



**DEPARTMENT OF THE AIR FORCE**  
99TH CIVIL ENGINEER SQUADRON (ACC)  
NELLIS AIR FORCE BASE, NEVADA

MEMORANDUM FOR RECORD

FROM: 99 CES/CC

SUBJECT: Environmental Baseline Survey (EBS) Waiver Approval for City of North Las Vegas Water Pipeline Easement renewal USAF-ACC-RKMF-20-2-0446

1. The City of North Las Vegas is requesting the renewal of a twenty five-year easement, USAF-ACC-RKMF-20-2-0446, to continue to operate the water pipeline, a 20-foot wide x 18,210 linear feet long, for a total of 364,200 square foot area, total number of acres is 6.114 easement from East Cheyenne across the Nellis Air Force Base to the Speedway for CNLV to continue to maintain their waterline on Nellis AFB property.
2. Department of the Air Force Instruction (DAFI) 32-7020, Environmental Restoration Program, indicates that while an EBS is required for many real estate transactions, the requirement can be waived in some circumstances. A type of real estate transaction that could qualify for waiver is the renewal of a temporary interest in real property if no change in leased, licensed, or permitted premises or in allowable use will occur. The City of North Las Vegas easement renewal meets these qualifications.
3. AFI 32-7020 states that if, upon completion of a records review, interviews, and site inspection, no potential sources of environmental contamination are located on the property, the EBS requirement can be waived. Allowable use of the property cannot introduce hazardous materials or petroleum products onto the property and alterations to the property's condition could be allowed that would create a USAF- owned Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) site.
4. Mr. Tod Oppenborn, Nellis AFB Environmental Planner, reviewed records and interviewed subject matter experts regarding current and historic use and condition of the property. He completed a physical inspection of the property and surrounding lands on August 11, 2021. The attachment titled "City of North Las Vegas Water Pipeline Easement Nellis Air Force Base Clark County, Nevada Environmental Condition Report", dated August 2021, summarizes study results.
5. The study conclusions indicate that the condition of the property would not create health and safety risks when used as intended. No records or reports indicated that environmental contamination has occurred on the property. Use of the property by the City of North Las Vegas would not introduce hazardous materials to the property. Allowable use, as specified in the easement, does not allow material alterations or changes in the physical condition of the subject property such that USAF would become liable for a CERCLA site. Thus, I waive the requirement for an EBS to be completed for the subject real property transaction.

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ERIC S. ROSENLOF, Lt Col, USAF  
Commander

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275479  
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Attachment:  
City of North Las Vegas Water Pipeline Easement Environmental Condition Report