

**BURLINGTON INTERNATIONAL AIRPORT  
BOARD OF AIRPORT COMMISSIONERS**

1200 Airport Drive, South Burlington, Vermont  
Conference Room #1  
Monday May 1, 2017 3:00pm

1. CALL TO ORDER
2. AGENDA
3. PUBLIC FORUM
4. ACTION REQUIRED:
  - 4.1 Lease Agreement with Department of the Air Force, Vermont Air National Guard
5. ADJOURNMENT. Next Meeting- Monday, May 22, 2017 3:00pm



## BURLINGTON INTERNATIONAL AIRPORT

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### MEMO

TO: Burlington Airport Commission

FROM: Burlington International Airport Staff  
Nic Longo, Director of Planning and Development

DATE: May 1, 2017

SUBJECT: Lease Agreement with Department of the Air Force, Vermont Air National Guard

The Burlington International Airport (BTV) seeks Airport Commission recommendation and approval to Burlington City Council to enter into and execute a lease agreement with The United States of America, Vermont Air National Guard in the amount of **\$85,866.00 per year** for the temporary lease of approximately 195,000 square feet of aircraft parking apron as indicated on the attached diagram. This equates to approximately \$0.44 per square foot, which is the fair market rent for ground leases at the airport. Further, through the use of a supplemental Military Construction Cooperative Agreement (MCCA), we would improve the site on VTANG's behalf and receive full reimbursement for the improvements, such as crack sealing, electrical work, and improved security measures. All improvements would be retained by BTV upon VTANG's departure.

The Vermont Air National Guard (VTANG) is currently undertaking a large taxiway reconstruction project. These taxiways are the only means of transporting their aircraft from their hangar facilities to the BTV's primary runway, which they require for takeoffs and landings. To avoid any out of state relocation of their aircraft or personnel, VTANG has requested from BTV the use of a vacant aircraft parking apron, known as the Valley West Apron. This apron would be able to accommodate the parking of their aircraft fleet and allow them to continue with their mission. This apron is located on the south end of the airport with no adjacent residential parcels and is currently used as a run up area for jet aircraft. Everything is within the airfield and changes of use to this area will occur.

The expected term start would begin on June 1, 2017 and continue for one year, with two additional one year terms. Each renewal term would be automatically exercised with the availability of VTANG funding.

1200 Airport Drive, #1  
South Burlington, Vermont 05403

Phone: (802) 863-2874 (TTY)  
Fax: (802) 863-7947  
[www.btv.aero](http://www.btv.aero)

Thank you for your continued support.

# VT ANG West - Valley Apron






Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

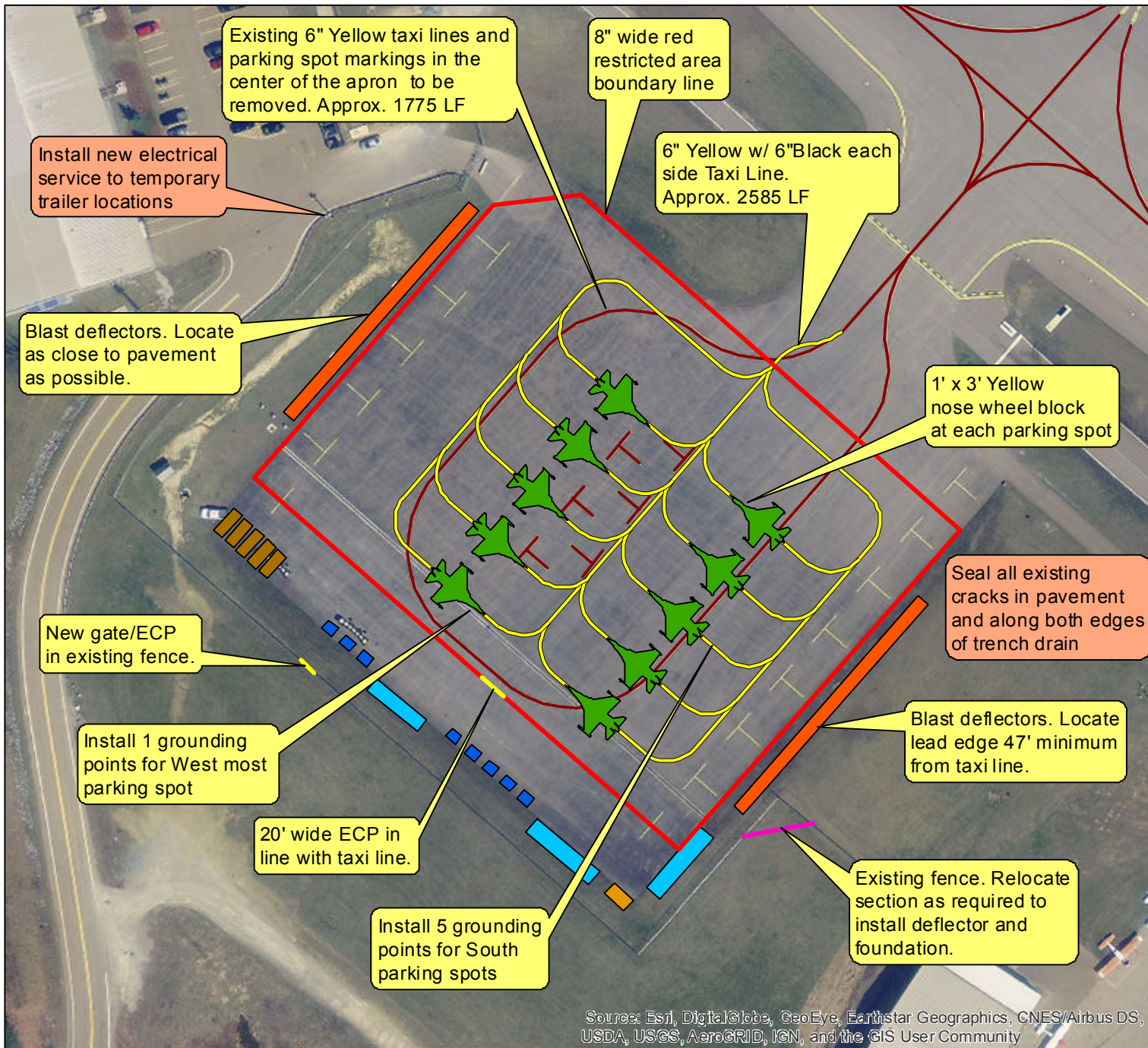




# Valley Apron

## Legend

-  Relocated Fence
-  ECP
-  Red Line
-  Blast Deflectors
-  F16
-  Taxiline
-  Trailer
-  Portalet Trailer
-  ISU90
-  Conex



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

100 50 0 100 Feet



1 inch = 100 feet

**LEASE TO  
DEPARTMENT OF THE AIR FORCE**

**FROM  
CITY OF BURLINGTON  
FOR**

**AIR NATIONAL GUARD BASE**

**VERMONT AIR NATIONAL GUARD**

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THIS LEASE is made as of the 1 day of May, 2017, by and between (the “Lessor”) and The United States of America, on behalf of the Air National Guard, having accountability and jurisdiction over the property listed herein, acting through the Secretary of the Air Force (the “Government” or the “Air Force and the Air National Guard”). The Lessor and the Government may sometimes be referred to jointly as the “Parties,” and each separately as a “Party.” The term “Lessor” includes its successors and assigns, if any. Lessee includes its assigns, if any.

The Government is entering into the Lease under the authority contained in 10 U.S.C. § 2661.

NOW, THEREFORE, the Lessor, for the consideration set forth below, hereby leases to the Government the Leased Premises (identified below), subject to the following conditions:

Leased Premises includes the real property described on **Exhibit A** and depicted on **Exhibit B** together with the right of the Government and its officers, employees, invitees, licensees, agents and contractors to use the streets, common driving areas, sidewalks, and walkways around the real property for access to and from public streets and highways (the “Leased Premises”), and certain personal property, if any, identified in **Exhibit A** (the “Personal Property”). The Personal Property is an integral part of the Leased Premises and may be used by the Government in connection with its use of the real property included in the Leased Premises.

## **BASIC TERMS**

### **1. TERM**

**1.0** Term. 1 year, beginning on 1 June, 2017, with the option for 2 renewals, which may be automatically exercised subject to the availability of funds.

### **2. RENT**

**2.1.** Rent. \$ 85,866.00 per year, payable in monthly installments of \$ 7,155.00, commencing on the Term Beginning Date.

**2.2.** If rent commences on a day other than the first day of a calendar month, that portion of the rent which is payable for the period shall be prorated based on the number of days in that month.

### **3. CORRESPONDENCE**

**3.0** Whenever the Government or the Lessor shall desire to give or serve upon the other a notice, demand, order, direction, determination, requirement, consent or approval, request, or other communication with respect to this Lease or with respect to the Leased Premises and any improvements located thereon, each such notice, demand, order, direction, determination, requirement, consent or approval, request, or other communication shall be in writing and shall not be effective for any purpose unless same shall be given or served by personal delivery to the Party or Parties to whom such notice, demand, order, direction, determination, requirement, consent or approval, request, or other communication is directed or by mailing the same, in duplicate, to such Party or Parties through a nationally recognized and reputable overnight delivery service at the regular delivery address for the parties specified below. In the latter case, delivery shall be effective on the date confirmed by the records of such service. All correspondence that must be sent, and all notices required or desired to be given under this Lease, must be addressed, to:

Base Civil Engineer  
158<sup>th</sup> Civil Engineering  
30 Falcon Street  
South Burlington, VT 05403

with a copy to: ATT : Jerome Francis  
National Guard Bureau  
3501 Fetchet Ave  
Joint Base Andrews, MD 20762-5157

and, if to the Lessor, to:  
Burlington International Airport  
1200 Airport Drive, Suite 1  
South Burlington, Vermont 05403  
Attn: Gene Richards  
Director of Aviation

or to another address that the Parties may from time to time otherwise direct. Notice shall be given in writing and enclosed in a sealed envelope to the address of the receiving Party, and either hand-delivered, or sent by United States Postal Service, or by recognized overnight courier. The communication will be deemed delivered when received by the addressee.



#### **4. ACCESS AND INSPECTION**

**4.0.** Lessor shall have the right to access the Leased Premises for purposes of inspection at any reasonable time with reasonable prior notice to the Government.

#### **5. DEFAULT AND TERMINATION**

**5.1.** The failure of the Lessor or the Government to comply with any provision of this Lease, where such failure to comply continues for thirty (30) days after delivery of written notice, shall constitute a default or breach of this Lease. If, however, the time required to return to compliance exceeds the thirty (30) day period, the defaulting Party shall not be deemed to be in default if within such period the actions necessary to bring the Lease into compliance have begun and are diligently and continuously pursued to until the default has been cured.

**5.1.1.** In the event of any default and breach of this Lease, the non-defaulting Party may terminate this Lease at any time after expiration of the cure period provided for in Condition 5.1 upon written notice of the termination. The termination notice shall be effective as of a date to be specified in the notice, which shall be at least seven (7) but not more than thirty (30) days after receipt of the notice.

**5.2.** The Government may terminate this Lease at any time by giving the Lessor at least thirty (30) days prior written notice.

**5.3.** The Government shall vacate and surrender the Leased Premises to the Lessor on or before the date of expiration of the Lease, or its earlier termination. The Government will remove all of its property from the Leased Premises and restore them to as good order and condition, reasonable wear and tear and damage beyond the control of the Government excepted, as that existing on the Term Beginning Date, subject to Condition 7 below. In the alternative and at the Government's discretion, the Government may convey any remaining improvements to lessor and/or compensate the Lessor for the diminution in value of the promises in lieu of removal and/or restoration.

### **OPERATION OF THE PREMISES**

#### **6. CONDITION OF LEASED PREMISES**

**6.1.** Prior to the Term Beginning Date, the following reports will be prepared and signed by the Parties and attached as exhibits:

**6.1.1.** A physical condition report (PCR) is attached to this Lease as **Exhibit C**. The PCR sets forth the agreed physical appearance and condition of the Leased Premises on the Term Beginning Date as determined from a joint inspection by the Parties. Any

failure on the part of the Lessor to fully disclose any known latent defect on the Leased Premises shall be grounds for termination of this Lease by the Government.

**6.1.2.** An Environmental Baseline Survey (EBS) is attached to this Lease as **Exhibit D**. The EBS sets forth those environmental conditions and matters on and affecting the Leased Premises on the Term Beginning Date, as determined from the records and analyses reflected in the EBS. Any failure on the part of the Lessor to fully disclose any known environmental condition or hazard on the Leased Premises shall be grounds for termination of this Lease by the Government.

**6.2.** At the expiration or earlier termination or revocation of this Lease, the following reports will be signed by representatives of the Parties and attached as exhibits and made a part of this Lease within ten (10) business days after it vacates the Leased Premises:

**6.2.1.** An update of the PCR signed by representatives of the Lessor and the Government, which shall be attached as **Exhibit D-1** to this Lease, shall be completed on the termination of this Lease. The update of the PCR will set forth the agreed physical appearance and condition of the Leased Premises on the ending date of this Lease as determined from a joint inspection by the Parties.

**6.2.2.** An update of the EBS signed by representatives of the Lessor and the Government, which shall be attached as **Exhibit E-1** to this Lease, shall be completed on the termination of this Lease. The update of the EBS will set forth those environmental conditions and matters on and affecting the Leased Premises on the ending date of this Lease as determined from the records and analyses reflected in the EBS.

## **7. CONSTRUCTION AND ALTERATIONS**

**7.0.** The Parties have entered into a Military Construction Cooperative Agreement (MCCA) contemporaneous to and in conjunction with this Lease Agreement. The MCCA provides that the Government will be placing, constructing, and/or make substantial improvements to the leased premises (“Alterations”). Pursuant to the MCCA and this Lease, , ALL said Alterations shall become the property of the Lessor upon the termination of this Lease.

## **8. MAINTENANCE OF LEASED PREMISES**

**8.0.** The Government shall keep the Leased Premises in good order and repair during the term of this Lease.

## **9. UTILITIES AND SERVICES**

**9.0.** The Government shall be responsible for all utilities, janitorial services, building maintenance, and grounds maintenance for the Leased Premises.

## **10. USE OF LEASED PREMISES**

**10.0.** Use: National Guard purposes subject, however, to all applicable provisions of this Lease. The Government may use the Leased Premises for any use not otherwise prohibited by this Lease.

## **ENVIRONMENT**

### **11. ENVIRONMENTAL PROTECTION**

**11.1.** Compliance with Law. The Government shall comply, at its sole cost and expense, with the Federal, state, and local laws, regulations, and standards that are or may become applicable to its activities on the Leased Premises, including, without limitation, obtaining any environmental permits required for its operations under this Lease. The Government, however, shall not be responsible for any act or omission of the Lessor that contaminates the Leased Premises, and the Lessor agrees to comply with all applicable environmental laws and regulations as a result of any such act or omission, and to the extent permitted by law, the Lessor agrees to hold the Government harmless from, and indemnify and defend the Government against, any action arising from contamination on, and migrating upon, the Leased Premises by the Lessor.

**11.2.** Wetlands. The Government shall protect any wetlands found or identified on the Leased Premises from destruction, loss, or degradation, consistent with the requirements of applicable law.

### **12. HISTORIC PROPERTY**

**12.0.** The Government will comply with all laws applicable to historical property located on the Leased Premises, if any.

## **CHANGES IN OWNERSHIP OR CONTROL**

### **13. ASSIGNMENTS, SUBLEASES, AND LICENSES**

**13.1.** The Government may not assign this Lease or sublet the Leased Premises for any purpose not provided in this agreement without the prior written consent of the Lessor, which shall not be unreasonably withheld, delayed, or qualified.

**13.1.1.** Any assignment or sublease granted by the Government shall be consistent with all of the terms and Conditions of this Lease and shall terminate immediately upon the expiration or any earlier termination of this Lease. Under any assignment made, with or without consent, the assignee shall be deemed to have assumed all of the obligations of the Government under this Lease.

**13.1.2.** The Government shall deliver to the Lessor, for its prior written consent, a copy of each agreement of sublease or assignment it proposes to execute. Consent or rejection by the Lessor shall be given within ten (10) business days of receipt of the proposed agreement.

**13.1.3.** Any agreement of sublease or assignment must expressly provide that: (a) the sublease or assignment, as the case may be, is subject to all of the terms and Conditions of the Lease; (b) the sublease shall terminate on the expiration or earlier termination of this Lease; (c) the sublessee or assignee, as the case may be, shall assume all of the obligations of the Government; and (d) in case of any conflict between any provisions of this Lease and any provisions of the agreement of sublease or assignment, this Lease will control. A copy of this Lease must be attached to the agreement of sublease or assignment.

**13.2.** The Lessor shall not engage in any financing or other transactions creating any mortgage lien upon the Leased Premises; place or suffer to be placed upon the Leased Premises any other lien or other encumbrances; or suffer any levy or attachment to be made on the Lessee's interest in the Leased Premises. Any mortgage, encumbrance, or lien shall be deemed to be a violation of this condition and constitute a failure to comply with the terms of this Lease on the date of its execution or filing of record regardless of whether or when it is foreclosed or otherwise enforced.

## **14. EASEMENTS AND RIGHTS OF WAY**

**14.1.** This Lease is subject to all existing easements, rights-of-way, and rights in the nature of an easement or right-of-way (collectively "Outgrants") related to the Leased Premises.

**14.2.** The Lessor has identified all Outgrants.

**14.3.** The holders of such Outgrants shall have reasonable rights of ingress and egress over the Leased Premises in order to carry out the purpose of the Outgrants.

## **GENERAL PROVISIONS**

### **15. HEADINGS OR TITLES**

**15.0.** The brief headings or titles preceding each condition are merely for purposes of identification, convenience, and ease of reference, and will be completely disregarded in the construction of this Lease.

### **16. COUNTERPARTS**

**16.0.** This Lease is executed in two (2) counterparts each of which is deemed an original of equal dignity with the other, and which is deemed one and the same instrument as the other.

### **17. ENTIRE AGREEMENT**

**17.0.** It is expressly agreed that this written instrument embodies the entire agreement between the Parties regarding the use of the Leased Premises by the Government, and there are no understandings or agreements, verbal or otherwise, between the Parties except as expressly set forth in this Lease. This instrument may only be modified or amended by mutual agreement of the Parties in one writing signed by each Party.

### **18. TIME OF THE ESSENCE**

**18.0.** Time shall be of the essence with this Lease.

### **19. TAXES**

**19.0.** The Lessor shall pay to the proper authority, when and as the same become due and payable, all taxes, assessments, and similar charges that, at any time during the term of this Lease, may be imposed upon the Lessor with respect to the Leased Premises.

### **20. GENERAL INDEMNIFICATION BY LESSEE**

**20.0.** The Government cannot indemnify the Lessor for any purpose.

### **21. INSURANCE**

**21.0.** The Government is self-insured.



## **22. DISPUTES**

**22.0.** The Parties shall at all times try to resolve disputes in an amicable manner. However, the Parties reserve all rights afforded them under law to resolve any such dispute by any lawful means.

## **23. AMENDMENTS**

**23.0.** This Lease may be amended at any time by mutual agreement of the Parties in one writing and signed by a duly authorized representative of each Party.

## **24. REPORT TO CONGRESS**

**24.0.** This Lease is (is not) reportable under 10 U.S.C. § 2662.

## **25. DAMAGE TO GOVERNMENT PROPERTY**

**25.0.** The Lessor shall not be responsible for damage to government property pursuant to any grants provided under this agreement, except those of gross negligence or willful misconduct on the part of lessor, lessor's agents, and lessor's assigns.

## **26. COMPLIANCE WITH APPLICABLE LAWS**

**26.0.** The Government will comply with all applicable laws in its use and occupancy of the Leased Premises. Nothing in this Lease shall be construed to constitute a waiver of Federal Supremacy or Federal sovereign immunity.

## **27. RESTRICTIONS ON USE OF LEASED PREMISES**

**27.0.** RESERVED

## **28. EXHIBITS**

**28.0.** Four (4) exhibits are attached to and made a part of this Lease, as follows:

Exhibit A - Description of Leased Premises

Exhibit B - Map of the Leased Premises

Exhibit C - Physical Condition Report

Exhibit D - Environmental Baseline Survey

**IN WITNESS WHEREOF**, the Parties have caused this Lease to be executed by their duly authorized representatives on the dates shown below.

**City of Burlington**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Gene Richards, Director of Aviation  
Burlington International Airport**

THE UNITED STATES OF AMERICA  
by the Secretary of the Air Force

Date: \_\_\_\_\_

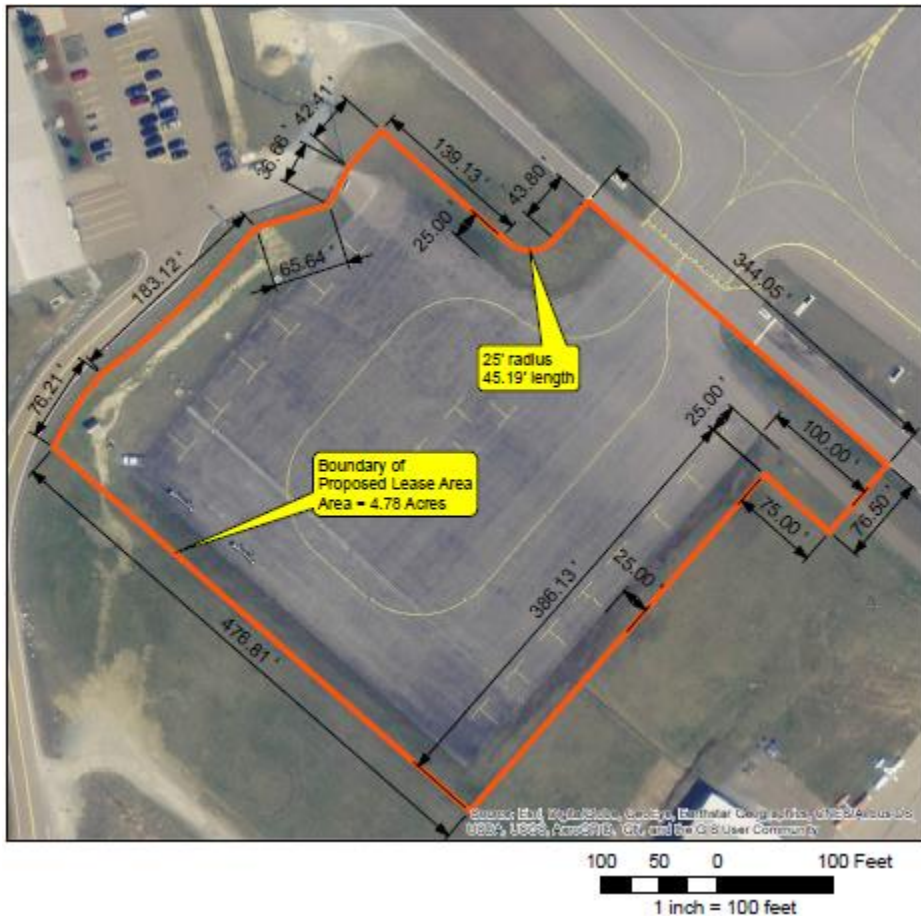
By: \_\_\_\_\_

**ROBERT E. MORIARTY, P.E.  
Director  
Installations Directorate**

**EXHIBIT A— DESCRIPTION OF PREMISES**



# EXHIBIT B— MAP OF PREMISES





**EXHIBIT C—PHYSICAL CONDITION REPORT**

**EXHIBIT D—ENVIRONMENTAL BASELINE SURVEY/ENVIRONMENTAL CONDITION OF  
PROPERTY REPORT**

The EBS/ECP VALLEY WEST APRON BURLINGTON INTERNATIONAL  
AIRPORT SOUTH BURLINGTON, VERMONT MARCH 2017 is hereby incorporated  
by this reference.

**FINAL**

**ENVIRONMENTAL  
BASELINE SURVEY**

**158<sup>TH</sup> FIGHTER WING  
VERMONT AIR NATIONAL GUARD**

**VALLEY WEST APRON  
BURLINGTON INTERNATIONAL AIRPORT  
SOUTH BURLINGTON, VERMONT**

**MARCH 2017**

Air National Guard  
Environmental Division  
3500 Fetchet Avenue  
Andrews AFB, Maryland 20762

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## EXECUTIVE SUMMARY

The 158<sup>th</sup> Fighter Wing of the Vermont Air National Guard (ANG) is located at Burlington International Airport in South Burlington, Vermont. The property is currently used as an aircraft parking apron. The property is proposed for temporary use as a parking apron for F-16s through a lease agreement with the Burlington International Airport.

This Environmental Baseline Survey (EBS) was conducted in compliance with Air Force policy requirements of Air Force Instruction (AFI) 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial American Society for Testing and Material (ASTM) guidelines *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The EBS team used the following approach to survey the property: review available documents from Federal, state, and local sources; interviews of persons knowledgeable about the property, including Federal, state, and local authorities; and visual inspection of the property and surrounding areas.

In accordance with AFI 32-7066, parcels and associated facilities involved in the proposed lease should be classified into one of seven categories based on the presence of hazardous substances or petroleum products or their derivatives. Within the 4-acre property proposed for exclusive use, there is one Category 1 sites (i.e., areas with no releases of hazardous substances), zero Category 2 sites (i.e., areas with only petroleum releases), zero Category 3 sites (i.e., areas with releases that do not require remediation), zero Category 4 sites (i.e., areas where releases have occurred and all remedial actions have been completed), zero Category 5 sites (i.e., areas where releases have occurred and all remedial actions are underway), zero Category 6 sites (i.e., areas where releases have occurred, but remedial actions have not been implemented), and zero Category 7 sites (i.e., areas requiring further investigation). These specific sites are listed as follows:

***Category 1 Sites***—Valley West Apron

***Category 2 Sites***—N/A

***Category 3 Sites***—N/A

***Category 4 Sites***—N/A

***Category 5 Sites***—N/A

*Category 6 Sites—N/A*

*Category 7 Sites—N/A*

Based on Air Force guidance in Section 2.1.3.1 of AFI 32-7066, all property with category codes from 1 through 4 may be used without reservations. This encompasses approximately four acres of the Valley West Apron property.

Based on a review of all applicable regulations, a total of zero potential compliance issues were found based on the subject property.

Based on a review of the documentation, interviews, and visual surveys, no items of concern were noted on the subject property.

No corrective actions are recommended to eliminate potential compliance issues and items of concern.

Further study or assessment of the surveyed parcel is not recommended. Therefore, it is recommended that the planned exclusive use of the property proceed as proposed.

## **1. INTRODUCTION**

### **1.1 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY**

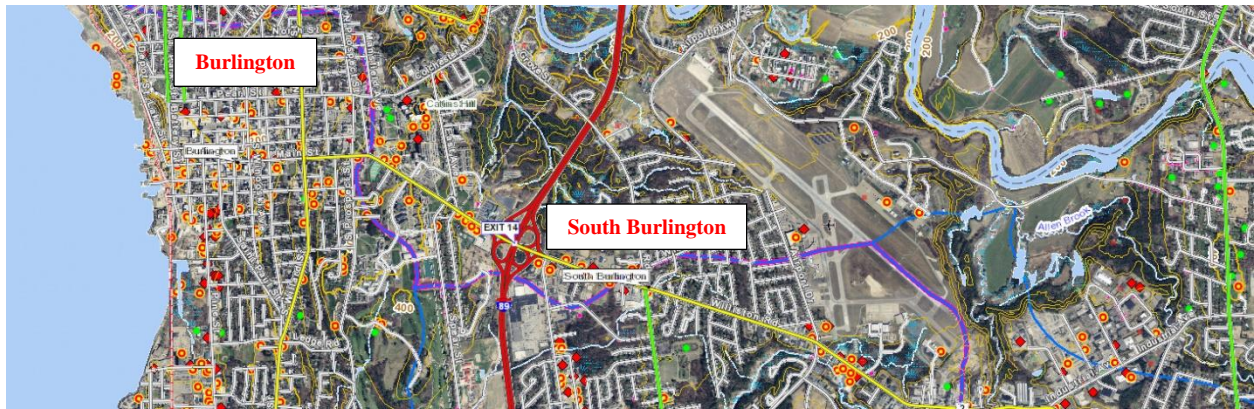
This Environmental Baseline Survey (EBS) was conducted in compliance with Air Force Instruction (AFI) 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial guidelines of the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The objective of this EBS was to analyze existing documentation, conduct visual surveys, and interview appropriate personnel to document the environmental condition of the Valley West Apron. A legal definition of this property is provided in Section 1.3.

This EBS contains eight sections and eight appendices. Section 2 presents the methodology used in preparing this EBS. Sections 3 and 4 present findings for the subject property and adjacent properties, respectively. Section 5 discusses issues related to regulatory compliance, and Section 6 presents the conclusions of the EBS. Recommendations are provided in Section 7, and a certification of the EBS is included in Section 8.

Appendix A lists the acronyms and terms used in this document and their definitions. Appendix B lists the references that were used in preparing this report. Appendix C shows historical maps and aerial photographs not included in the text. The state and Federal environmental database search information is provided in Appendix D. The building surveys and site photographs are shown in Appendix E and Appendix F, respectively. Appendix G contains copies of the interview forms and Appendix H lists the preparers.

### **1.2 PROPOSED USE OF PROPERTY**

The 158<sup>th</sup> Fighter Wing of the Vermont Air National Guard (ANG) is located at Burlington International Airport in South Burlington, Vermont, as shown in Figure 1-1. The property is currently used as a parking apron for commercial aircraft. The property is proposed for use as a temporary parking apron for F-16s via a lease agreement with the Burlington International Airport.



**Figure 1-1. Location of Burlington International Airport within South Burlington, VT**

### **1.3 BOUNDARIES OF THE PROPERTY AND SURVEY AREA**

The Valley West parking apron is located within Burlington International Airport, as shown in Figure 1-2. Based on a reference point at the Burlington International Airport, the Valley West Apron is located at latitude 44.464087 north and longitude -73.144188 west.

The property is composed of four acres within one greater parcel comprised of the Burlington International Airport, as shown in Figure 1-3. The parcel is described as follows:

***Parcel 2000 – 00000***—This parcel is legally defined as Burlington International Airport.

## **2. SURVEY METHODOLOGY**

### **2.1 APPROACH AND RATIONALE**

This EBS was conducted in compliance with Air Force policy requirements of AFI 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial ASTM guidelines *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The EBS team used the following approach to survey the property: review of available documents from Federal, state, and local sources; interview of Burlington International Airport personnel knowledgeable about the property; and visual inspection of the property. Terms used in this document and their definitions are provided in Appendix A.





Figure 1-2. Location of Valley West Apron within red square at Burlington International Airport



**Figure 1-3. Parcel Map (Burlington International Airport is a Single Parcel)**

## 2.2 DOCUMENTS REVIEWED

The EBS team examined all available documents from the Burlington International Airport that contained information on the environmental condition of the Valley West Apron. These included all applicable and available environmental documents relevant to the property. A complete list of the documents used to prepare this survey is provided in Appendix B.

Documents from Federal, state, and Burlington International Airport offices were examined to provide background information on the property and surrounding areas. Aerial photographs and maps were sourced during searches from the Vermont Center for Geographic Information (VCGI) database and the Burlington International Airport planning office. These sources are listed in Table 2-1. Selected aerial photographs from this table are provided in Appendix C. In addition, all relevant state and Federal environmental databases (e.g., leaking underground storage tank [LUST] lists, emergency spill response reports, and hazardous waste generation files) were searched to determine which sites in the surrounding area have the potential to affect the proposed property. A list of the Federal environmental databases and State environmental databases (Environmental Research Tool and the Vermont Center for Geographic Imagery) searched is provided in Appendix D.



**Table 2-1. Summary of Topographic Maps and Aerial Photographs Reviewed  
Valley West Apron, South Burlington, Vermont**

<b>Historical Photograph or Topograph</b>	<b>Date of Photography or Mapping</b>	<b>Scale</b>	<b>Prepared by</b>	<b>Details Observed</b>
Vermont Interactive Map Viewer	Multiple	Multiple dependent upon required granularity	Patrick S Kelly Environmental Manager Vermont Air National Guard	Apron and surrounding area
Google Map (History)	1994, 2003, 2004, 2006, 2008, 2009, 2010, 2011, 2012, 2015	1:797	Amanda Clayton Director of Engineering & Environmental Services, BTV	

\* Topographic maps and aerial photographs are in Appendix C.

### **2.3 PROPERTY INSPECTIONS**

The Valley West Apron was visually inspected by Pete Dufault, State Environmental Officer for the Vermont Air National Guard and VTANG Operations personnel on Monday, February 21<sup>st</sup>. The survey involved accessing the area within Valley West and inspecting the associated parking apron. When the inspection took place snow was on the ground surrounding the apron, but the apron was clear of snow and ice. Personnel from the Vermont Air National Guard and Burlington International Airport Operations surveyed the parking apron and provided information on building history, hazardous substance storage, and previous releases.

The EBS team also walked through the undeveloped areas of the property. Any unusual objects (e.g., stained soils or stressed vegetation) were examined further. A complete set of site photographs is provided in Appendix F.

### **2.4 PERSONNEL INTERVIEWS**

The EBS team interviewed personnel from the Burlington International Airport regarding environmental issues at the Valley West Apron. The personnel interviewed are listed in Table 2-2 and the interview summaries are provided in Appendix G.

**Table 2-2. List of Interviews  
Valley West Apron, South Burlington, Vermont**

Name	Title	Years in Position	Telephone No.
Amanda Clayton <a href="mailto:aclayton@btv.aero">aclayton@btv.aero</a>	Airport Director of Engineering and Environmental Compliance Burlington International Airport	11	802-863-2874 ext. 204
Kelly Colling <a href="mailto:kcolling@btv.aero">kcolling@btv.aero</a>	Director of Operations / Airport Security Coordinator (ASC)	5	(802) 316-2061 (802) 863-2874 x 206

### 3. FINDINGS FOR THE SUBJECT PROPERTY

#### 3.1 HISTORICAL AND CURRENT LAND USE

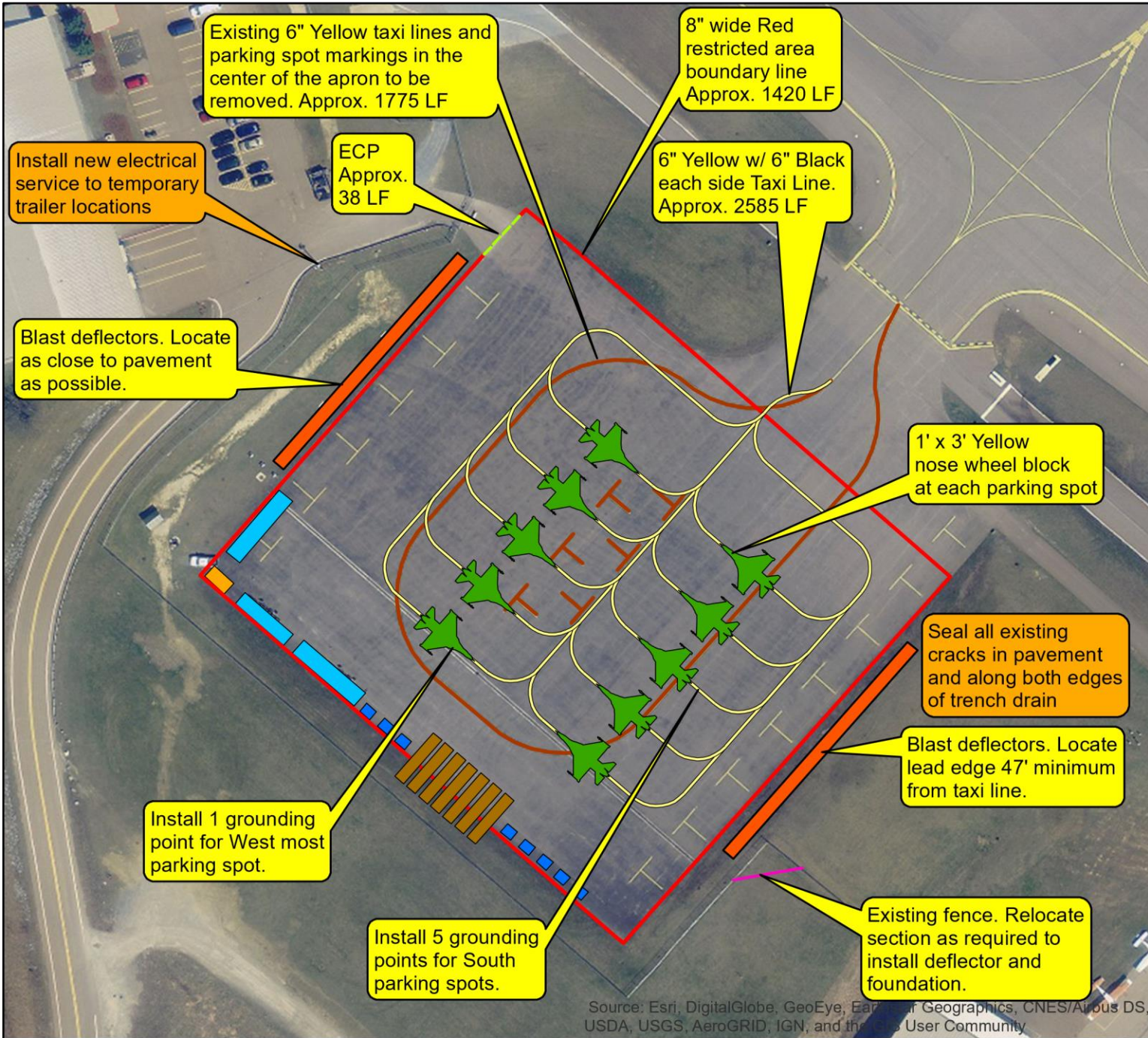
The site history for the Valley West Apron was obtained through environmental assessment documents, employee interviews, and publicly accessible database searches.

The property existed as wetland prior to construction of the apron. At this time, the property was owned by the City of Burlington. A chain-of-title for each parcel is provided in Table 3-1.

**Table 3-1. Chain-of-Title  
Valley West Ramp, South Burlington, Vermont**

Parcel	Grantor	Grantee	Date
Parcel 2000-00000	E.B. Thibault	Burlington	02-03-1941
	A&M Hebert	Burlington	04-27-1955

The current property owner acquired the parcel in 1920 for use as a municipal airport. The current apron was constructed as part of the South End Development in 2009. According to the real property documents, the Valley West Apron contains a concrete parking apron with a total area of 174, 240 ft<sup>2</sup>, as shown in Figure 3-1 and summarized in Table 3-2.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

100 50 0 100 Feet

1 inch = 100 feet

**Figure 3-1. Main Site Location Map  
Valley West Apron, South Burlington, Vermont**

**Table 3-2. Description of Apron  
Valley West Apron, South Burlington, Vermont**

On Real Property	Building Number	Name	Area (ft <sup>2</sup> )	Year of Construction	Construction Materials	Photographs*
*N non-DOD property	N/A	Valley West Apron	174, 240	2009	Concrete	Appendix F

\*Photographs are shown in Appendix F.

**Apron**—This concrete apron was built in 2009 for the purpose of parking commercial aircraft. It currently is used as parking for commercial aircraft. The southeastern side of the apron is shown in Photograph 3-1.



**Photograph 3-1. View of the Apron looking east**





**Photograph 3-2. View of southwestern side of Apron**

**Apron**—This concrete apron was built in 2009 for the purpose of parking commercial aircraft. It currently is used as parking for commercial aircraft. The southwestern side of the apron is shown in Photograph 3-2.

**Apron**—This concrete apron was built in 2009 for the purpose of parking commercial aircraft. It currently is used as a parking apron for commercial aircraft. The view of the apron looking northeast is shown in Photograph 3-3.



**Photograph 3-3. View of the Apron looking northeast**

## **3.2 ENVIRONMENTAL SETTING**

The following sections describe the environmental setting of the Valley West Apron and include information on climate, topography, geology, soils, surface water, and groundwater.

### **3.2.1 Climate**

The climate in South Burlington is defined as humid continental and is moderated by the presence of Lake Champlain. Summers tend to be warm with an average high of 80°F in July and cool breezes from the Lake moderate the heat during the summer. Winters are cold with an average low of 10°F in January but are likewise influenced by the warmer temperatures found near Lake

Champlain. The average annual precipitation is 36.79 inches per year, with the majority occurring from May through October.

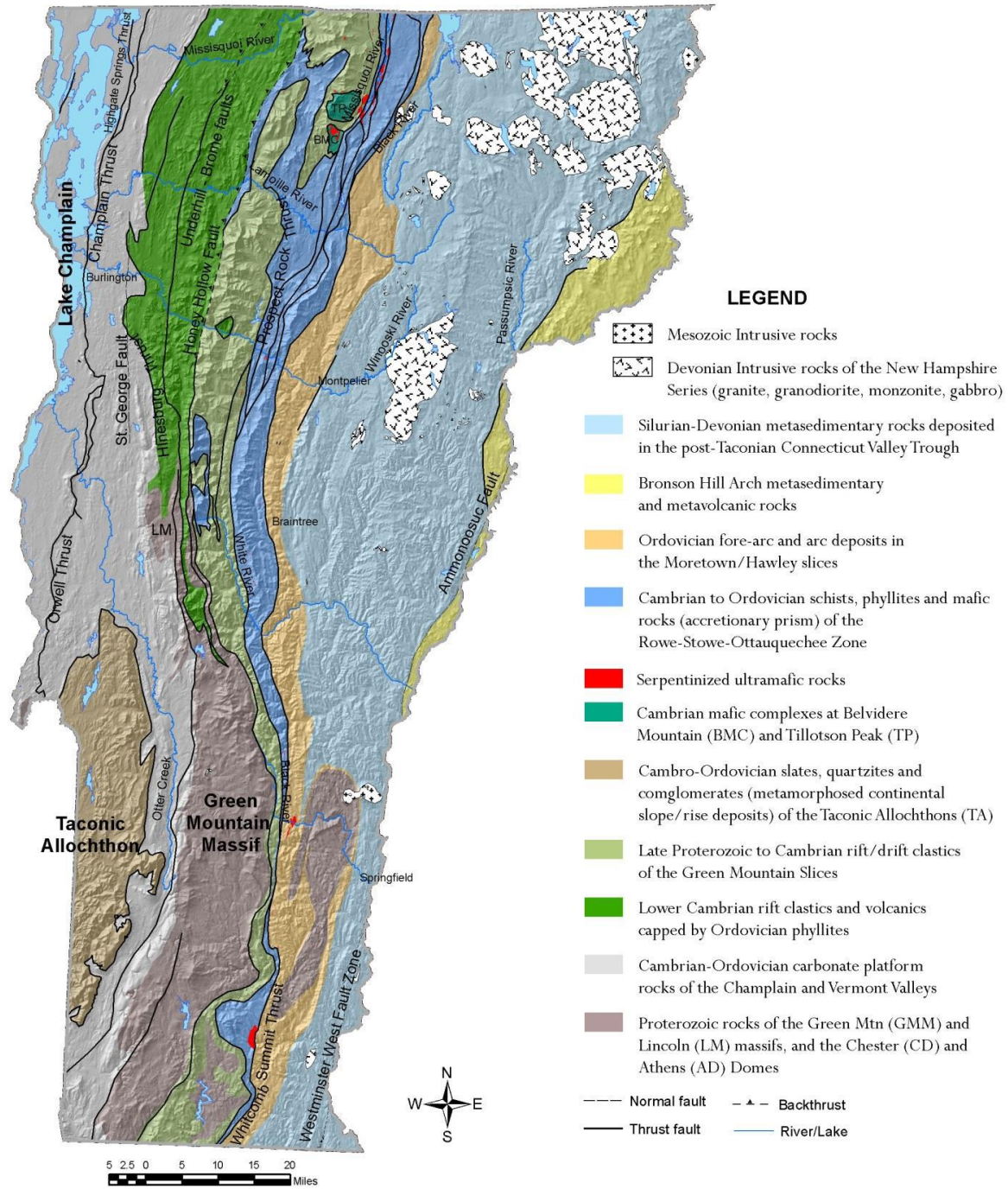
### **3.2.2 Topography**

According to USGS topographic maps, the topography of the Valley West Apron generally slopes down from the northwest to the southeast. Surface elevation is 325 feet above mean sea level (msl) at the Valley West Apron.

### **3.2.3 Geology**

The physiography of the Valley West Apron is described as sedimentary or metamorphic. A figure of the regional physiography is shown in Figure 3-2.

The subsurface geology of the property includes limestone and shale and is dominated by the Bascom formation (Ob), described as interbedded orangey-tanto buff-weathering dolostone and bluish-gray to gray mottled dolomitic limestone or calcite marble and calcareous sandstone. A map of the subsurface geology is shown in Figure 3-3.

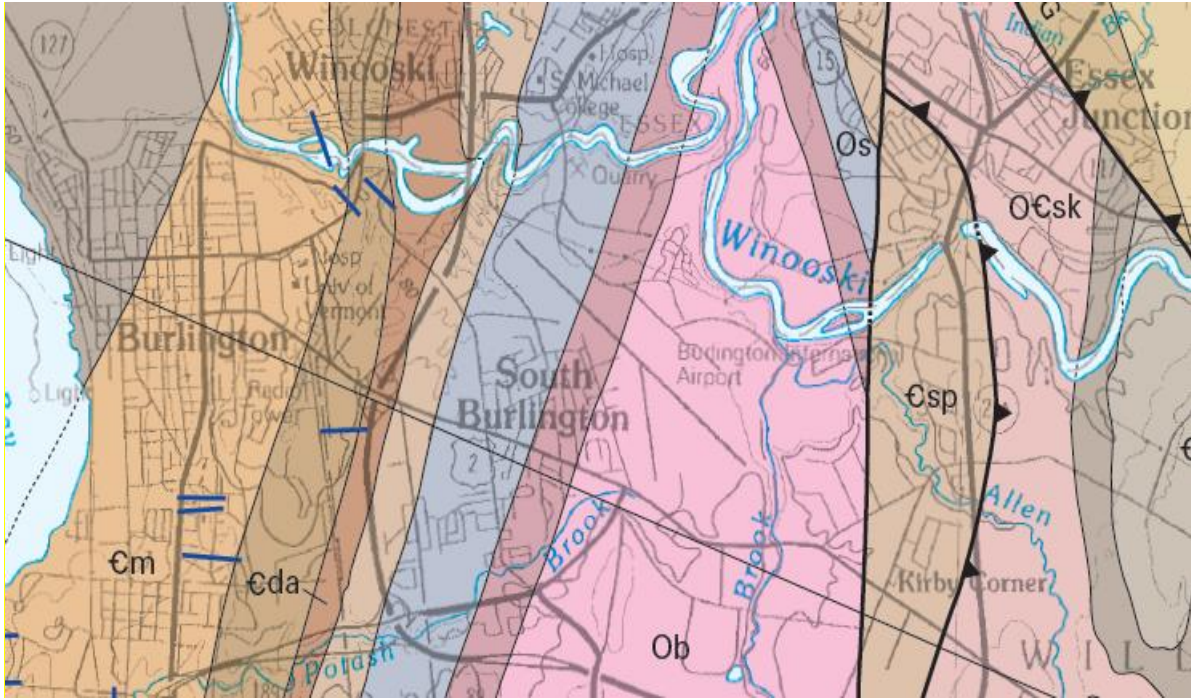


## GENERALIZED GEOLOGIC MAP OF VERMONT, 2012

Vermont Geological Survey, Agency of Natural Resources Based on the Bedrock Geologic Map of Vermont, 2011

**Figure 3-2. Regional Physiography  
Valley West Apron, South Burlington, Vermont**





**Figure 3-3. Geological Cross-Section near Valley West Apron, South Burlington, Vermont**

### 3.2.4 Soils

According to the Natural Resources Soil Conservation Service (NRCS) maps, four different types of soils are located within the property, as shown in Figure 3-4. Each of these soil types is described as follows:

Mp – Muck and Peat

MyB - Munson and Raynham silt loams, 2 to 6 percent slopes

AdA - Adams and Windsor loamy sands, 0 to 5 percent slopes

AdE - Adams and Windsor loamy sands, 30 to 60 percent slopes

### 3.2.5 Surface Water

According to the Burlington International Airport MS-4 Stormwater Management Plan (SWMP), surface water runoff from the Valley West Apron flows via piped conveyance to Muddy Brook, a tributary of the Winooski River.

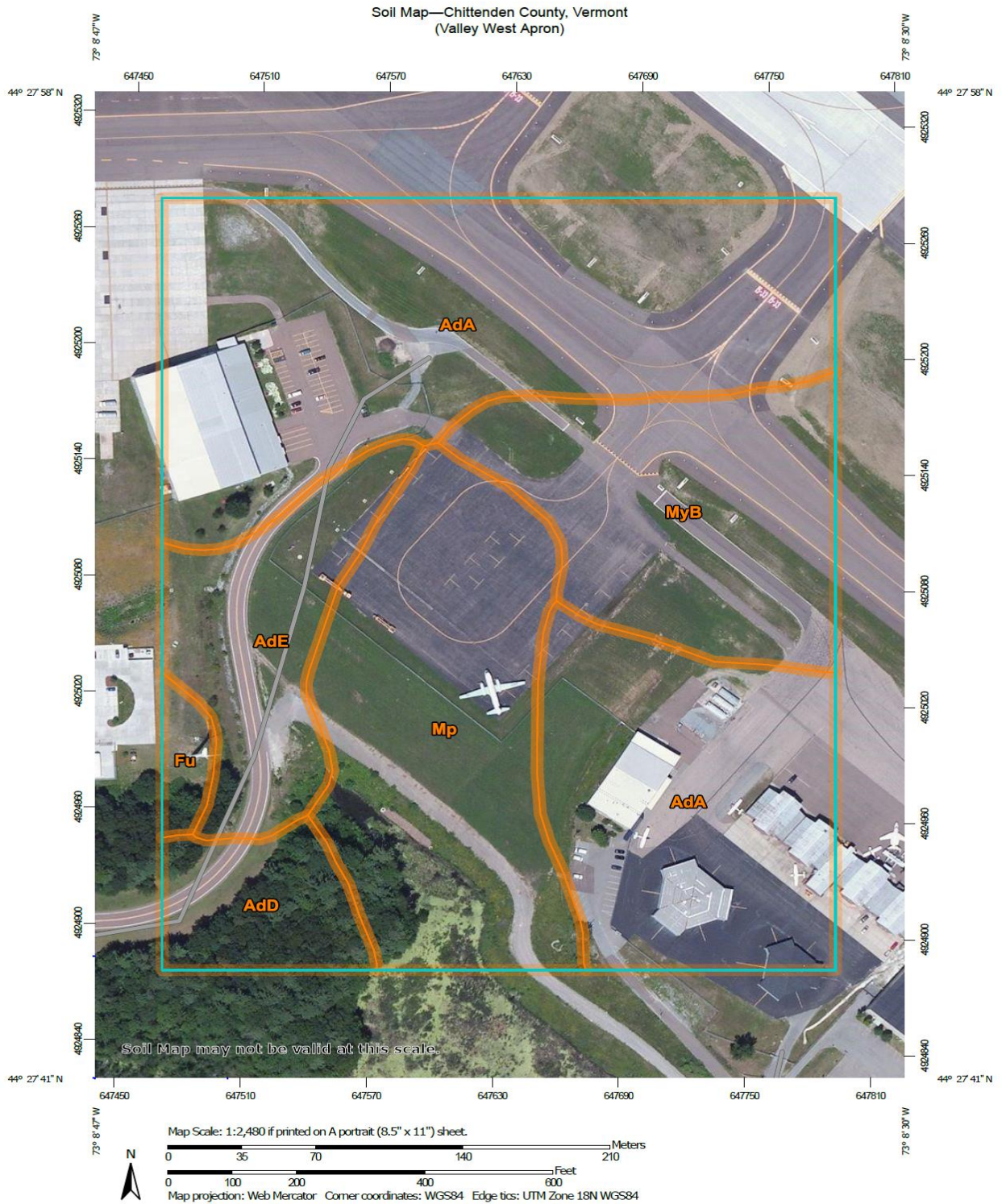
According to the data found in the Vermont Center for Geographic Information database, Class 2 designated wetlands formerly existed on the property prior to the construction of the Valley West Apron. It should be noted the map in Figure 3-5b reflects the extent of the former wetlands in addition to the remaining adjacent wetlands. These wetlands were identified in the April 2005 Environmental Assessment.

According to the Federal Emergency Management Agency (FEMA) insurance maps, none of the Valley West Apron falls within the 100-year floodplain. The floodplain boundary is shown in Figure 3-5a and depicts the Valley Ramp area on a FEMA map. No structures are found within the boundary.

### **3.2.6 Groundwater**

Groundwater beneath the property is found within two different aquifers. Each of these aquifers is described as follows: Coarse grained, stratified outwash and ice contact deposits and fine grained unstratified glacial deposits.

Groundwater in the shallow aquifer beneath the property flows in an easterly and westerly direction roughly approximating the flow path of Muddy Brook and Potash Brook, respectively. Groundwater in the Burlington International Airport area is not used as an agricultural, industrial, or potable water source. There are three (3) water supply wells within a 1-mile radius of the property. The locations of these wells are shown in Figure 3-6 and each well is summarized in Table 3-3.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/26/2017  
Page 1 of 3

**Figure 3-4. Surface Soils Map  
Valley West Apron, South Burlington, Vermont**

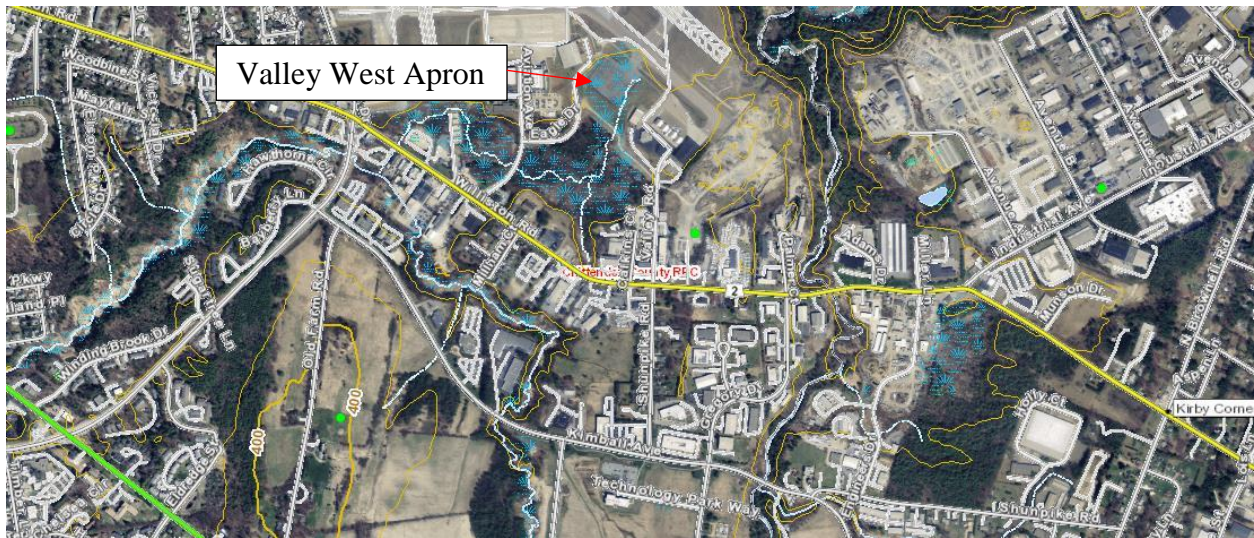








**Figure 3-5b. Wetlands Map**  
**(Does not reflect Apron final elevation grade of 325 feet, which is**  
**no longer considered a wetland on or directly adjacent to, the Apron)**  
**Valley West Apron, South Burlington Vermont**



**Figure 3-6. Groundwater Well Map (Green Dots)**  
**Valley West Apron, South Burlington, Vermont**

### 3.3 HAZARDOUS SUBSTANCES

The EBS team conducted a visual inspection of the Apron and the adjacent terrain to find any evidence of the storage, disposal, or release of hazardous substances. No areas of concern

were noted within the Valley West Apron. At the time of the inspection snow was on the ground surrounding the apron.

### 3.3.1 Hazardous Materials and Petroleum Products

No hazardous materials and petroleum products are contained in aircraft parked at Valley West Apron. No hazardous materials are currently stored in containers other than aircraft on the Apron. No documented or observed spills have occurred at the Valley West Apron; no spill history is listed in Table 3-4.

The Valley West Apron was constructed following enactment of the Resource Conservation and Recovery Act (RCRA) in 1976. Before this time, there were few Federal regulations regarding the management and disposal of hazardous waste. Regulation of these materials was primarily the responsibility of state and local governments. Many waste management methods prohibited today were considered standard practices before RCRA. However, enforcement of RCRA did not occur until November 18, 1980; therefore, any pre-1980 construction buildings that have contained hazardous materials or petroleum products (e.g., vehicle or aircraft maintenance, vehicle storage, fueling operations, or chemical storage) are suspected for hazardous material or petroleum spills. Buildings built before 1980 that were found not to have contained hazardous materials or petroleum products (i.e., barracks, offices, and administration) are not suspected for hazardous material or petroleum spills because it is unlikely that those materials ever were brought into the buildings.

**Table 3-3. Nearby Water Supply Wells  
Valley West Apron, South Burlington, Vermont**

Well Number	Distance and Direction	Potentiometric Location	Depth of Well	Water Uses	Details
2	East 1755 feet	Unknown	190 feet	Domestic	Anna O'Brien
36	Northeast 5005 feet	Unknown	400	Unidentified	Four Seasons Garden Center
8	South 4327 feet	Unknown	128	Domestic	John Goodrich

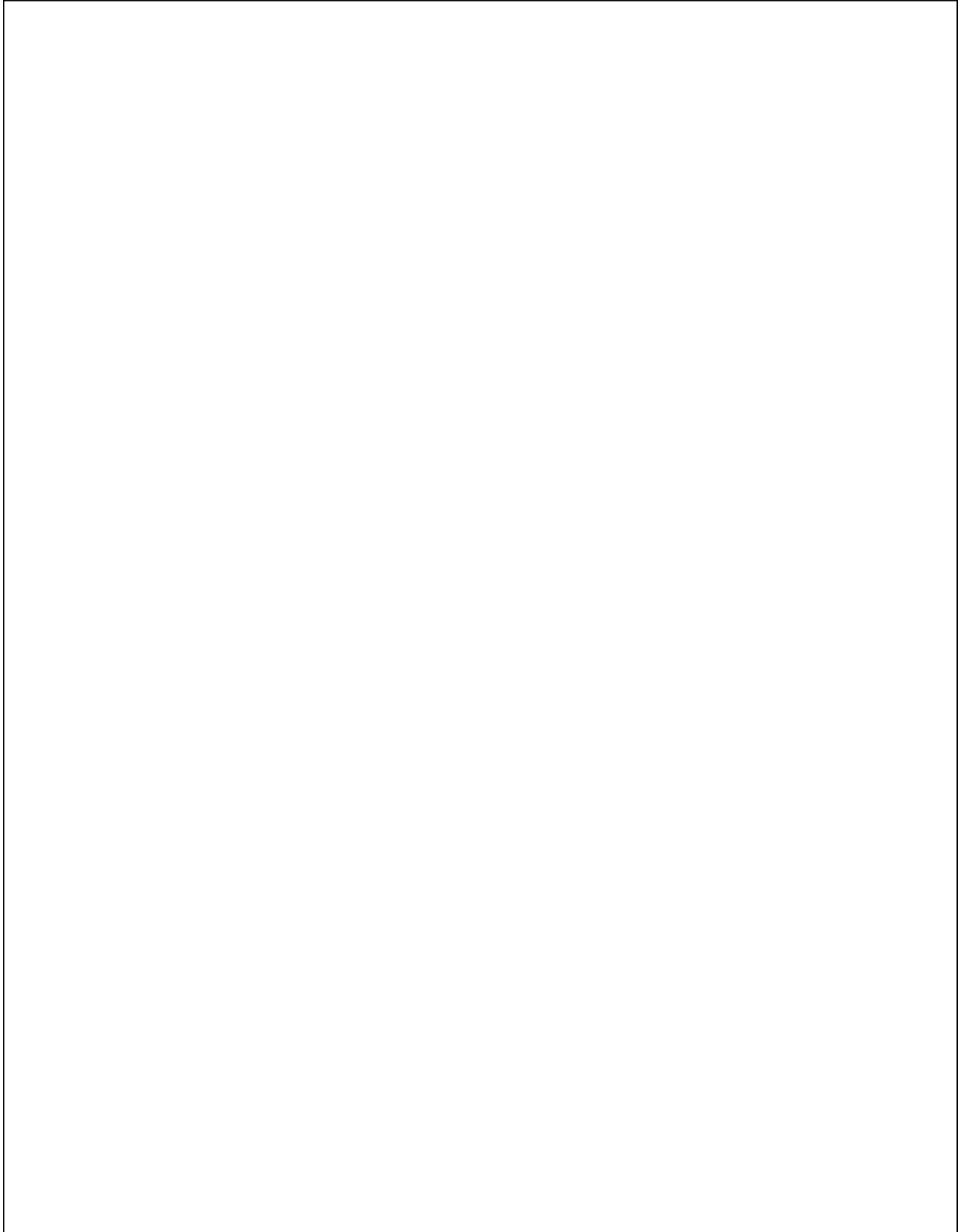
Source: Vermont DEC Searchable Well Report Database.

**Table 3-4. Current Hazardous Materials and Petroleum Products Storage – N/A due to no hazardous materials or petroleum product storage  
Valley West Apron, South Burlington, Vermont**

Building	Shop	Hazardous Substances	Containment	Spills

### 3.3.2 Hazardous and Petroleum Wastes

No hazardous or petroleum wastes are generated throughout the Valley West Apron. A hazardous waste generation point is where a waste is initially created or generated. After generation, the hazardous waste must be transferred immediately to an initial (satellite) accumulation point (SAP) or an accumulation site. Waste cannot be accumulated or stored at the generation point unless the area has been designated as an approved accumulation area. There are zero hazardous waste generation points (HWGPs) on the Valley West Apron, and zero Satellite Accumulation Points (SAPs) or 90-day accumulation sites. **Figure 3-7 – N/A.**



**Figure 3-7. Hazardous Waste Generation Points – N/A due to absence of any HWGPs  
Valley West Apron, South Burlington, Vermont**



The EBS team searched for evidence of the storage, disposal, or release of hazardous or petroleum wastes during the visual inspection. No evidence of storage, disposal, or release of hazardous or petroleum wastes were found.

**Table 3-5. Current Hazardous and Petroleum Waste Generation – N/A due to no hazardous waste or petroleum waste generation Valley West Apron, South Burlington, Vermont**

Building	Shop	Hazardous Wastes	Containment	Disposal	Spills

**3.3.3 Installation Restoration Program Sites - Not applicable to a non-DOD site.**

The U.S. Department of Defense (DOD) IRP is designed to identify, evaluate, and remediate sites where activities may threaten public health, welfare, or the environment. The property has been investigated under the IRP from to the present. Each IRP document is summarized below:

**Preliminary Assessment (PA)** – —The PA was initiated in and identified areas of concern including .

**Site Inspection (SI)** – —The SI was initiated in and investigated sites using . of these sites were recommended for further investigation.

**Remedial Investigation (RI)** – —The RI was initiated in and investigated sites using . of these sites were recommended for remedial actions.

**Feasibility Study (FS)** – —The FS was initiated in and evaluated sites for the appropriate remedial action. The selected remedial actions included: .

A total of sites were investigated under the IRP. Each of these sites is shown in Figure 3-8 and is summarized in Table 3-6. The releases and remedial actions at each IRP site are described as follows:

**IRP Site 1** – —This site was used from to to dispose of . The RI determined that the soil is contaminated with while the groundwater is contaminated with . The FS recommended .

**IRP Site 2** – —This site was used from to to dispose of . The RI determined that the soil is contaminated with while the groundwater is contaminated with . The FS recommended .

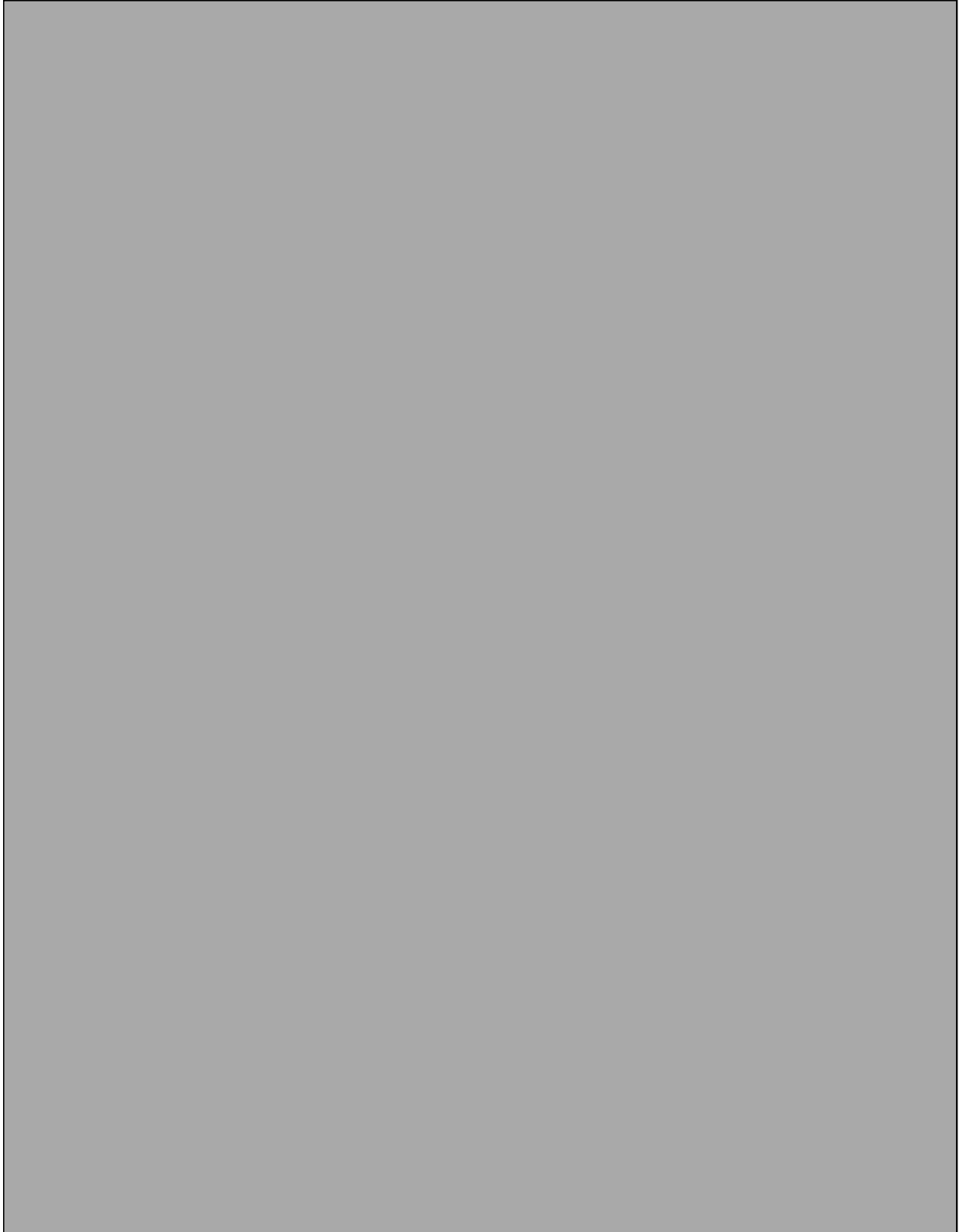
**IRP Site 3** – —This site was used from to to dispose of . The RI determined that the soil is contaminated with while the groundwater is contaminated with . The FS recommended .

### **3.3.4 Storage Tanks and Pipelines**

No storage tanks exist at the Valley West Apron that store POL (Petroleum, Oil, and Lubricants). No aboveground storage tanks (ASTs) currently exist or have been used at Valley West Apron. There are no gas and petroleum pipelines passing through the Valley West Apron.

### **3.3.5 Oil/Water Separators**

Oil/water separators (OWSs) are used to separate oils, fuels, sand, and grease from wastewater and to prevent contaminants from entering the sanitary sewer and stormwater drainage systems. According to documentation and interviews, there are no OWSs on the Valley West Apron. It should be noted a pump station in the grassed area just beyond the western corner of the Valley West Apron is part of an underground glycol infiltration field treatment system serving the Apron and is not affiliated with fuel pumping of any type.



**Figure 3-8. IRP Sites-Not Applicable to this Location**

**Table 3-6. Summary of IRP Sites-Not Applicable to this Location**

Site ID	Site Name	Material Disposed of	Operation Dates	IRP Documents	Relative Risk	IRP Status

**3-7. Summary of Underground Storage Tanks – Not applicable to this location, Valley West Apron, South Burlington, Vermont**

Building Served	Volume (gals.)	Contents	Construction Materials	Year Installed	Status	Summary of Leaks	Remedial Actions

NFA – ANG recommended no further action  
 Closed – Received closure from the State environmental agency.

**3-8. Summary of Aboveground Storage Tanks – Not applicable to this location, Valley West Apron, South Burlington, Vermont**

Building Served	Volume (gals.)	Contents	Construction Materials	Year Installed	Status	Summary of Leaks	Remedial Actions

NFA – ANG recommended no further action  
 Closed – Received closure from the State environmental agency.

**Table 3-9. Summary of Oil/Water Separators – *Not applicable to this location.***  
**Valley West Apron, South Burlington, Vermont**

Building Served	Volume (gals.)	Contents	Construction Material	Year Installed	Discharge to	Status	Sum R

NFA – ANG recommended no further action  
 Closed – Received closure from the State environmental agency.

### 3.6 Pesticides

No herbicides, insecticides, or rodenticides are used on the property.

#### 3.3.7 Medical/Biohazardous Waste-*Not applicable to this site.*

A medical clinic located within the property. Types of biohazardous waste that generated include: . These wastes disposed of by . Medical waste disposed of onsite.

#### 3.3.8 Ordnance-*Not applicable to this site.*

Ordnance stored within the property. The ordnance stored in included . A demolition range located within the property.

#### 3.3.9 Radioactive Waste-*Not applicable to this site.*

Radioactive materials used within the property. These materials include . Nuclear Regulatory Commission (NRC) licenses required for these materials. When the equipment containing radioactive materials requires disposal or repair, it is shipped to . Radioactive materials and wastes been disposed of within the property.

### **3.3.10 Solid Waste**

The property does not generate solid waste in the form of office trash, nonhazardous industrial wastes, and construction debris. The EBS team did however search for signs of solid waste disposal within the property (i.e., trash piles or landfilling). Solid waste disposal areas were not found within the property.

### **3.3.11 Wastewater Treatment, Collection, and Discharge**

The property generates stormwater runoff and also intercepts aircraft deicing fluid captured and treated in a permanent underground aircraft de-icing fluid (ADF) treatment facility on the southwest corner of the Apron under Burlington International Airport's Underground Injection Control (UIC) permit #6-0084. The Apron drains to a collection trench ultimately routed northeastward to final discharge to Muddy Brook, which discharges to the Winooski River. It should be noted the site formerly discharged to Potash Brook but was engineered to depart the UIC trench and route to Muddy Brook. Hazardous substances have not been released into these waters.

## **3.4 DISCLOSURE ITEMS**

Disclosure items are conditions that are not regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), but may affect use of the subject property. These conditions or substances are not applicable to the parking apron as they pertain to drinking water quality, asbestos, polychlorinated biphenyls (PCBs), radon, and lead-based paints. Although drinking water sources do not exist on site, information on drinking water source for adjacent properties is included below.

### **3.4.1 Drinking Water Quality**

Drinking water is not available on the property. The source of drinking water outside the premises is the Champlain Water District, a public water supply which sources its water from Shelburne Bay in Lake Champlain. The drinking water is tested monthly for conductance, hardness, color, pH, alkalinity, metals, bacteria, pharmaceuticals, personal care products, foaming agents, and total dissolved solids. No problems have been found.

### 3.4.2 Asbestos-*This Section is Not Applicable*

AFI 32-1052 (March 22, 1994) establishes requirements and assigns responsibilities to incorporate facility asbestos management principles and practices. Installations must remove asbestos-containing material (ACM) likely to release airborne asbestos fibers that cannot be reliably maintained, repaired, or isolated. All facilities must be monitored closely to ensure ACM does not become airborne. In addition, each installation must develop a written management and operating plan to carry out the objectives of facility asbestos management. Prior to property disposal, all available information on the existence, extent, and condition of ACM must be incorporated in the EBS and provided to the transferee.

An asbestos survey performed within the property in . Based on this survey, asbestos was identified within Buildings , as shown in Table 3-10. Renovations are planned within Buildings to remove friable asbestos with the potential for human exposure.

**Table 3-10. Summary of Asbestos Locations**

Building	Location	ACM Type	Action

### 3.4.3 Polychlorinated Biphenyls-*This Section is Not Applicable*

PCBs are used in electrical equipment, primarily capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCBs persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act (TSCA), which banned the manufacture and distribution of PCBs. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCBs, whereas PCB-contaminated equipment contains PCB concentrations of more than 50 ppm but less than 500 ppm. The U.S. Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCBs containing 50 ppm or more.

Approximately pole-mounted and pad-mounted transformers were identified within the property. These transformers are owned by and been tested for PCB content. Other potential PCB-contaminated equipment within the property includes .

#### **3.4.4 Radon-This Section is Not Applicable**

Radon is a naturally occurring, colorless, and odorless radioactive gas that is produced by the radioactive decay of naturally occurring uranium. Uranium decays to radium and then radon. Radon that is present in soil can enter a building through small spaces and openings and can accumulate in enclosed areas, such as basements.

The most recent policy is the DOD memorandum, *Asbestos, Lead-based Paint and Radon Policies at BRAC Properties* (October 31, 1994). This policy states that in accordance with 26 United States Code (USC) 2661 to 2671, DOD will conduct a study to determine radon levels in a representative sample of its buildings. DOD has applied EPA guidelines for residential structures (i.e., an average radon concentration of 4 picocuries per liter [pCi/L]) with regard to remedial actions. Any available and relevant radon assessment data pertaining to property being transferred must be included in property transfer documents. DOD policy is not to perform radon assessment and mitigation prior to transfer unless otherwise required by applicable law.

A radon survey been performed within the property. Information from the EPA National Radon Database shows that the is in a Zone area with an indoor average radon level of pCi/L. Based on sites tested in , the average radon activity is pCi/L in the first-floor living areas. This is the 4 pCi/L radon action level established by EPA.

#### **3.4.5 Lead-based Paint-This Section is Not Applicable**

In 1973, the Consumer Products Safety Commission (CPSC) established a maximum lead content in paint of 0.5 percent by weight in a dry film of paint newly applied. In 1978, the CPSC lowered the allowable lead level in paint to 0.06 percent.

The most recent policy is the Air Force memorandum, *Air Force Policy and Guidance on Lead-Based Paint in Facilities* (May 24, 1993). The policy is referenced in Air Force Handbook



(AFH) 32-9007 (May 1, 1999) and requires Air Force installations to identify, evaluate, control, and eliminate existing lead-based paint hazards and past lead-based paint hazards where potential lead-based paint debris may have accumulated in the area surrounding facilities. Priority is given to facilities or portions of facilities frequented by children. All installations must develop and implement a plan for identifying, evaluating, managing, and abating lead-based paint hazards. The guidance emphasizes the use of in-place management and lead-based paint abatement as part of the normal facility renovation and upgrade programs when it is cost-effective.

Most of the property buildings painted and this paint appears to be in condition. A lead paint survey been conducted within the property . However, Buildings tested for lead paint prior to demolition or renovation. Based on this survey, lead-based paint present within the property.

## 4. FINDINGS FOR ADJACENT PROPERTIES

### 4.1 HISTORICAL AND CURRENT LAND USE

The site history for the adjacent properties was obtained through Burlington International Airport staff, historical documentation, and database searches.

According to the 1906 USGS Topographic Map, the adjacent properties nor the airport were developed and structures did not exist at this time. The 1948 Topographic Map shows the Burlington Airport and several structures along the western side.

Currently, the property has aviation facilities to the north and south, the main runway (15-33) to the northeast, and a small wetland to the southwest. The properties surrounding the Valley Apron are Pratt and Whitney and Heritage Aviation to the north and CommutAir to the south.

### 4.2 SURVEYED PROPERTIES

ASTM standards in Section 7 of E1527 require that properties within a 1-mile radius of the Valley West Apron be investigated to determine their potential to affect the subject property. All of the sites listed on the state or Federal databases within a 1-mile radius of the Valley West Apron are presented in Table 4-1. The locations of these sites and other areas of concern identified in the adjacent property search are shown in Figure 4-1. The environmental liabilities at the surrounding properties and their potential to affect the subject property are described in the following paragraphs.

**Table 4-1. Results from State and Federal Database Search  
Valley West Apron, South Burlington, Vermont**

Map ID	Site Name and Address	Distance/ Direction	Databases Within Search Distance	Additional Details from Databases <sup>1</sup>
5551221	Burlington Airport House	0 miles	VT ANR	UST pulled in 2015, poor quality
WMD181	BIA	0 miles	VT ANR	150 gallon spill
WMD606	BIA, 55 Customs Avenue	1200' East	VT ANR	100 gallon diesel spill

Key:

<sup>1</sup>The information shown in this table is copied from the existing environmental databases and is not necessarily correct.



Imagery ©2017 Cnes/Spot Image, DigitalGlobe, USDA Farm Service Agency, Map data ©2017 Google 1000 ft

**Figure 4-1. Adjacent Property Map  
Valley West Apron, South Burlington, Vermont**

#### ***4.2.1 Hazardous Materials and Petroleum Products***

Hazardous materials and petroleum products are used in the surrounding properties including at the Burlington Airport for refueling aircraft and equipment as well as local gas stations for personal vehicles. According to the environmental databases, spills of hazardous materials and petroleum products were noted at multiple locations. In addition, based on the visual survey, one small spill petroleum products were noted at the Valley Ramp location. The lightly stained concrete was approximately 15” in diameter. Based on surface water runoff and groundwater flow directions, these releases do not have the potential to affect the subject property.

#### ***4.2.2 Hazardous and Petroleum Wastes***

Hazardous and petroleum wastes are generated in the surrounding properties. These hazardous and petroleum wastes include UST pulls. According to the environmental databases, hazardous waste generators were noted at several local gas stations. In addition, based on the visual survey, zero hazardous waste generation points were noted at the Valley Ramp Location. Based on surface water runoff and groundwater flow directions, potential releases of hazardous and petroleum wastes do not have the potential to affect the subject property.

#### ***4.2.3 Installation Restoration Program Sites***

Other DOD facilities are located within a 1-mile radius of the subject property. These facilities have been investigated under the DOD’s Installation Restoration Program (IRP). These facilities include areas identified as IRP Sites 1, 2, 3, 4, 5A, and 5B. Based on geographic separation between the Valley West Apron and the Vermont Air National Guard, and surface water runoff and groundwater flow patterns, these sites do not have the potential to affect the subject property.

#### ***4.2.4 Storage Tanks and Pipelines***

Storage tanks are used in the surrounding properties at gas stations for the storage of gasoline and diesel fuel. According to the State of Vermont UST files (<https://anrweb.vt.gov/DEC/ERT/UST2.aspx>) 190 USTs are located within the town of South Burlington, and 21 of these locations are within about a mile of the subject property. Of these tanks, no USTs were noted to be leaking at the time of the database search. There is a listing of 7

pulled USTs from 1997 and earlier, and 3 active USTs located at 55 Customs Drive, near the site location. These active tanks were last inspected in November 2016 (State of Vermont UST ID# 460). There was an Innotech Facility (State of Vermont UST ID# 1604) at the Airport and 5 USTs (10,000 gallons each) that contained Aviation Fuel were pulled in 1998. In addition, based on the visual survey, storage tanks were not observed at the Valley Ramp location. The only listing for an AST in the state database is for the Vermont Air National Guard. These tanks are located downgradient of the subject property and were not leaking at the time of the database search.

#### ***4.2.5 State Priority List Sites***

Non-DOD facilities in the vicinity of the subject property did have releases of hazardous substances to soils, surface water, and groundwater. These facilities are not currently under investigation by the state DEC. The 3 State sites are described as follows: WMD606, when 100 gallons of diesel spilled in 2010; WMD181 when 150 gallons of fuel leaked from an aircraft in May of 2016; and WMD399 when 60 gallons of diesel spilled in 2003. Based on surface water runoff and groundwater flow directions, the State sites do not have the potential to affect the subject property. These spills were all cleaned up and closed within six months or less of the spill date.

## **5. REGULATORY COMPLIANCE ISSUES**

### **5.1 COMPLIANCE AND LIABILITY ISSUES**

In 1992, the Community Environmental Response Facilitation Act (CERFA) amended CERCLA and established new procedures for contamination assessment, cleanup, and related activities. CERFA supports other environmental laws to ensure that possible adverse effects of property transfers on human health and the environment are addressed and that property offering potential for reuse and redevelopment is identified expeditiously.

Based on a review of all Federal regulations that govern environmental restoration and compliance (i.e., CERFA, RCRA, TSCA, the Clean Water Act [CWA], the Safe Drinking Water Act [SDWA], and the Clean Air Act [CAA], as amended), a total of zero potential compliance issues were found based on physical examination, database searches, and interviews of BTV staff regarding the subject property.

Based on a review of the documentation, interviews, and visual surveys, a total of zero items of concern were noted on the subject property.

### **5.2 CORRECTIVE ACTIONS**

Not all environmental liabilities require corrective actions. Most issues only require notification of the future users of the property of the potential environmental liability. No corrective action is required or recommended regarding the Valley West Apron.

### **5.3 ESTIMATES OF VARIOUS ALTERNATIVES**

Cost estimates are not provided because corrective actions are not recommended at the subject property.



## 6. CONCLUSIONS

### 6.1 FACILITY MATRIX

The facility matrix of the Valley West Apron is shown in Table 6-1. This matrix includes summaries of the storage tanks, and hazardous substance releases at the Valley West Apron. The property categorization was selected based on commercial guidance from *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities* (ASTM D5746-98) and Section 331 of the National Defense Authorization Act for fiscal year (FY) 1997. Property category codes are used to indicate the degree of contamination associated with the subject property. The following list identifies the criteria applicable to each:

**Category 1**—Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substances from adjacent areas).

**Category 2**—Areas where only release or disposal of petroleum substances has occurred.

**Category 3**—Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require removal or remedial response.

**Category 4**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions have been taken.

**Category 5**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions are underway, but not yet completed.

**Category 6**—Areas where release, disposal, and/or migration of hazardous substances has occurred, but remedial actions have not been implemented.

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

This classification of environmental condition of property area types is consistent with CERCLA Section 120(h) requirements relating to the transfer of contaminated Federal real property (42 USC 9601 and following). Areas classified as Category Types 1 through 4, as defined in this classification, are suitable, with respect to CERCLA Section 120(h) requirements, for deed transfer to a non-Federal recipient.

**Table 6-1. Facility Matrix of Property  
Valley West Apron, South Burlington, Vermont**

Apron	Year Built	Area (sq. ft.)	Disclosure Factors		Environmental Issues				Property Category
			ACM	Lead-based Paints	Storage Tanks and OWSs	Hazardous Materials or Petroleum Products	Hazardous or Petroleum Wastes	Hazardous Substance Releases	
Valley West Apron	2009	174, 240	N/A	N/A	N/A	None	None	None	None

## 6.2 PROPERTY CATEGORIES MAP

A map of the Valley West Apron with its designated property categories and significant site features is shown as Figure 6-1.

## 6.3 DATA GAPS

As of the date of this document, there are no known data gaps that would affect the conclusion of the EBS.



**Figure 6-1. Property Characterization Map  
Valley West Apron, South Burlington, Vermont**

## 7. RECOMMENDATIONS

In accordance with AFI 32-7066, parcels and associated facilities involved in the lease agreement with the Burlington International Airport should be classified into one of seven categories based on the presence of hazardous substances or petroleum products or their derivatives. Within the 4-acre property proposed for lease agreement with the Burlington International Airport, there is one Category 1 site (i.e., areas with no releases of hazardous substances), zero Category 2 sites (i.e., areas with only petroleum releases), zero Category 3 sites (i.e., areas with releases that do not require remediation), zero Category 4 sites (i.e., areas where releases have occurred and all remedial actions have been completed), zero Category 5 sites (i.e., areas where releases have occurred and all remedial actions are underway), zero Category 6 sites (i.e., areas where releases have occurred, but remedial actions have not been implemented), and zero Category 7 sites (i.e., areas requiring further investigation). These specific sites are listed as follows:

*Category 1 Sites*—Valley West Apron

*Category 2 Sites*—N/A

*Category 3 Sites*—N/A

*Category 4 Sites*—N/A

*Category 5 Sites*—N/A

*Category 6 Sites*—N/A

*Category 7 Sites*—N/A

Based on Air Force guidance in Section 2.1.3.1 of AFI 32-7066, all property with Category codes 1 through 4 may be occupied for exclusive use without reservation. This encompasses approximately four acres of the Valley West Apron property.

Based on a review of all applicable regulations, physical inspection, database and document review, and interviews of BTV staff, a total of zero potential compliance issues were found on of the subject property.

Based on a review of the documentation, interviews, and visual surveys, a total of zero items of concern were noted on the subject property.

No further study or assessment of the surveyed parcels is recommended. Therefore, it is recommended that the planned exclusive use of the Valley West Apron under revision of the Airport Joint Use Agreement proceed as proposed.

## 8. CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

All appropriate records made available were reviewed and visual site inspections of the selected facilities were conducted following an analysis of information during the records search. The information contained within the survey report is based on records made available and is correct and current as of March 2017.

Certified by: \_\_\_\_\_ Date: 032117 \_\_\_\_\_

Patrick S Kelly  
Environmental Manager  
Vermont Air National Guard

Approved by: \_\_\_\_\_ Date: 032217 \_\_\_\_\_

Name Jason Villemare, Capt  
Title Base Civil Engineer  
Vermont Air National Guard



**CERTIFICATION OF No Contamination**

The surveyed real property contains no known hazardous substances as that term is defined in the CERCLA (42 USC 9601), as amended, or other contamination as specified by the RCRA of 1976, the implementation of EPA regulations (40 CFR Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed that no hazardous substances are known to have been released or disposed of on the surveyed real property.

Certified by: \_\_\_\_\_ Date: 21MAR17

Patrick S Kelly  
Environmental Manager  
Vermont Air National Guard

Approved by: \_\_\_\_\_ Date: 22 Mar 2017

Name Jason Villemare, Capt  
Title Base Civil Engineer  
Vermont Air National Guard

**CERTIFICATION OF PCB CLEARANCE**

- \_\_\_\_\_ a. This Real Property is in compliance with 40 CFR 761, as outlined below:
1. An inventory has been prepared and is being maintained of all PCB Real Property Installed Equipment and Real Property PCB Items per Section 761.45.
  2. All in-service and stored serviceable PCB and PCB-contaminated Real Property Installed Equipment and Real Property PCB Items have been inspected, repaired, and are being maintained to prevent leakage and, therefore, can be distributed per Section 761.30.
  3. PCB Real Property Installed Equipment and Real Property PCB Items have been stored, decontaminated, and labeled per Sections 761.42, 761.43, and 761.44.
  4. There is no known PCB-contaminated soil, wastes, or unserviceable equipment remaining on the existing property.
- X   b. A records search and an onsite inspection indicate that this property has not been exposed to PCB materials or equipment.

Certified by: \_\_\_\_\_ Date:   032117  

Patrick S Kelly  
Environmental Manager  
Vermont Air National Guard

Approved by: \_\_\_\_\_ Date:   03222017  

Name Jason Villemaire, Capt  
Title Base Civil Engineer  
Location Vermont Air National Guard

**APPENDIX A**  
**ACRONYMS AND TERMS**

## ACRONYMS

ACM	Asbestos-Containing Material
AFH	Air Force Handbook
AFI	Air Force Instruction
ANG	Air National Guard
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CPSC	Consumer Products Safety Commission
DOD	Department of Defense
EBS	Environmental Baseline Survey
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
FS	Feasibility Study
FY	Fiscal Year
HWGP	Hazardous Waste Generation Point
IRP	Installation Restoration Program
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
msl	Mean Sea level
NA	Not Applicable
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
NRC	Nuclear Regulatory Commission

NWI	National Wetlands Inventory
OWS	Oil/Water Separator
PA	Preliminary Assessment
PCB	Polychlorinated Biphenyl
pCi/L	Picocuries per Liter
POL	Petroleum, Oil, and Lubricants
ppm	Parts per Million
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RI	Remedial Investigation
SAP	Satellite Accumulation Point
SCS	Soil Conservation Service
SDWA	Safe Drinking Water Act
SI	Site Inspection
SQG	Small Quantity Generator
TSCA	Toxic Substances Control Act
TSD	Treatment, Storage, and Disposal
µg/L	Micrograms per Liter
USACE	U.S. Army Corps of Engineers
USC	United States Code
USGS	U.S. Geological Survey
UST	Underground Storage Tank

## TERMS

**Acquisition**—Any authorized method of obtaining ANG control of, and responsibility for, real property or an interest in real property by purchase, condemnation, donation, exchange, leasing, licenses, permits, and/or recapture. An acquisition may be a temporary or permanent interest in real property and includes interagency transfers of real property accountability from other Federal Government agencies.

**Adjacent Properties**—Not only those properties contiguous to the boundaries of the subject property but also those properties relatively nearby that could pose significant environmental concern and/or have a significant impact on the property.

**ANG Proponent**—ANG, major command, installation, field operating agency, or other component responsible for initiating or carrying out the proposed real property transaction.

**Aquifer**—Rock or sediment that is saturated and sufficiently permeable to transmit economic quantities of water to wells and springs.

**Category 1**—Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

**Category 2**—Areas where only release or disposal of petroleum substances has occurred.

**Category 3**—Areas where release, disposal, and/or migration of hazardous substances has occurred but at concentrations that do not require removal or remedial response.

**Category 4**—Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions have been taken.

**Category 5**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions are underway but not yet completed.

**Category 6**—Areas where release, disposal, and/or migration of hazardous substances has occurred but remedial actions have not been implemented.

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

**CERCLA**—Comprehensive Environmental Response, Compensation, and Liability Act, as amended.

**CERCLIS**—Comprehensive Environmental Response, Compensation, and Liability Information System. A list of sites by the EPA that have been or are currently being investigated by EPA for potential hazardous contamination and for possible inclusion on the NPL. CERCLIS was last updated in November 2016.

**Disposal by Deed**—A conveyance of fee or any easement interest in real property.



***Due Diligence***—The process of inquiring into the environmental characteristics or other conditions of a parcel of commercial real estate, usually in connection with a commercial real estate transaction. The degree and type of due diligence will vary for different properties and differing purposes.

***ERNS***—Emergency Response Notification System is a database maintained by EPA to track information on releases of hazardous substances. ERNS was updated in 2016 and contains the most current information for releases that occurred between 1986 and the present.

***Hazardous Substance***—This term has the meaning provided in CERCLA, 42 USC 9601(14), but for the purpose of the EBS, specifically includes petroleum products, oil, and lubricant.

***Hazardous Waste Contaminated Sites***—Sites on which a release has occurred or is suspected to have occurred and that has been reported to a government entity. The release may be attributable to any hazardous substance, hazardous waste, or petroleum products.

***Hazardous Waste***—RCRA defined a hazardous waste in 42 USC, Section 6901, as “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

***Innocent Landowner Defense***—A defense to CERCLA liability provided in 42 USC, Sections 9601(35) and 9607(b)(3). “All appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” by the involved party is one of the requirements that must be met to qualify for this defense.

***NFRAP***—The No Further Remedial Action Planned list contains sites removed from the CERCLIS database because, following an initial investigation, no contamination was found, the contamination was removed quickly, or the contamination was not serious enough to require NPL consideration. It was last updated in November 2016.

***NPL***—The National Priorities List is compiled by EPA pursuant to CERCLA 42 USC, Section 9605(a)(8)(b), of properties with the highest priority for cleanup based on EPA’s hazard ranking system. The NPL was last updated in March 2017.

***RCRIS-LG***—Resource Conservation and Recovery Information System-Large Quantity Generators is a database maintained by EPA to track facilities that generate more than 1,000 kilograms (kg) of hazardous waste per month or meet other criteria. This database was last updated in December 2016.

***RCRIS-SG***—Resource Conservation and Recovery Information System-Small Quantity Generators is a database maintained by EPA to track facilities that generate between 100 and 1,000 kg of hazardous waste per month or meet other criteria. This database was last updated in December 2016.

***RCRIS-TSD***—Resource Conservation and Recovery Information System-Treatment, Storage, and Disposal Facilities is a database maintained by EPA to track these types of facilities. This database was last updated in January 2017.

**Real Property**—Land; present possessory interest in land; surface water and groundwater within boundaries of such land; structures, fixtures, and other improvements on land; or other interest or future interest in land.

**Release**—Any spilling, leaking, emitting, discharging, escaping, leaching, or disposing from a source area into groundwater, surface water, surface soils, or subsurface soils.

**Remediate**—Process of restoring contaminated soil and/or water resources to an established set of standards.

**Water Table**—The surface between the zone of saturation and the zone of aeration; that surface of a body of unconfined groundwater at which the pressure is equal to that of the atmosphere.

**APPENDIX B**  
**REFERENCES**

## REFERENCES

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- KAS, Inc. 2011 KAS, Inc. Phase I Environmental Site Assessment Report. Various properties South Burlington, Vermont. AIP #78. October 14, 2011.
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P.C. April 2005 Silva, J. C. Burlington International Airport South End Development Environmental Assessment. April 2005.
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**APPENDIX C**  
**HISTORICAL AERIAL PHOTOGRAPHS**  
**Valley West Apron**

# HISTORICAL AERIAL PHOTOGRAPH LOG



Figure C-1. 1994 Aerial Photograph of Valley West Apron .....C-1



Figure C-2. 2003 Aerial Photograph of Valley West Apron .....C-2





Figure C-3. 2004 Aerial Photograph of Valley West Apron .....C-3

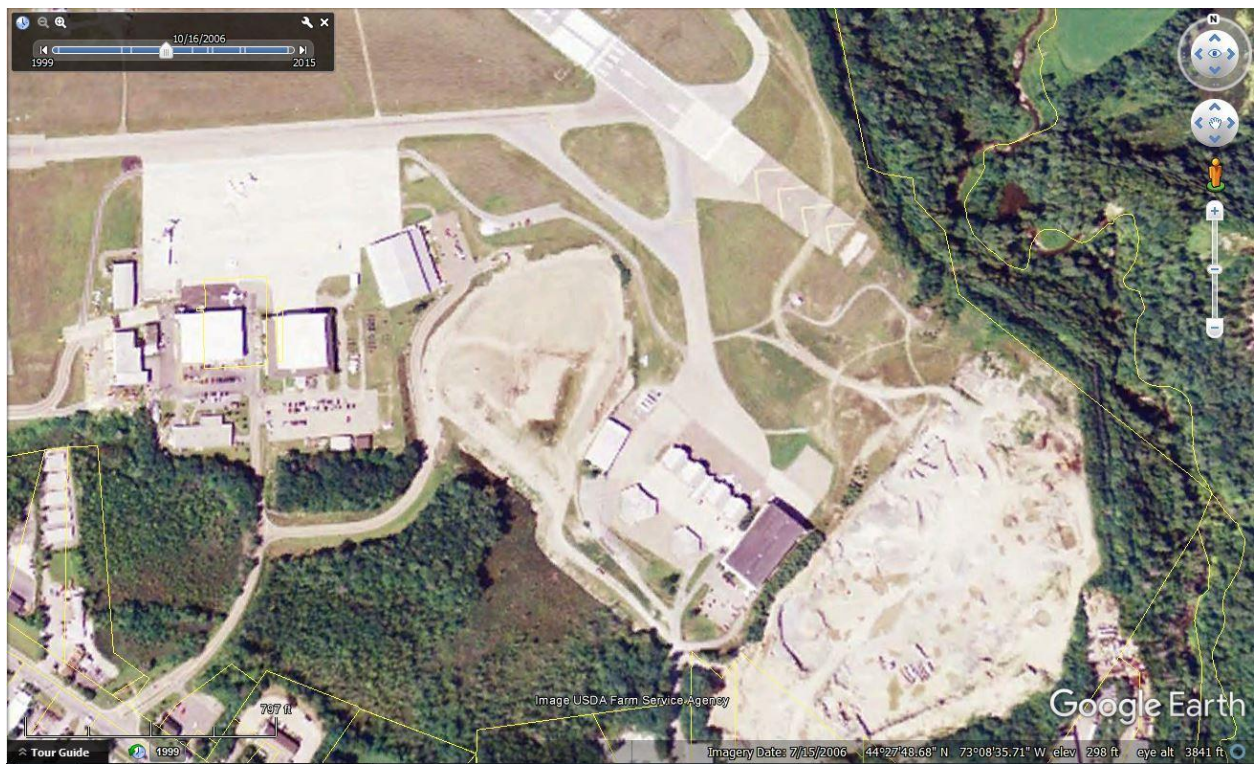


Figure C-4 2006 Aerial Photograph of Valley West Apron .....C-4





Figure C-5 2008 Aerial Photograph of Valley West Apron .....C-5



Figure C-6 2009 Aerial Photograph of Valley West Apron .....C-6



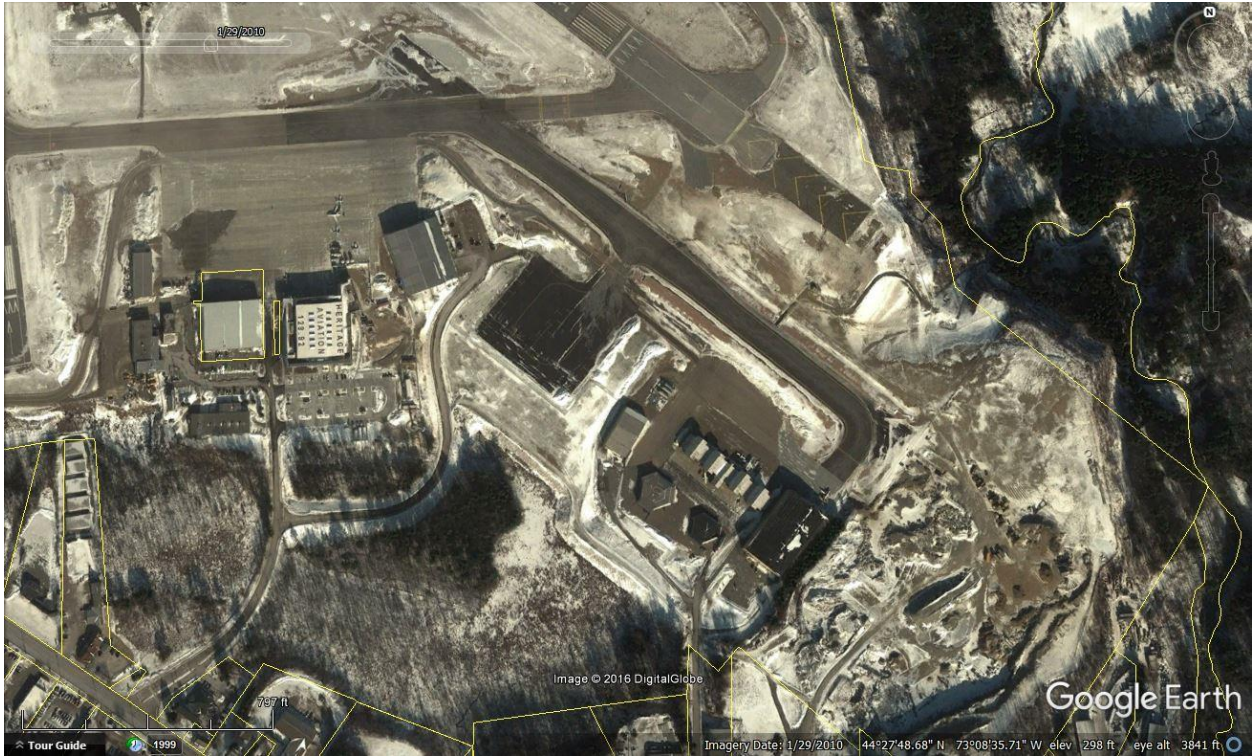


Figure C-7 2010 Aerial Photograph of Valley West Apron .....C-7



Figure C-8 2011 Aerial Photograph of Valley West Apron .....C-8





Figure C-9 2012 Aerial Photograph of Valley West Apron .....C-9



Figure C-10 2015 Aerial Photograph of Valley West Apron .....C-10

## **APPENDIX D**

### **STATE AND FEDERAL DATABASE SEARCH**

#### **Vermont Department of Environmental Conservation Environmental Research Tool**

<https://anrweb.vt.gov/DEC/ERT/GlobalSearch.aspx>

<https://anrweb.vt.gov/DEC/ERT/UST2.aspx>

#### **Vermont Center for Geographic Imagery**

<http://vcgi.vermont.gov/opendata>

#### **CERCLIS Public Access Database**

<https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm>

#### **EPA Envirofacts**

<https://www3.epa.gov/enviro/>

**APPENDIX E**

**BUILDING SURVEYS – NOT APPLICABLE TO THIS PROJECT**

**APPENDIX F**  
**SITE PHOTOGRAPHS**



## PHOTOGRAPH LOG

Photograph F-1. Valley West Apron (Facing east).....	F-2
Photograph F-2. Valley West Apron (Facing west).....	F-2
Photograph F-3. Valley West Apron (Facing northeast) .....	F-2
Photograph F-4. Valley West Apron (Facing southwest).....	F-2
Photograph F-5. Valley West Apron (Facing south) .....	F-2
Photograph F-6. Valley West Apron (Facing east).....	F-2



**Photograph F-1. Valley West Apron  
(Facing east from southeast corner of Apron)**



**Photograph F-2. Valley West Apron  
(Facing west from south end of Apron)**



**Photograph F-3 Valley West Apron  
(Facing northeast from south end of Apron)**



**Photograph F-4. Valley West Apron  
(Facing southwest of Apron)**



**Photograph F-5. Valley West Apron  
(Facing southwest)**



**Photograph F-6. Valley West Apron  
(Facing southeast)**

**APPENDIX G**  
**INTERVIEW FORMS**

**EBS INTERVIEW FORM**

**Valley West Apron, South Burlington, Vermont**

Originator: Patrick S. Kelly, Environmental Manager, VT Air National Guard Date: 3/15/17 Time: 11:30 AM

Made Call  802-338-8106 Received Call  Meeting at: \_\_\_\_\_

Person Contacted: Amanda Clayton, P.E. Title: Director of Engineering & Environmental Compliance

Purpose of Contact: Seek information relevant to institutional knowledge of environmental history and any known current environmental conditions regarding the Valley West Apron and immediate vicinity of the property.

1) Buildings/Areas/Sites Involved With: Valley West Apron

2) Over What Period of Time: The apron was built in 2009, but the discussion involving historical information about that area of the airport went back to the property acquisition in 1941.

3) Other Environmental Knowledge: That part of the airport used to be a wetland. Prior to construction of the Valley West Apron, BTV worked with the wetlands division at the State of Vermont to establish a new wetland on Van Sicklen Road in South Burlington to meet the permit requirements to develop that portion of the airport.

4) Any Known Releases, Spills, or Compliance Violations: None.

5) Any Concerns with Adjacent Properties: None. The area surrounding the Valley West Apron is owned by the airport.

6) Other Topics Discussed: We discussed property acquisition and boundaries, drainage systems, known releases, and the general history of the airport. BTV provided copies of a BTV History Book, drainage maps, stormwater annual reports, property boundary maps, and historical aerial photographs of the site dating back to the 1990s.

**EBS INTERVIEW FORM**

**Valley West Apron, South Burlington, Vermont**

Originator: Patrick S. Kelly, Environmental Manager,  
VT Air National Guard Date: March 6, 2017 Time: 1508

E-mail Correspondence

Person Contacted: Kelly Colling Title: Director of Operations

Purpose of Contact: Seek information relevant to institutional knowledge of environmental history and any  
known current environmental conditions regarding the Valley West Apron and immediate vicinity of the property.

1) Areas / Sites Involved With: Valley West Apron

2) Over What Period of Time: July 4, 2001-Present

3) Other Environmental Knowledge: None

4) Any Known Releases, Spills, or Compliance Violations: Unknown

5) Any Concerns with Adjacent Properties: None

6) Other Topics Discussed: None

**APPENDIX H**  
**LIST OF PREPARERS**

## LIST OF PREPARERS

**Patrick S. Kelly / Civilian / GS-12**

**158<sup>th</sup> Fighter Wing, Environmental Management Office**

Environmental Manager (20 years of professional experience)

Master of Science, Environmental Management, 2011

Bachelor of Science, Fisheries and Wildlife, 1999

**Peter D. Dufault / Civilian**

**158<sup>th</sup> Fighter Wing, Environmental Management Office**

State Environmental Officer, State Military Department (20 years of professional experience)

Bachelor of Science, Environmental Geology