in groundwater not attributable to site.	1997 RFA Confirmation Study: Petroleum hydrocarbon contamination addressed under UST Program. 1997 RFA Confirmation Study: Recommended groundwater investigation under CERCLA (IR Program). Nov 1996 UST and Soil Closure Report: NFA recommended (IA-6)		F

1992 RFA noted that the facility houses the electrical



Location	Tank	Tank Capacity (gallons)	Tank Contents	Tank Use	Status	Regulatory Concurrence Received	Parcel
Bldg 178	UST 178A UST 178B UST 178C UST 178D	12000 12000 12000 280	Gasoline Gasoline Gasoline Waste oil	Fuel storage Fuel storage Fuel storage Waste oil storage	Feb 1998 UST Closure Report: NFA recommended (178A, 178B, 178C, 178D)	DTSC UST Closure Certification and Acknowledgment of RCRA Closure for USTs-11/17/93	A
Bldg 395	UST 395	3000	Diesel Fuel	Back-up boiler	Jan 1998 UST Closure Report: NFA recommended (UST 395)	County Health Dept - Determination of NFA for UST 395 (3/18/97)	A
Bldg IA-18	UST IA-18	110	Diesel Fuel	Generator	UST: NFA recommended	County Health Dept - Determination of NFA for UST IA-18 (9/19/94)	A
Bldg 262	AST 262	500	Propane	Heater	AST in use		F
Bldg IA-4	AST IA-4B	500	Diesel fuel	Generator	AST empty and out of service		F
Bldg IA-6	UST IA-6	10000	Diesel fuel	Boiler	Nov 1996 UST and Soil Closure Report: NFA recommended (IA-6)		F
Bldg 522	UST 523 T-1 UST 524 T-2 UST 525 T-3 UST 526 T-4 UST 527 T-5	12000 12000 12000 12000 12000	Gasoline Gasoline Diesel fuel Diesel fuel Diesel fuel	Fuel storage	USTs empty and out of service: 3 for formerly used for vehicle fueling station and 2 for former locomotive fueling station		G
Bldg IA-7	AST IA-7	1000	Propane	Heater	AST in use		G
Bldg IA-12	UST IA-12A AST IA-12B AST IA-12C AST IA-12D	6000 550 550 550	Waste oil Engine oil Engine oil Engine oil	Oil storage	UST closed	DTSC - Acknowledgement of RCRA closure for	G

# **Asbestos Survey and Condition Assessment**

- **Review of past ACM survey reports**
- **Condition Assessment to verify/update current condition of previously identified ACM**
- **2002 ACM survey (including sampling) of buildings never previously surveyed for ACM**

Building Number	Building Description	Year Built	Area (sq ft)	ACM Survey Performed?	Asbestos Survey Report	ACM Found?	Location of ACM	Condition of ACM	Parcel
206	One story - 4 bedroom	1944	1547	YES	1996	NO			A
207	One story - 4 bedroom	1944	1547	YES	1996 2002b	YES	Linoleum (bathroom and interior), drywall, baseboards, shingle roofing	1996: All locations non-friable. 2002: Drywall re-assessed friable, all remaining locations non-friable.	A
208	One story - 4 bedroom	1944	1547	YES	1996	NO			A
209	One story - 3 bedroom	1965	2790	YES	2002a	YES	Drywall and fire doors.	Non-friable	A
210	One story - 4 bedroom	1944	1839	YES	1996	NO			A
211	One story - 3 bedroom	1965	2790	YES	2002a	YES	Drywall and fire doors.	Non-friable	A
212	One story - 3 bedroom	1965	2834	YES	2002a	YES	Drywall and mastic.	Non-friable	A
213	One story - 3 bedroom	1965	2834	YES	2002a	YES	Drywall and fire doors.	Non-friable	A
214	One story - 3 bedroom	1965	2834	YES	2002a	YES	Vinyl floor tile, drywall, fire doors.	Non-friable	A
215	One story - 3 bedroom	1965	1575	YES	2002a	YES	Vinyl floor tile, drywall.	Non-friable	A
216	One story - 3 bedroom	1965	1575	YES	2002a	YES	Drywall and fire doors.	Non-friable	A
221	One story - 3 bedroom	1965	1575	NO					A
222	One story - 3 bedroom	1965	1575	NO					A
223	One story - 3 bedroom	1965	2834	YES	2002a	YES	Vinyl floor tile, mastic, drywall.	Non-friable	A
244	Garage (Housing)	1948	2236	NO					A
245A-D	Two story fourplex unit	1947	7056	YES	2002a	YES	Drywall, linoleum, floor tile, transite vent pipes, thermal system insulation	Non-friable	A

# **LBP Inspection & Risk Assessment**

- **Review of past LBP survey reports**
- **2002 LBP survey (including sampling) of housing units never previously surveyed for LBP**

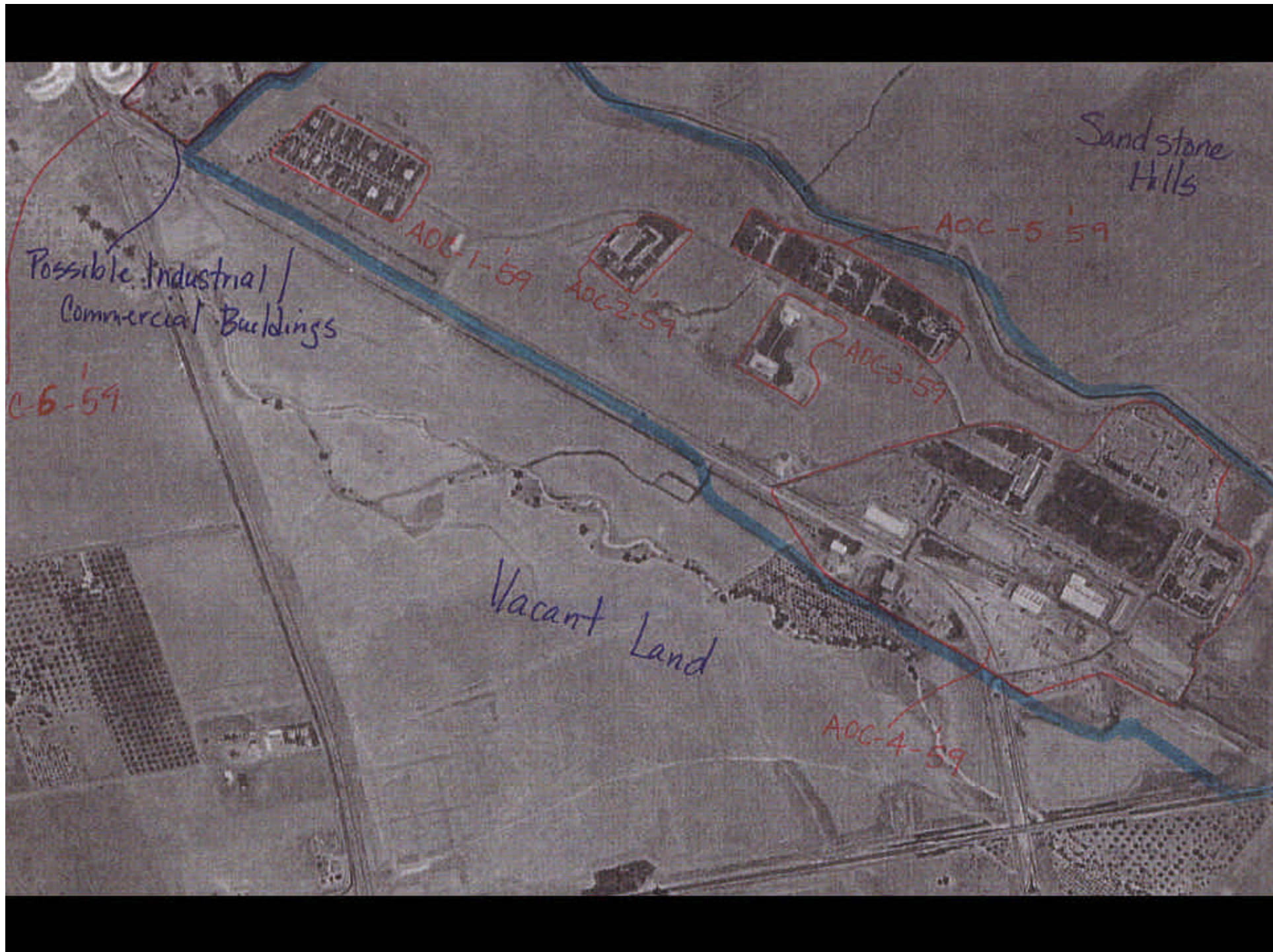
Building Number	Building Description	Year Built	Area (sq ft)	LBP Survey Performed?	LBP Survey Report	LBP Found?	Location of LBP	Parcel
190	Pool Bath House	1971	668	No				A
197	Bathroom between 179 and 180	1965	NA	Yes	1997	No		A
200	One story - 4 bedroom	1910	1535	Yes	1996 2002	Yes	1996: Lead in Paint (composite sample) and Lead in Soil (foundation) 2002: Lead in Paint (interior and exterior) and Lead in Dust (inside 1 room)	A
201	One story - 4 bedroom	1946	1430	Yes	1996	Yes	Lead in Paint: Multiple House Composite Sample and Playground Swing Set -Blue Lead in Soil: Foundation	A
202	One story - 4 bedroom	1946	1543	Yes	1996 2002	Yes	1996: Lead in Paint (composite sample) and Lead in Soil (foundation) 2002: Lead in Paint (interior and exterior) and Lead in Dust (inside 1 room)	A
203	One story - 4 bedroom	1944	1547	Yes	1996	Yes	Lead in Paint: Composite Sample and Playground Swing Set -Blue Lead in Soil: Foundation	A
204	One story - 4 bedroom	1944	1839	Yes	1996	Yes	Lead in Paint: Multiple House Composite Sample Lead in Soil: Foundation	A
205	One story - 4 bedroom	1944	1547	Yes	1996	Yes	Lead in Paint: Multiple House Composite Sample Lead in Soil: Foundation	A
206	One story - 4 bedroom	1944	1547	Yes	1996	Yes	Lead in Paint: Multiple House Composite Sample	A

# Records Search

- Facility report
- Chain-of-title and property agreement
- Sanborn map search
- Well search
- Adjacent property search

# **Aerial Photograph Search & Review**

- **Identified and obtained available historical photos of the facility**
- **Reviewed and interpreted photos from 1939, 1959, 1965, 1982, and 1994**
- **Identified areas of potential concern**





# Visual Site Inspection

- **Visual Site Inspection – evidence of storage, release/ potential to release, or disposal of hazardous substances or petroleum products**
  - Interior and exterior of buildings
  - Surrounding areas
  - Areas of potential concern (identified from aerial photographs)

**Building:** X



Visual Inspection Findings: No concerns.

Generator shed, wood shed, refrigeration machines, and infectious waste storage locker on outside. Some stains (oily in appearance) corrosion in mechanical room on NE side of building (inner parking lot) with generator. Rooms in building mostly empty, some lab equipment (sterilizer) floor drains plugged.

Inspection date: 7/11/02

## **Building Summary**

### General Information

Location:	Administrative Area
Parcel:	A
Current Building Use:	Vacant
Past Building Use:	Dental Clinic/Dispensary
Surroundings:	Grass (overgrown), parking lot, sidewalks
Year of Construction:	1945
Year of Demolition:	NA
Year and Type of Renovation:	NA
Number of Rooms:	> 10 (offices, small labs, examining rooms, bathrooms)
Building Floor Space (Square Feet):	9921
Number of Floors:	1

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# **Environmental Condition Classification**

# **Area Types - DoD BRAC Cleanup Plan Guidebook (1996)**

## **“Transferable” = Area Types 1 – 4**

**1 – Areas where no release or disposal of hazardous substances or petroleum products has occurred**

**2 – Areas where only release or disposal of petroleum products has occurred**

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

**4 – Areas where release, disposal and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken**

## **Area Types (continued)**

### **“Not Transferable” = Area Types 5 - 7**

**5 – Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken**

**6 – Areas where release, disposal, and/or migration of hazardous substances has occurred, but required response actions have not yet been implemented**

**7 – Areas that have not been evaluated or require additional evaluation**

# Area Type Designation

Based on EBS findings, preliminary Area Type designations were made for:

- Buildings
- Open areas
- SWMU and IR sites
- USTs and ASTs

*Area Type designations are considered “preliminary” until NFA concurrence is received from regulatory agencies*

**Environmental Baseline Survey**

**Parcelization**

# Environmental Condition Considerations

Parcels were designed to:

- Include properties of similar environmental condition
  - “transferable” and “not transferable” property are in different parcels
- Include an estimated “buffer zone” to accommodate potential contaminant migration



# Joint Use Plan Considerations

Parcels were designed to:

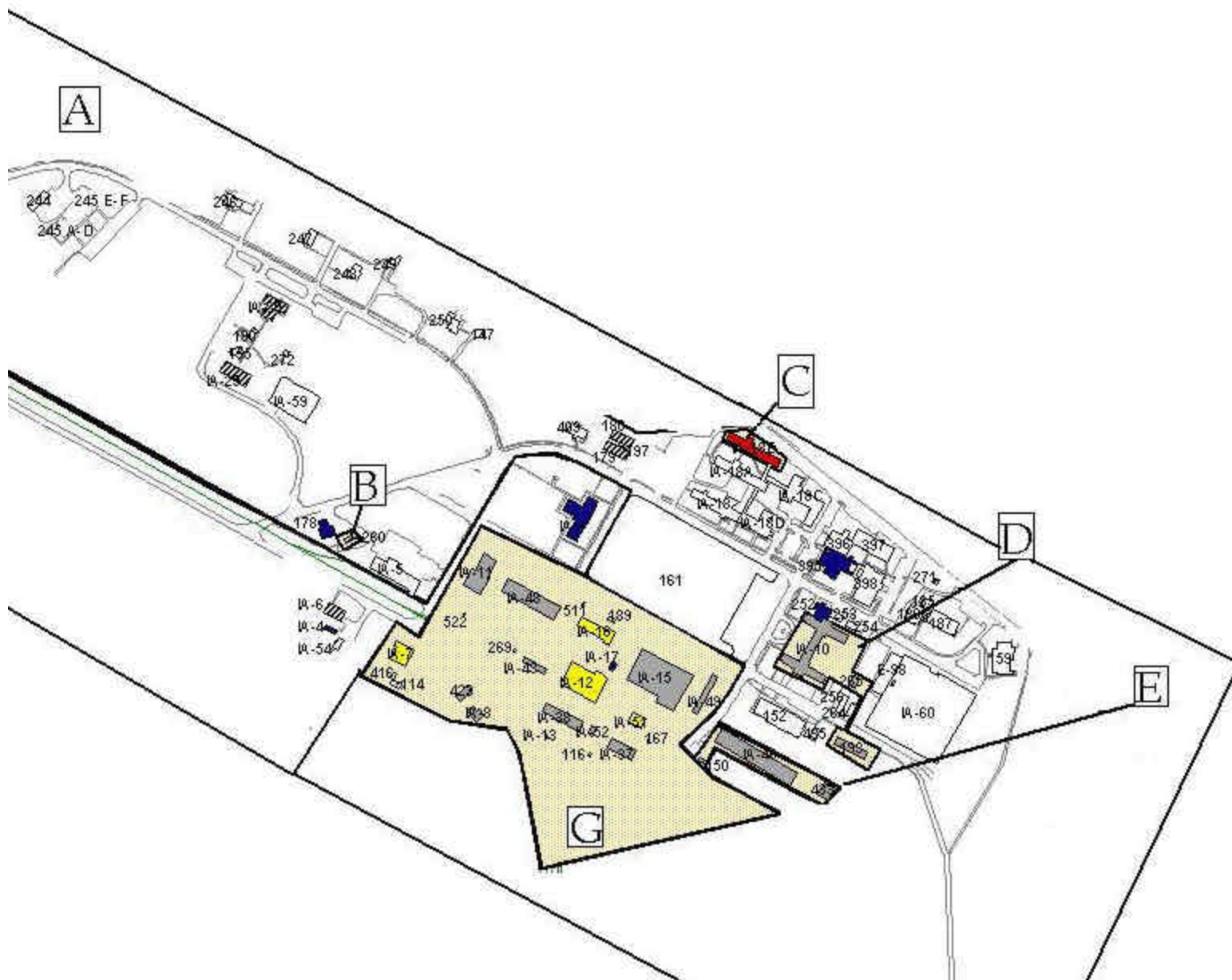
- Conform to Joint Use plans
- Restrictions and/or notifications necessary for reuse of each parcel will be designated in a Finding of Suitability to Lease (FOSL).
- Properties classified as “unsuitable for transfer” (Area Types 5 through 7) may be suitable for limited reuse under a lease agreement.

**Environmental Baseline Survey**








**GIS Map in ArcView**

# GIS Map in ArcView





- Contains all information used to determine environmental condition
  - Document review
  - Building inspections
  - SWMU/IR site conditions
  - ACM and LBP survey findings
  - UST and AST conditions
- Linked to Excel tables from EBS report



Area Types

-  1
-  2
-  3
-  4
-  5
-  6
-  7

Buildings

-  Demoli
-  Existing
-  Roads
-  Railroa

Parcels

-  Not Tra
-  Transfe

**Environmental Baseline Survey**

**Recommendations**

# Recommendations

- **Parcels designated “Unsuitable for Transfer” (Area Type 5 through 7) are recommended for further review and/or further action**
- **Specific recommendations provided in EBS**

Parcel	Building/ Area	Building Description	Recommendations
B	260	Car Wash - Demolished	Investigate potential existence of oil/ water separator, or wash rack through further document review and/ or personnel interviews; characterization sampling of on-site soils may be useful.
C	IA-18B	Administrative Offices	Abate asbestos release.
D	193	Auto Hobby Shop	Investigate oil/ water separator further through document review, sample and remove unknown liquid in car wash rack drain, and sample earthen culvert for characterization.
	265	Morale, Welfare, and Recreation Garage	Sample stained areas for characterization.
	IA-10	Administration Building	Investigate potential existence of former dry cleaner facility.
E	150	Public Works Maintenance Storage Shed	Remove or properly store hazardous substances.
	433	Storage	Remove or properly store hazardous substances and unknown liquids and obtain approval for RCRA Closure Report.
		Public Works	

# Summary

- EBS is a reference document that presents the “baseline” environmental condition
- EBS facilitates reuse after transfer and/or joint use under lease agreement
- EBS classifies environmental condition of property considering cleanup and compliance programs
- EBS presents data in various formats to accommodate varying needs



**Environmental Baseline Survey**

# **Questions and Discussion**