



Air Force Research Laboratory Mesa Research Site

Finding of Suitability to Lease

Air Force Real Property Agency

April 2011

**FINDING OF SUITABILITY TO LEASE (FOSL)
AIR FORCE RESEARCH LABORATORY, MESA RESEARCH SITE, ARIZONA
APRIL 2011**

1.0 PURPOSE

1.1 The purpose of this Finding of Suitability to Lease (FOSL) is to document environmentally related factors and the suitability to lease the real property and any improvements on the Air Force Research Laboratory Mesa Research Site (herein referred to as AFRL Mesa or the “Property”) at the former Williams Air Force Base (Williams), Arizona, to the City of Mesa, Arizona (herein referred to as the “Lessee”). The Lessee, which is the designated Local Reuse Authority (LRA) for AFRL Mesa, will lease the Property for the purpose of facilitating reuse pending closure of AFRL Mesa and ultimate transfer of the Property. A description of the Property is provided in Section 2 below. The Lessee plans to reuse and develop the property for specialized research.

1.2 This FOSL is a result of a thorough analysis of information contained in the following documents:

- (1) Final Record of Decision (ROD), Operable Unit-2 (OU-2), Williams AFB, December 1992 (Administrative Record [AR] #316);
- (2) *Basewide Environmental Baseline Survey (BEBS), Williams Air Force Base, Arizona, December 1993 (AR #591);*
- (3) Final Record of Decision (ROD), OU-1, Williams AFB, April 1994 (AR #480);
- (4) *Final Environmental Impact Statement (FEIS), Disposal And Reuse of Williams Air Force Base, U.S. Air Force, June 1994 (AR #638);*
- (5) Final Record of Decision (ROD), Environmental Impact Statement for the Disposal and Reuse of Williams AFB, February 1995;
- (6) Supplemental Records of Decision (SROD), Williams Air Force Base, August 8, 1995; February 26, 1997; April 8, 1998; and October 23, 2001;
- (7) Final ROD Amendment, Deep Soil, OU-2, August 1996 (AR #819);
- (8) *Comprehensive Asbestos Survey Report, AFRL Mesa, Earth Tech, April 13, 2007;*
- (9) *Lead-Based Paint Survey Report, AFRL Mesa, Earth Tech, April 13, 2007;*
- (10) *Final Environmental Assessment (EA), AFRL Mesa, U.S. Air Force, December 2007;*
- (11) *Historic Building Evaluation, Building 570, Daly and Associates, January 2007;*
- (12) *FinBaal Environmental Condition of Property Report (ECP), AFRL Mesa, U.S. Air Force, April 2007;*
- (13) *Final Environmental Baseline Survey Report (EBS), AFRL Mesa, U.S. Air Force, April 2007;*
- (14) *Air Force Research Laboratory, Mesa, AZ, CERFA Designation, Environmental Protection Agency, April 26, 2007;*
- (15) *Surplus Determination on Air Force Research Laboratory, Mesa, AZ, Memorandum, Secretary of the Air Force/Installations and Environment (SAF/IE), January 26, 2010;*
- (16) *Approval of City of Mesa as Local Reuse Authority, Letter, Office of Economic Adjustment, May 19, 2010;*
- (17) Final ST012 2010 Groundwater Monitoring Work Plan, May 2010;
- (18) Reuse Plan for the *Air Force Research Laboratory, Mesa, AZ*, City of Mesa,

February, 2011;
(19) Visual Site Inspection (VSI), March 2011.

Note: Administrative Record (AR) file documents listed for Williams are located at the following website address:

<https://afarpaar.lackland.af.mil/ar/>

Documents related to AFRL Mesa or Williams documents that are not found in the AR are available at the AFRPA Office at McClellan, CA.

2.0 PROPERTY DESCRIPTION

The Property is shown on the map provided as Figure 1 in Attachment 1 and totals approximately 6.5 acres with 10 facilities and an open-sided covered pavilion. The Property is within a fenced area with vehicle and personnel gates; most of the land is developed. The Property includes the improvements listed in Table 2.0.

Table 2.0
Property Inventory Description

Facility/Historical Use	Year of Construction	Square Footage
551/Conference Center	1984	1,645
552/Warehouse/Supply	1942	1,647
554/Civil Engineer Composite Shop	1984	1,645
558/Office and Laboratory	1973	28,541
560/Office	1981	9,600
561/Office and Laboratory	1989	30,660
562/Office	1984	4,400
564/Air Conditioning Plant	1989	1,000
567/Office	1984	1,495
570/Office, Laboratory, and Composite Shop	1958	17,283
NA/Outdoor Pavilion	2006	NA

3.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts caused by this Lease have been adequately identified, analyzed, and disclosed in compliance with the National Environmental Policy Act (NEPA). These impacts were first identified and analyzed in the *Environmental Assessment (EA), Disposal and Reuse of Air Force Research Laboratory, Mesa Research Site*, December 2007. The Air Force did not find that any of the environmental impacts identified and analyzed in the EA were significant.

4.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on a review of the ECP and most recent VSI, the entire Property is considered Department of Defense (DoD) Environmental Condition Category (ECC) 1, "areas where no

release or disposal of hazardous substances or petroleum products has occurred, including any migration of these substances from adjacent areas.”

For reference, DoD property categories are defined as follows:

Category 1: Areas where no history or evidence of CERCLA-related hazardous or petroleum product storage, release or disposal has occurred, including any 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, disposal, and/or migration of hazardous substances have occurred but at concentrations that do not require a removal or remedial response.

Category 4: Areas where release, disposal, and or migration of hazardous substances have occurred and all removal or remedial actions to protect human health and the environment have been taken.

Category 5: Areas where release, disposal, and/or migration of hazardous substances has occurred and removal or remedial actions are underway, but all required actions have not yet been implemented.

Category 6: Areas where release, disposal, and/or migration of hazardous substances have occurred, but required actions have not yet been implemented.

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

Three Installation Restoration Program (IRP) sites, ST-08, ST-12 and SS-29, are located within 0.25 mile of AFRL Mesa. The locations of sites ST-08, ST-12, and SS-29 are shown on Attachment 1, Figure 2. Site ST-08, underground storage tanks (USTs) at Building 1085, and site ST-12, the Liquid Fuels Storage Area, were originally classified as ECC 5, in the December 1993 Basewide EBS. Site SS-29, the Prime Beef Storage Yard, was originally classified as ECC 2 (equivalent to current Category 1 or 3) in the Basewide EBS. The USTs at site ST-08 were removed in 1990 and the 1994 OU-1 ROD established that no further action was required at ST-08. Site ST-08 is now considered ECC 4. Site ST-12 was addressed in the 1992 OU-2 ROD which identified remedies for petroleum hydrocarbon contamination as free product and in groundwater, as well as for petroleum hydrocarbon contamination in shallow (<25 feet below ground surface) soil. In accordance with the OU-2 ROD, a soil vapor extraction (SVE) remedy was implemented at site ST-12 to address petroleum hydrocarbon contamination in shallow soil. The shallow soil remedy for site ST-12 was completed in 1996. A 1996 OU-2 ROD Amendment identified SVE as the selected remedy for petroleum hydrocarbon contamination in deep (>25 ft bgs) soil. The OU-2 remedies for free product removal, groundwater extraction and treatment, and deep SVE continue to be addressed at site ST-12. Based on the continued remedial actions, site ST-12 remains classified as ECC 5. At site SS-29, a removal action was completed in 1995 to remove soil impacted by PCBs and the 1997 OU-5 ROD established that no further action was required at SS-29. Site SS-29 is now considered ECC 4.

Based on the extent of contamination identified, the EBS concluded that site ST-012 does not affect the Property. Local groundwater depth is approximately 160 feet below ground surface and flow direction in the vicinity is toward the east, or slightly northeast, such that the easement areas are located perpendicular to groundwater flow at site ST-12. Based on the *Final ST012 2010 Groundwater Monitoring Work Plan*, May 2010, groundwater monitoring results from January 2009 indicate that AFRL Mesa is not impacted by site ST-12 groundwater contamination.

There has been no release or disposal of hazardous substances or petroleum products at AFRL Mesa nor has migration of such contaminants from adjacent areas to AFRL Mesa occurred.

5.0 LEASE RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in Section 1.2 were evaluated to identify environmental factors listed in Attachment 2 that may warrant constraints on certain activities in order to minimize or eliminate risks to human health or the environment. Such constraints are typically embodied as permanent or temporary restrictions in the Lease or as specific notifications to the Lessee. The Lease will identify that all identified restrictions and notifications will also be included in any subleases as they may occur. The factors that require either restrictions or specific notifications are identified in Attachment 2 and discussed below.

The Air Force has determined the remaining factors listed in Attachment 2 do not pose an unacceptable threat to human health or the environment, consistent with governing regulatory processes; therefore, they do not require lease restrictions or notifications to the Lessee and are not discussed below.

5.1 Hazardous Substances Notification:

No hazardous substances in quantities greater than or equal to 1000 kilograms (1 kilogram if an acutely hazardous waste) or the hazardous substances' CERCLA reportable quantity were stored on the Property for one (1) year or more. Therefore, no "Notice of Hazardous Substance Stored/Disposed" is included with this FOSL. A list of all hazardous substances known to be stored on the Property is included in EBS Appendix D (the EBS is an attachment to the ECP).

No evidence or documentation of a hazardous substance release was identified at AFRL Mesa. Therefore, no "Notice of Hazardous Substances Released" is included with this FOSL.

5.2 Aboveground Storage Tanks (ASTs):

Two ASTs are located on the Property. Propane was used as the backup fuel source to the natural gas fuel supply. Table 5.2 provides a summary of the ASTs located on the Property.

Table 5.2
Aboveground Storage Tanks at AFRL Mesa

Facility Number	Type/Contents	Tank Capacity (gallons)	Site, Releases, and/or Spill Number	Tank Status
561	AST/Propane	250	None noted	Active
570	AST/Propane	1500	None noted	Active

5.3 Petroleum Products and Derivatives:

Petroleum products as described in Section 5.2 and lubricating oils were stored/used on the Property. No evidence of improper storage, release or disposal of petroleum substances was identified based on the ECP and VSI.

5.4 Asbestos Containing Material (ACM):

The Property may contain asbestos-containing materials (ACM).

5.4.1 ACM in Structures or Buildings: An asbestos survey at AFRL Mesa was conducted in 2006 and the *Comprehensive Asbestos Survey Report* was issued in 2007. No ACM was identified in 5 of the 10 structures surveyed, including facilities 551, 554, 562, 564, and 567. ACM was identified in facilities 552, 558, 560, 561, and 570. Table 5.4 summarizes the findings of the asbestos survey. ACM was and still is incorporated into improvements such as buildings, equipment, and pipelines, both above and below ground, on the property. Based on the most recent VSI completed in 2011, ACM in structures on the property is in good condition and not damaged or deteriorated to the extent that it creates a potential source of airborne fibers.

**Table 5.4
Facilities Surveyed for Asbestos**

Facility Number	Asbestos-Containing Material Present	Friable
551	No ACM identified	--
552	Roof Mastic	No
554	No ACM identified	--
558	Floor Tile/Mastic	No
	Vinyl Flooring	No
	Pipe Elbow Wrap	Yes
560	Floor Tile/Mastic	No
	Roof Mastic	No
561	Roof Mastic	No ^(a)
562	No ACM identified	--
564	No ACM identified	--
567	No ACM identified	--
570	Acoustic Ceiling Material	Yes ^(b)
	Elbow Insulation	Yes ^(b)
	Transite Wall Panels	No
	Roofing Tar	No

Note: (a) Due to security controls, there was limited access to the western half of the building. However, based on information provided by base personnel, materials sampled in the eastern side of the building are similar to those found in the western side.

(b) ACM was noted to be friable; however, it was not damaged. During the 2011 VSI, friable elbow insulation material identified during the EBS had been wrapped or sleeved.

5.4.2 ACM in Utility Pipelines: No CERCLA remedial action for ACM in below ground utility pipelines is required. ACM, such as transite pipes or pipes wrapped with asbestos insulation, may be found in (or on) utility pipelines located on the Property. ACM associated with utility pipelines below ground does not pose a threat to human health or environment as long as it is not disturbed, or, if it is disturbed, proper care is taken to manage and dispose of it. Utility pipelines below the ground have not been inspected. The Lessee will be given notice of the possibility of ACM in utility pipelines through a notice in the Lease. The Lease will provide notice to the Lessee that the Air Force will not be responsible for the remediation of ACM in below-ground utility pipelines.

5.4.3 ACM in Demolition Debris: ACM, which was commonly used in building materials, may be located at building demolition locations. Based upon an inspection of the Property and a review of the ECP/EBS reports, no locations where ACM from building demolition remains in the soil or in buried demolition debris are specifically known on the subject Property. No CERCLA response action is required at this time. However, it is possible that there are undiscovered locations where demolition debris may be found by the Lessee during ground disturbance activities. The Lessee will be cautioned by notice in the Lease to exercise care during ground disturbing activities. The Lessee will be required to notify the Air Force promptly of any demolition debris containing friable asbestos and believed to be associated with Air Force activities. The Lessee will be required to allow the Air Force a reasonable opportunity to investigate and, if a CERCLA response action is necessary, to accomplish it.

5.4.4 General: The Lease will contain a provision stating that the Lessee, in their use and occupancy of the Property, will be responsible for complying with all applicable Federal, state, and local laws relating to asbestos. The Lease will also state that the Air Force will be responsible for conducting any CERCLA remedial action found to be necessary for hazardous substances released or disposed of on the Property prior to the date of the Lease, so long as the Lessee is not a potentially responsible party under CERCLA for the release or disposal. The above response assurance by the Air Force does not mean the Air Force will perform or fund any remediation to accommodate a change in land use desired by the Lessee that is inconsistent with use restrictions or covenants contained in the Lease or other related Property transaction documents.

5.5 Lead-Based (LBP) - Facilities other than Target Housing & Residential Property:

A lead-based paint (LBP) survey of the structures at AFRL Mesa was conducted in 2006 and the *Lead-Based Paint Survey Report* was issued in 2007. The survey evaluated the buildings at the Property for the presence, quantity, locations, and character of LBP on building surfaces. No LBP was identified in facilities 551, 554, 561, 562, 564, and 567. LBP was identified on the exterior or interior surfaces of four structures surveyed, including facilities 552, 558, 560, and 570. During the survey, no damaged LBP was identified. Table 5.5 summarizes the findings of the LBP survey.

The Lessee will be notified through the ECP and supporting documentation of the possible presence of LBP and/or LBP hazards in these facilities. Notice will be provided to the Lessee that the Lessee will be responsible for managing all LBP hazards and potential LBP hazards in compliance with all applicable laws and regulations.

**Table 5.5
Facilities Surveyed for Lead Based Paint**

Facility Number	Location	Component	Substrate	Approximate Quantity
551	No LBP Identified			
552	Exterior	Wall	Corrugated Metal	1700 SF
554	No LBP Identified			
558	Room 158	Stall	Metal	160 SF

Facility Number	Location	Component	Substrate	Approximate Quantity
	Exterior	Wall	Ceramic Tile	36 SF
		Door	Metal	4 Doors
		Door Casing	Metal	76 LF
		Door Casing	Metal	19 LF
		Door	Metal	1 Door
560	Room 111	Wall	Ceramic Tile	50 SF
561	No LBP Identified ^(a)			
562	No LBP Identified			
564	No LBP Identified			
567	No LBP Identified			
570	Room 101	Door	Wood	2 Doors
		Door Casing	Wood	22 LF
	Room 104	Door	Metal	1 Door
		Door Casing	Metal	20 LF
	Room 107	Door	Metal	1 Door
		Door Casing	Metal	32 LF
	Room 114	Door	Wood	1 door
		Door Casing	Wood	20 LF
	Room 115	Door	Metal	1 Door
		Door Casing	Metal	27 LF
	Room 116	Door	Metal	1 Door
		Door Casing	Metal	20 LF
	Exterior	Roof Fascia	Metal	512 LF
		Door	Metal	1 Door
		Door Casing	Metal	20 LF
Door		Metal	1 Door	
Door Casing		Metal	32 LF	

LBP – Lead Based Paint

LF – linear feet

SF – square feet

Note: (a) Due to security controls, there was limited access to the western half of the building. However, based on information provided by base personnel, materials sampled on the eastern side of the building are similar to those found in the western side.

5.6 LBP and LBP Containing Materials and Debris (collectively, “LBP”)

LBP was commonly used prior to 1978 and may be located on the Property. The Lessee is advised to exercise caution during any use of the Property that may result in exposure to LBP. Appropriate notification and lessees responsibilities, consistent with AFRPA policy, will be provided in the Lease relative to this fact of common use of LBP prior to 1978.

Therefore, the Lease will include a notice to the Lessee notifying them that LBP may be on the Property and advising them that caution should be exercised during any use of the Property that may result in exposure to LBP. By acceptance of the Lease, the Lessee will acknowledge and accept responsibility for managing LBP, including LBP in soils, in accordance with all

applicable laws and regulations and for promptly notifying the Air Force of any discovery of LBP in soils that appears to be the result of Air Force activities and is at concentrations requiring remediation. The Lessee will be required to provide the Air Force an opportunity to investigate such discoveries and, if a CERCLA remedial action is necessary, to accomplish it. The Lease will reserve access the Air Force to enable it to investigate any such discoveries and take any remedial action found to be necessary.

5.7 Polychlorinated Biphenyls (PCBs)

All PCB-containing and PCB-contaminated transformers and capacitors within AFRL Mesa have been removed. No documentation or evidence of a PCB release was identified. PCBs may still be present in ballast units of older light fixtures. While not defined as PCB equipment or PCB-contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

6.0 REGULATOR COORDINATION

The regulatory agencies reviewed the ECP report and coordinated on the property's CERFA Category 1 determination, *areas where no release or disposal of hazardous substances or petroleum products has occurred, including any migration of these substances from adjacent areas*. A signed copy of the FOSL will be provided to the Arizona Department of Environmental Quality and US Environmental Protection Agency Region 9.

7.0 PUBLIC NOTICE

Public notice of the signed FOSL will be published in the Mesa Independent and East Valley Tribune. The draft notice is included at Attachment 4. The Air Force will retain the signed FOSL, including supporting documentation, and will make the FOSL available to the public upon request.

8.0 FINDING OF SUITABILITY TO LEASE

The proposal to lease this Property has been adequately addressed and evaluated for: (a) the presence of hazardous substances and contamination on the Property, (b) environmental impacts anticipated from the use of the Property, (c) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment, and (d) adequate notice of disclosures including those required by CERCLA 120(h). The property is CERFA Category 1, *areas where no release or disposal of hazardous substances or petroleum products has occurred, including any migration of these substances from adjacent areas.*

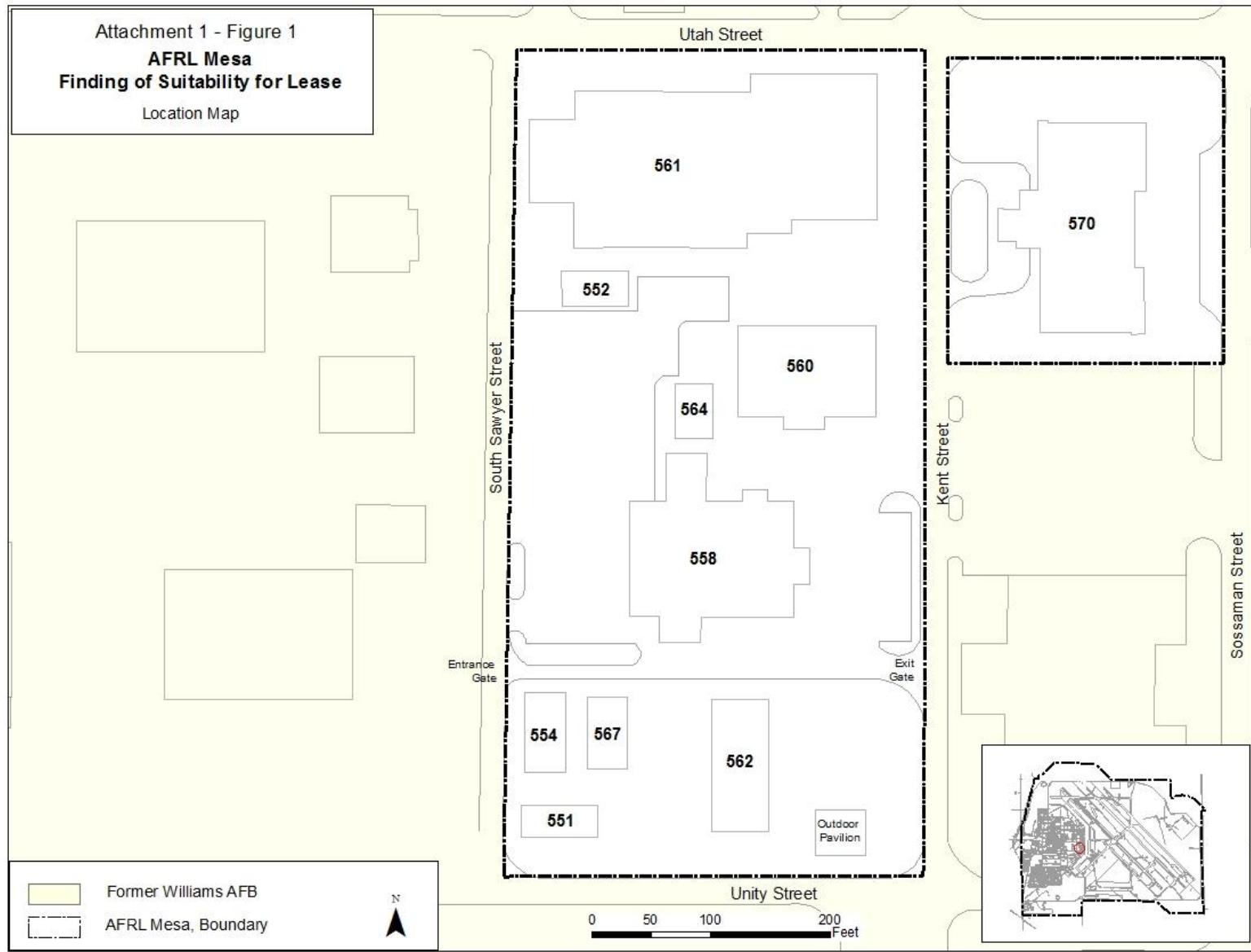
Date

ROBERT M. MOORE, SES
Director
Air Force Real Property Agency

Attachments:

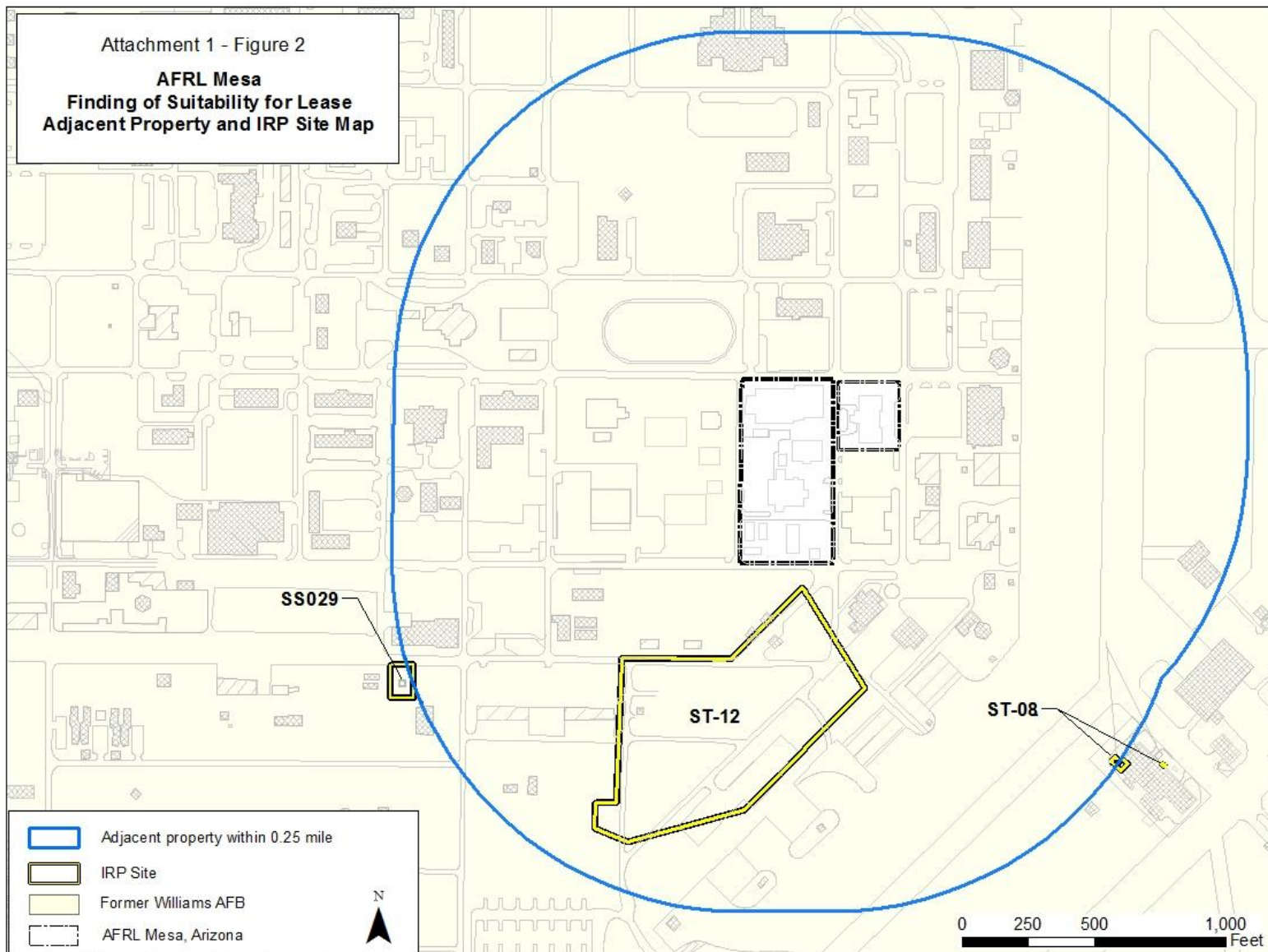
1. AFRL Mesa Figures
2. Environmental Factors Table
3. VSI
4. Draft Public Notice for signed FOSL

Attachment 1
Figure 1 - AFRL Mesa Property Map



Attachment 1

Figure 2 - AFRL Mesa Adjacent Property IRP Site Map



ENVIRONMENTAL FACTORS TABLE

(Note: Each Factor identified with an “X” in the “Yes” column is discussed in Section 5)

Deed Restriction or Notification Required?		<i>Environmental Factors Considered</i>
No	Yes	
	Notification	Deed Restriction
		<i>Environmental Restoration, Hazardous Substances, Petroleum</i>
X		Hazardous Substances (Notification)
X		Environmental Restoration Program; (IRP, EC-CR, and AOC)
X		Petroleum Products and Derivatives
	X	Storage Tanks (USTs/ASTs)
X		Oil/Water Separators (OWSs)
X		Military Munitions (UXO), (DMM), (WMM), (MC)
X		Radioactive & Mixed Wastes
X		Solid Waste Disposal sites
		<i>Disclosure Factors/Resources:</i>
	X	Asbestos Containing Material (ACM)
X		Drinking Water Quality
X		Indoor Air Quality (Radon)
X		Lead-Based Paint (Target Housing & Residential Property)
	X	Lead-Based Paint (Other than Target Housing & Res Property)
	X	LBP and LBP Containing Materials and Debris
X		PCBs
X		Pesticides
		<i>Other Factors:</i>
X		Outdoor Air Quality/Air Conformity/Air Permits
X		Energy (Utilities)
X		Flood plains
X		Historic Property (Archeological/Native American, Paleontological)
X		Septic Tanks
X		Solid Waste
		<i>Biological Resources:</i>
X		Sensitive Habitat
X		Threatened and Endangered Species
X		Wetlands

Attachment 3
Visual Site Inspection

AFRL Mesa Visual Site Inspection

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 551 (EBS - no HM, no HW, no ACM, no LBP – no identified issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Conference Center

Date Surveyed: 03/24/2011 Weather Conditions: Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Eng.) Visibility: Good.

Year Built: 1984 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Meetings, conference room

Past Use(s): Unknown Same as above Other (specify):

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.):

Asphalt paving and parking areas, sidewalks and rock-covered landscape areas; unpaved on south side of building where storm water collection basin is located; generally flat; surface drainage during storm events collects in southwest corner of installation and is removed by a sump pump.

Describe "Housekeeping" appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good – some stains on front wall due to color bleeding from roof materials.

Condition of Interior Painted Surfaces: Good, normal.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

AFRL Mesa Visual Site Inspection (VSI) Report

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: Not Applicable.

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): Not Applicable.

Type of Hazardous Waste Present: Not Applicable.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsters, roll-off bins): Not Applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|--|
| <input type="checkbox"/> UST/AST (describe) | <input type="checkbox"/> Evidence of Improper Disposal |
| <input type="checkbox"/> Radiation | <input type="checkbox"/> Energy Source (describe if non-standard utilities) |
| <input type="checkbox"/> Oil/Water Separator | <input type="checkbox"/> Noxious Odors (describe) |
| <input type="checkbox"/> Grease Traps | <input type="checkbox"/> Stressed Vegetation (potential chemical release) |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sensitive Receptors |
| <input type="checkbox"/> Sumps | <input type="checkbox"/> Discolored Soil (outdoor spills) |
| <input checked="" type="checkbox"/> Stormwater Drain | <input type="checkbox"/> Fill Areas/Partially Buried Objects |
| <input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type) | <input type="checkbox"/> Surface Water |
| <input type="checkbox"/> Sanitary Sewer Drain | <input type="checkbox"/> Fraying Insulation |
| <input type="checkbox"/> Waste Piles (describe) | <input type="checkbox"/> Operation/Equipment of Concern (see check list below) |
| <input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result) | <input type="checkbox"/> ODCs (chillers, fire suppressors, etc.) |
| <input type="checkbox"/> Suspected ACM (positive result) | <input type="checkbox"/> Landfills within 1000 ft (GIS/data) |
| <input type="checkbox"/> Suspected PCB's (leaking transformers) | <input type="checkbox"/> Medical/Biological Wastes (describe) |
| <input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts) | <input type="checkbox"/> Permits (air, waste treatment, radiation) |
| <input type="checkbox"/> Suspected PCB's (tagged equipment) | <input type="checkbox"/> Drum/Container Storage |
| <input type="checkbox"/> Stained Industrial Sinks | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Evidence of Spills (indoor spills) | |
| <input type="checkbox"/> Evidence of Spills (outdoor spills) | |

Other issues, conditions, or discrepancies that potentially present a concern:

Stormwater Drain – stormwater sump is located in SW corner of installation behind Facility 551; same as for EBS, no issues identified. Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 552 (EBS - HM, HW, ACM, LBP, waste battery accumulation pt. – no identified issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Warehouse/Supply

Date Surveyed: 03/24/2011 Weather Conditions: Temp : 65 °F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1942 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Warehouse/Supply

Past Use(s): Unknown Same as above Other (specify):

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.):

Rock-covered landscape areas immediately around building with sidewalks and asphalt paving and parking areas.

Describe "Housekeeping" appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present:

HM – same as for EBS; small quantity office machine chemicals, small quantity cleaning compounds.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Bottles, small containers

Type of Hazardous Waste Present: HW – same as for EBS; small quantity expended battery accumulation point.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowlers, roll-off bins): Labeled plastic boxes.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|---|--|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)
<input checked="" type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input checked="" type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water
<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)
<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Other (explain below) |
|---|--|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected Lead Paint – same as for EBS, no damaged LBP. Suspected ACM – same as for EBS, no damaged ACM. Suspected PCBs (light fixtures) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 554 (EBS – HM, no HW, no ACM, no LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Civil Engineer Composite Shop

Date Surveyed: 03/24/2011 Weather Conditions: _____ Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1984 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Civil Engineer Composite Shop

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas.

Describe “Housekeeping” appearance in and around buildings: Good. Miscellaneous items are stored or staged behind the building.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: HM – cleaning and maintenance supply storage area for contracted maintenance service; paint and building maintenance supply storage unit behind building. See EBS for listing.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Small quantity containers.

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): Not Applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|--|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)

<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water

<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)

<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input checked="" type="checkbox"/> Other (explain below) |
|--|--|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected PCBs (light ballasts) – Same as EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs. Other – Storage Shed, see EBS for listing.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 558 (EBS – HM, no HW, ACM, LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Office/Lab

Date Surveyed: 03/24/2011 Weather Conditions: _____ Temp : 65° F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1973 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Offices, Lab

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe “Housekeeping” appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good, with normal aging and weathering.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: HM – same as for EBS; small quantity office machine chemicals, small quantity cleaning compounds.

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): Small containers.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsters, roll-off bins): Not Applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|--|
| <input type="checkbox"/> UST/AST (describe) | <input type="checkbox"/> Evidence of Improper Disposal |
| <input type="checkbox"/> Radiation | <input type="checkbox"/> Energy Source (describe if non-standard utilities) |
| <input type="checkbox"/> Oil/Water Separator | <input type="checkbox"/> Noxious Odors (describe) |
| <input type="checkbox"/> Grease Traps | <input type="checkbox"/> Stressed Vegetation (potential chemical release) |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sensitive Receptors |
| <input type="checkbox"/> Sumps | <input type="checkbox"/> Discolored Soil (outdoor spills) |
| <input type="checkbox"/> Stormwater Drain | <input type="checkbox"/> Fill Areas/Partially Buried Objects |
| <input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type) | <input type="checkbox"/> Surface Water |
| <input type="checkbox"/> Sanitary Sewer Drain | <input type="checkbox"/> Fraying Insulation |
| <input type="checkbox"/> Waste Piles (describe) | <input type="checkbox"/> Operation/Equipment of Concern (see check list below) |
| <input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result) | <input type="checkbox"/> ODCs (chillers, fire suppressors, etc.) |
| <input type="checkbox"/> Suspected ACM (positive result) | <input type="checkbox"/> Landfills within 1000 ft (GIS/data) |
| <input type="checkbox"/> Suspected PCB's (leaking transformers) | <input type="checkbox"/> Medical/Biological Wastes (describe) |
| <input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts) | <input type="checkbox"/> Permits (air, waste treatment, radiation) |
| <input type="checkbox"/> Suspected PCB's (tagged equipment) | <input type="checkbox"/> Drum/Container Storage |
| <input type="checkbox"/> Evidence of Spills (indoor spills) | <input type="checkbox"/> Stained Industrial Sinks |
| <input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Other (explain below) |

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected Lead Paint – same as for EBS, no damaged LBP. Suspected ACM – same as for EBS, no damaged ACM. Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 560 (EBS – no HM, no HW, ACM, LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Offices

Date Surveyed: 03/24/2011 Weather Conditions: _____ Temp : 65 °F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1981 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Offices

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe “Housekeeping” appearance in and around buildings: Good, clean and orderly. Private and partition office building.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Not Applicable.

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): Not Applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|---|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)

<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water

<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)

<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Other (explain below) |
|--|---|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected Lead Paint – same as for EBS, no damaged LBP. Suspected ACM – same as for EBS, no damaged ACM. Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 561 (EBS – HM, no HW, ACM, no LBP, AST – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Offices/Lab

Date Surveyed: 03/24/2011 Weather Conditions: Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1989 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Offices, Lab

Past Use(s): Unknown Same as above Other (specify):

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe "Housekeeping" appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

(250 gal propane tank)

Type of Hazardous Materials Present: HM – same as for EBS; small quantity office machine chemicals, small quantity cleaning compounds.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Small containers.

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): Not Applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|---|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)

<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water

<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)

<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Other (explain below) |
|--|---|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected ACM – same as for EBS, no damaged ACM. Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 562 (EBS – no HM, no HW, no ACM, no LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Offices

Date Surveyed: 03/24/2011 Weather Conditions: Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1984 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Offices

Past Use(s): Unknown Same as above Other (specify):

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe "Housekeeping" appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Not Applicable.

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): Not applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|---|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)

<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water

<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)

<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Other (explain below) |
|--|---|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 564 (EBS – HM, no HW, no ACM, no LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Air Conditioning Plant

Date Surveyed: 03/24/2011 Weather Conditions: _____ Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1989 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Air Conditioning Plant

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe “Housekeeping” appearance in and around buildings: Good.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: HM – same as for EBS; small refrigerant drums and tanks..

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): 30-gallon drums and 5-gallon tanks

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowzers, roll-off bins): Not applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|---|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)

<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water

<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)

<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Other (explain below) |
|--|---|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 567 (EBS – no HM, no HW, no ACM, no LBP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Offices

Date Surveyed: 03/24/2011 Weather Conditions: Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay (Base Civil Engineer) Visibility: Good.

Year Built: 1984 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Offices

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Asphalt paving and parking areas, sidewalks and rock-covered landscape areas

Describe "Housekeeping" appearance in and around buildings: Good, clean and orderly.

Condition of Exterior Painted Surfaces: Good.

Condition of Interior Painted Surfaces: Good.

Additional Site/Structure/Building Specific Interview(s)

(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

Are any Petroleum Products Present? Yes No

Type of Hazardous Materials Present: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):

Not applicable.

Type of Hazardous Waste Present: None.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins):

Not applicable.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|---|
| <input type="checkbox"/> UST/AST (describe)
<input type="checkbox"/> Radiation
<input type="checkbox"/> Oil/Water Separator
<input type="checkbox"/> Grease Traps
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sumps
<input type="checkbox"/> Stormwater Drain
<input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type)
<input type="checkbox"/> Sanitary Sewer Drain
<input type="checkbox"/> Waste Piles (describe)
<input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result)
<input type="checkbox"/> Suspected ACM (positive result)
<input type="checkbox"/> Suspected PCB's (leaking transformers)
<input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts)
<input type="checkbox"/> Suspected PCB's (tagged equipment)
<input type="checkbox"/> Stained Industrial Sinks
<input type="checkbox"/> Evidence of Spills (indoor spills)
<input type="checkbox"/> Evidence of Spills (outdoor spills) | <input type="checkbox"/> Evidence of Improper Disposal
<input type="checkbox"/> Energy Source (describe if non-standard utilities)
<input type="checkbox"/> Noxious Odors (describe)
<input type="checkbox"/> Stressed Vegetation (potential chemical release)
<input type="checkbox"/> Sensitive Receptors
<input type="checkbox"/> Discolored Soil (outdoor spills)
<input type="checkbox"/> Fill Areas/Partially Buried Objects
<input type="checkbox"/> Surface Water
<input type="checkbox"/> Fraying Insulation
<input type="checkbox"/> Operation/Equipment of Concern (see check list below)
<input type="checkbox"/> ODCs (chillers, fire suppressors, etc.)
<input type="checkbox"/> Landfills within 1000 ft (GIS/data)
<input type="checkbox"/> Medical/Biological Wastes (describe)
<input type="checkbox"/> Permits (air, waste treatment, radiation)
<input type="checkbox"/> Drum/Container Storage
<input type="checkbox"/> Other (explain below) |
|--|---|

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|--------------------------|------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input type="checkbox"/> | Other (explain below) |

Other Operations/Equipment: None.

AFRL Mesa Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Facility 570 (EBS – HM, HW, ACM, LBP, AST, HWAP – no issues)

Facility Name: Air Force Research Laboratory (AFRL) Mesa, Office/Lab/Composite Shop

Date Surveyed: 03/24/2011 Weather Conditions: _____ Temp : 65°F Precip: None.

Surveyor: G. Watkin, C. Helms Wind: Calm.

Facility Escort (as required): Capt. E. LeMay, (Base Civil Engineer) Visibility: Good.

Facility Escort Phone Number(s): (480) 988 6561 x211

Year Built: 1958 Last VSI Conducted: 2007

Current Uses (include any special operations/equipment used): Office, Lab, Shop

Past Use(s): Unknown Same as above Other (specify): _____

Source of Past Use(s) Info: Base Civil Engineer

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Mostly unpaved area with sidewalks, asphalt paved vehicle access, and equipment pads.

Describe “Housekeeping” appearance in and around buildings: Good. Shops clean and orderly (minimal ongoing activity).

Condition of Exterior Painted Surfaces: Good, normal aging and weathering.

Condition of Interior Painted Surfaces: Good, normal.

Additional Site/Structure/Building Specific Interview(s)
(Name & Phone Number) (If Applicable): Not Applicable.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes No Hazardous Wastes? Yes No

Are any of the Hazardous Materials/Wastes Radioactive? Yes No

Describe Type: Not Applicable.

AFRL Mesa Visual Site Inspection (VSI) Report

Are any Petroleum Products Present? Yes No
(500 gal propane tank)

Type of Hazardous Materials Present: HM – same as for EBS; multiple small quantity chemicals, cleaners, lubricants, paints, solvents, photographic chemicals, refrigerant, etc, see EBS listing.

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): Small containers, small drums.

Type of Hazardous Waste Present: Expended fluorescent light bulbs were the only HW present in the HW accumulation point cabinet.

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): HW Cabinet.

Changed Hazardous Materials/Waste Conditions since last VSI: None.

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- | | |
|--|--|
| <input type="checkbox"/> UST/AST (describe) | <input type="checkbox"/> Evidence of Improper Disposal |
| <input type="checkbox"/> Radiation | <input type="checkbox"/> Energy Source (describe if non-standard utilities) |
| <input type="checkbox"/> Oil/Water Separator | <input type="checkbox"/> Noxious Odors (describe) |
| <input type="checkbox"/> Grease Traps | <input type="checkbox"/> Stressed Vegetation (potential chemical release) |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sensitive Receptors |
| <input type="checkbox"/> Sumps | <input type="checkbox"/> Discolored Soil (outdoor spills) |
| <input type="checkbox"/> Stormwater Drain | <input type="checkbox"/> Fill Areas/Partially Buried Objects |
| <input type="checkbox"/> IWL Drains/Effluent Waste Discharge (describe use and type) | <input type="checkbox"/> Surface Water |
| <input type="checkbox"/> Sanitary Sewer Drain | <input type="checkbox"/> Fraying Insulation |
| <input type="checkbox"/> Waste Piles (describe) | <input type="checkbox"/> Operation/Equipment of Concern (see check list below) |
| <input type="checkbox"/> Suspected Lead Paint (age <1978, and/or positive result) | <input type="checkbox"/> ODCs (chillers, fire suppressors, etc.) |
| <input type="checkbox"/> Suspected ACM (positive result) | <input type="checkbox"/> Landfills within 1000 ft (GIS/data) |
| <input type="checkbox"/> Suspected PCB's (leaking transformers) | <input type="checkbox"/> Medical/Biological Wastes (describe) |
| <input checked="" type="checkbox"/> Suspected PCB's (fluorescent light ballasts) | <input type="checkbox"/> Permits (air, waste treatment, radiation) |
| <input type="checkbox"/> Suspected PCB's (tagged equipment) | <input type="checkbox"/> Drum/Container Storage |
| <input type="checkbox"/> Stained Industrial Sinks | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Evidence of Spills (indoor spills) | |
| <input type="checkbox"/> Evidence of Spills (outdoor spills) | |

Other issues, conditions, or discrepancies that potentially present a concern:

Suspected Lead Paint – same as for EBS, no damaged LBP. Suspected ACM – same as for EBS, no damaged ACM. Elbow insulation was sleeved or taped. Suspected PCBs (light ballasts) – Same as for EBS, none identified; older light fixtures may contain PCBs. While not defined as PCB equipment or PCB contaminated equipment, these ballasts could leak or spill and result in a release of PCBs.

AFRL Mesa Visual Site Inspection (VSI) Report

Operation/Equipment of Concern (check all that apply):

- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Plating Shop | <input type="checkbox"/> | Washrack |
| <input type="checkbox"/> | Machine Shop | <input type="checkbox"/> | Degreaser |
| <input type="checkbox"/> | Ballbearing Repair Shop | <input type="checkbox"/> | Engine Testing/Repair Shop |
| <input type="checkbox"/> | Electronics Repair Shop | <input type="checkbox"/> | Physical Science/Testing Lab |
| <input type="checkbox"/> | Instrument Calibration/Repair Area | <input type="checkbox"/> | Battery Shop (lead/acid battery charging) |
| <input checked="" type="checkbox"/> | Paint/Solvent Spray Booth | <input type="checkbox"/> | Motor/Generator Repair Shop |
| <input type="checkbox"/> | Fuel Bladder Shop | <input type="checkbox"/> | Hydraulic Equipment Repair/Testing Shop |
| <input type="checkbox"/> | Treatment Plants | <input type="checkbox"/> | Media Blast |
| <input type="checkbox"/> | IRP Systems (i.e. SVE units etc.) | <input checked="" type="checkbox"/> | Other (explain below) |

Other Operations/Equipment:

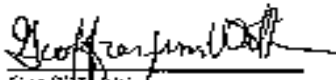
No operations/equipment of concern; The former paint spray booth is used for HM storage. Shop equipment and work areas are clean.

AFRL Mesa Visual Site Inspection (VSI) Report

AFRL Mesa Visual Site Inspection (VSI) Report

REMARKS: AFRL Mesa VSI conducted on 3/24/2011 of all facilities and property areas (Facilities 551, 552, 554, 558, 560, 561, 562, 564, 567, 570 and Outdoor Pavilion). No changed EMC or HW conditions were observed. ACM observations from EBS were corrected. Overall, there were no substantive changes to EBS findings.

Prepared by:


Geoff Walker
ASE, Inc.
Senior Environmental Scientist

4/5/2011
Date

(To be published after FOSL is signed)
PUBLIC NOTICE OF SIGNED
FINDING OF SUITABILITY TO LEASE
AIR FORCE RESEARCH LABORATORY, MESA RESEARCH SITE, ARIZONA

The United States Air Force Real Property Agency announces the plan to enter into an Interim Lease with the City of Mesa for the Air Force Research Laboratory, Mesa Research Site (AFRL Mesa) located in Mesa, Arizona on the former Williams Air Force Base. AFRL Mesa consists of approx. 6.5 acres of land, 10 buildings (approx. 97,616 square feet), and associated utility systems. The main use of the buildings has been for research and development activities.

In accordance with the Defense Base Realignment and Closure Act of 1990 (Public Law 100-526), as amended, AFRL Mesa was identified in 2005 for closure and relocation to Wright-Patterson AFB, Ohio. It is scheduled to close no later than Sept. 15, 2011. Under the National Environmental Policy Act, the Air Force completed an environmental assessment, and reached a Finding of Suitability to Lease (FOSL) for the property.

In May 2010, the City of Mesa was recognized by the Department of Defense Office of Economic Adjustment as the Local Reuse Authority for planning and redevelopment of AFRL Mesa. The Interim Lease will facilitate efforts for redevelopment of the property for specialized research as identified in the City of Mesa's Reuse Plan.

A copy of the FOSL, including regulatory comments and responses and supporting Environmental Condition of Property documentation, is available to the public. Individuals interested in reviewing the information should contact:

Ms. Linda Geissinger
AFRPA Western Region Execution Center
3411 Olson Street
McClellan, CA 95652-1003
Email: linda.geissinger@us.af.mil
1-800-655-7200 x109