Final

Finding of Suitability to Lease

for Carve-outs Within Parcels I, II, and III
Former Marine Corps Air Station
El Toro, California

July 2004

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ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing material
APHO	aerial photograph features/anomalies
AST	aboveground storage tank
AVGAS	aviation gasoline
BCP	BRAC Cleanup Plan
BCT	BRAC Cleanup Team
BEC	BRAC Environmental Coordinator
bgs	below ground surface
BRAC	Base Realignment and Closure
BRIM	Base Realignment Implementation Manual
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
°	Degree
DBCRA	Defense Base Closure Realignment Act
DERP	Defense Environmental Restoration Program
DFSP	Defense Fuel Supply Point
DoD	Department of Defense
DON	Department of the Navy
DRMO	Defense Reutilization and Marketing Office
DTSC	Department of Toxic Substances Control
EBS	Environmental Baseline Survey
ECP	Environmental Condition of Property
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ESD	Explanation of Significant Differences
FA	further action
FAA	Federal Aviation Administration
FAD	friable, accessible, and damaged (as applied to asbestos)
FFA	Federal Facility Agreement
FML	flexible membrane liner
FOSL	Finding of Suitability to Lease
FOST	Finding of Suitability to Transfer
FS	Feasibility Study
HRA	Historical Radiological Assessment
HSC	Health and Safety Code
IAS	Initial Assessment Study
IDW	investigation-derived waste
IRP	Installation Restoration Program
IRWD	Irvine Ranch Water District
JEG	Jacobs Engineering Group
JP-5	jet propulsion fuel, grade 5
LBP	lead-based paint
LIFOC	Lease-in-Furtherance-of-Conveyance
LOC	location of concern
LRRF	Lease Restriction Revision Form
MCL	Maximum contaminant level
µg/kg	micrograms per kilogram
µg/l	micrograms per liter
mg/kg	Milligrams per kilogram

′	Minute
MCAS	Marine Corps Air Station
MPE	multi-phase extraction
MSC	miscellaneous
MSC R1	miscellaneous refuse area 1
MSC R2	miscellaneous refuse area 2
NAVFAC EFD Southwest	Southwest Division, Naval Facilities Engineering Command, San Diego
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NEPA	National Environmental Policy Act
NFA	no further action
NFECSW SDIEGO	Southwest Division, Naval Facilities Engineering Command, San Diego
NPL	National Priorities List
NTCRA	non-time critical removal action
OCHCA	Orange County Health Care Agency
OU	operable unit
OWS	oil/water separator
PAH	polynuclear aromatic hydrocarbons
PCAP	Petroleum Corrective Action Program
PCB	polychlorinated biphenyl
PCE	perchloroethylene; also tetrachloroethylene
pCi/l	picocuries per liter
ppm	parts per million
PRG	preliminary remediation goals
PRL	potential release location
PWC	Public Works Center
RAD	radiological materials investigation location
RAD ADAPT	Suspected Former Radium Plaque Adaptometer Building
RAD NBC	Radiological Nuclear, Biological, and Chemical area
RCRA	Resource Conservation and Recovery Act
RFA	RCRA Facility Assessment
RI	Remedial Investigation
ROD	Record of Decision
RWQCB	Regional Water Quality Control Board (Santa Ana Region)
SAIC	Science Applications International Corporation
SARA	Superfund Amendments and Reauthorization Act
SGU	shallow groundwater unit
SRU	silver recovery unit
SWDIV	Southwest Division, Naval Facilities Engineering Command, San Diego
SWMU	Solid Waste Management Unit
SVE	soil vapor extraction
SVOC	semi-volatile organic compound
T#S/R#W	Township # South, Range # West
TAA	temporary accumulation area
TAFDS	Tactical Air Fuel Dispensing System
TCE	trichloroethylene
TPH	total petroleum hydrocarbons
TRPH	total recoverable petroleum hydrocarbons
TSCA	Toxic Substances Control Act
U.S.	United States
U.S.C.	United States Code

USMC	United States Marine Corps
UST	underground storage tank
VOC	volatile organic compound
VSI	visual site inspection

1. PURPOSE

The purpose of this Finding of Suitability to Lease (FOSL) for the United States (U.S.) Department of the Navy (DON) is to document environmentally related findings that support the conclusion that real property made available through the Base Realignment and Closure (BRAC) process at the former Marine Corps Air Station (MCAS) El Toro, California, is suitable for lease subject to the conditions, notifications, and restrictions set forth in this document.

Portions of Navy Sale Parcels I, II, and III that are identified as being suitable for lease have been designated as 'carve-out' parcels, and will be referred to as 'carve-outs' in the rest of the document. Carve-outs I-B through I-R, II-B through II-V, and III-B through III-D are proposed for lease. These carve-outs include locations of concern (LOCs) where further evaluation, implementation of response actions, or completion of response actions is required. Because of the nature of the ongoing environmental investigation and/or remediation, the property contained within these areas cannot be conveyed per the provisions of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h)(3)(A)(ii) for the conveyance of federal property. However, leased properties may be used in accordance with the terms of each lease with acceptable risk to human health and the environment (allowing reuse of the property while environmental cleanup is being conducted). These carve-outs have been developed based on the Environmental Condition of Property (ECP) and the parcels that were developed during the preparation of the environmental baseline survey (EBS). This FOSL is an update to the FOSL prepared in 2000 for the Master Lease of MCAS El Toro (United States Marine Corps [USMC]/Southwest Division, Naval Facilities Engineering Command [SWDIV] 2000) and supersedes the same.

For the purposes of this FOSL, carve-out areas have been designated to encompass the areas of former MCAS El Toro with ongoing environmental investigations and/or response actions. Each of the carve-out areas includes a buffer zone around the impacted area to protect human health and the environment during ongoing investigation and/or remediation. The purpose of designating carve-out areas is to:

- Identify limited areas where restrictions are needed to prevent human exposure to potential contaminants while response action and/or ongoing investigations are being conducted,
- Establish boundaries wherein restrictions will be imposed to control subsurface excavation/digging in potentially contaminated soil and/or impacted shallow groundwater,
- Prevent extraction and use of contaminated groundwater,
- Prevent interference during investigation activities,
- Allow access for monitoring and remedial activities, and
- Prevent interference with the operation of any remediation system that may be installed on the properties in the future.

The findings of suitability to lease supported by this document will be in effect for all properties included herein until the properties are found suitable for transfer by deed per the provisions of Section 120(h) of CERCLA. Specific terms of each lease will be identified in the lease documents for each carve-out or portion of a carve-out.

This FOSL was prepared in accordance with U.S. Department of Defense (DoD) guidance documents, including the DoD *Base Reuse Implementation Manual* (DoD 1997) and the *DoD Policy on the Environmental Review Process to Reach a Finding of Suitability to Lease* (DoD 1994a). This FOSL, including tables and figures, is based on information contained in the September 2003 Final

EBS for former MCAS El Toro (Earth Tech 2003b). The 2003 EBS updated the findings of the EBS that was prepared in April 1995 (Jacobs Engineering Group [JEG] 1995). Upon preparation of the 2003 EBS, the BRAC Cleanup Team (BCT) completed a thorough review of the document and concurrence was issued.

A Finding of Suitability to Transfer (FOST) has been prepared to support conveyance of the properties that are suitable for transfer by deed per provisions of Section 120(h) of the CERCLA (DON strongly recommends that this FOSL be read in conjunction with the *Finding of Suitability to Transfer [Parcel IV and Portions of Parcels I, II, and III], Former Marine Corps Air Station, El Toro, California,* July 2004). Additional FOSTs will be prepared for properties included in this FOSL after they have been determined to be suitable for transfer pursuant to CERCLA Section 120(h). These impending FOSTs and other decision documents will be reviewed by Federal Facility Agreement (FFA) signatories before finalization.

Environmental documentation for former MCAS El Toro, which was used to prepare the EBS, is part of the Administrative Record and is available at the former MCAS El Toro (currently maintained at Building 83, Telephone: 949-726-5398) and at Southwest Division, Naval Facilities Engineering Command, San Diego (abbreviated as NAVFAC EFD Southwest or NFECSW SDIEGO; formerly abbreviated as SWDIV), 1220 Pacific Highway, San Diego, CA, Telephone: 619-532-3676. In addition, pertinent environmental documentation is also available at the Information Repository at the Heritage Park Regional Library, 14361 Yale Avenue, Irvine, CA 92714, Telephone: 949-551-7151. This FOSL document is also available at the above listed locations.

Access to review public records supporting the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) or Orange County Health Care Agency (OCHCA) cleanup and corrective action decisions for underground storage tanks (USTs) and aboveground storage tanks (ASTs) relied upon in the Draft Final FOSL including no further action (NFA) decisions, may be reviewed by contacting the Santa Ana RWQCB at 909-782-4499 or OCHCA at 714-834-3536.

2. PROPERTY DESCRIPTION

Property description information provided in this section was primarily obtained from existing information contained within the 1995 EBS (JEG 1995), the 1999 BRAC Cleanup Plan (BCP) (USMC/SWDIV 1999), the 2001, 2002, and 2003 BRAC Business Plan (USMC/SWDIV 2001, 2002, 2003), and the 2003 EBS (Earth Tech 2003b). Former MCAS El Toro is situated in south-central Orange County, California approximately 45 miles southeast of Los Angeles (Figure 1). The exact location of former MCAS El Toro is 33 degrees (°) 38 minutes (') to 33° 41' north latitude, 117° 41' to 117° 45' west longitude, Township 6 South, Range 6 West (T6S/R6W) (Sections 2-5, 7-11, 16-17, 20-21) and T5S/R8W (Sections 32-33, 35).

Former MCAS El Toro is currently owned by the U.S., under control of the DON and the USMC. The station currently encompasses 3,793 acres of property.

Development of former MCAS El Toro began in July 1942, when construction of a USMC pilot's fleet operational training facility began on approximately 2,319 acres of land in Orange County, California. The facility was commissioned as MCAS El Toro on 17 March 1943. In 1950, the station was selected for development as a master jet air station and permanent center for Marine aviation on the West Coast to support the operations and combat readiness of Fleet Marine Forces, Pacific. Between 1944 and 1986, additional land was acquired to bring the size of the on-station portion of the installation to 4,712 acres.

The station remained at 4,712 acres until recently, when portions of the property were transferred to other federal and state agencies. In 1998, the Bake Parkway/Interstate 5 public highway expansion project was completed resulting in the transfer of approximately 23 acres to the California Department of Transportation (Caltrans). In 2001, 896.7 acres in the northeast portion of the station were transferred to the Federal Aviation Administration (FAA). Environmental documentation on these transferred properties is included in the administrative record for former MCAS El Toro. In addition, 73.7 acres of property, also in the northeast portion of the installation, were not addressed in the 2003 EBS since a Site Specific EBS has already been completed for this area (Earth Tech 2001a); therefore, the EBS addressed a total of approximately 3,719 acres. The environmental documentation for these properties is contained in the Administrative Record for El Toro maintained at the locations listed in Section 1.0. Figure 2 identifies these portions that have been transferred.

The mission of MCAS El Toro was to maintain and operate facilities and to provide services and material to support the operation of aviation activities and the units of the operating forces of the USMC. MCAS El Toro also provided support for other activities designated by the Commandant of the Marine Corps, in coordination with the Chief of Naval Operations (USMC/SWDIV 1999).

MCAS El Toro was operationally closed in July 1999 in accordance with the Defense Base Closure and Realignment Act (DBCRA) of 1990. Currently, the majority of the buildings/structures/facilities are vacant, and the primary activities at the station are caretaker related and environmental cleanup. Various buildings/structures/facilities and areas within former MCAS El Toro, totaling 965 acres, are leased. Buildings/structures/facilities and areas used by the lessees within the station include the golf course and associated buildings/structures/facilities, horse stables, recreational vehicle storage area, indoor training pool, and the fire station. There are approximately 580 acres of station property currently designated for agricultural outleases. Agricultural outlease lands are situated at the northwest and southeast corners of the station and are used for plant nurseries and crop production (USMC/SWDIV 1999).

Of the approximately 3,719 acres addressed in the 2003 EBS, the property suitable for lease that is addressed in this FOSL comprises approximately 921 acres of former MCAS El Toro (the property suitable for transfer comprises of approximately 2,798 acres and is addressed in the FOST). This area consists of 41 carve-outs described below and as shown on Figure 2.

- Carve-out I-B, approximately 22.6 acres
- Carve-out I-C, approximately 0.1 acres
- Carve-out I-D, approximately 6.4 acres
- Carve-out I-E, approximately 0.2 acres
- Carve-out I-F, approximately 52.9 acres
- Carve-out I-G, approximately 0.2 acres
- Carve-out I-H, approximately 0.3 acres
- Carve-out I-I, approximately 1.0 acre
- Carve-out I-J, approximately 0.3 acres
- Carve-out I-K, approximately 2.1 acres
- Carve-out I-L, approximately 0.2 acres
- Carve-out I-M, approximately 1.0 acre
- Carve-out I-N, approximately 1.0 acre
- Carve-out I-O, approximately 0.4 acres
- Carve-out I-P, approximately 0.5 acres
- Carve-out I-Q, approximately 2.5 acres
- Carve-out I-R, approximately 3.1 acres

Total carve-out acres for Parcel I: 94.8

- Carve-out II-B, approximately 5.1 acres
- Carve-out II-C, approximately 13.2 acres
- Carve-out II-D, approximately 27.9 acres
- Carve-out II-E, approximately 12.9 acres
- Carve-out II-F, approximately 42.0 acres
- Carve-out II-G, approximately 0.5 acres
- Carve-out II-H, approximately 11.4 acres
- Carve-out II-I, approximately 0.4 acres
- Carve-out II-J, approximately 0.2 acres
- Carve-out II-K, approximately 7.0 acres
- Carve-out II-L, approximately 6.7 acres
- Carve-out II-M, approximately 39.8 acres
- Carve-out II-N, approximately 8.7 acres
- Carve-out II-O, approximately 0.9 acres

- Carve-out II-P, approximately 0.3 acres
- Carve-out II-Q, approximately 89.6 acres
- Carve-out II-R, approximately 1.1 acres
- Carve-out II-S, approximately 1.1 acres
- Carve-out II-T, approximately 0.4 acres
- Carve-out II-U, approximately 3.8 acres
- Carve-out II-V, approximately 43.2 acres

Total carve-out acres for Parcel II: 316.2

- Carve-out III-B, approximately 505.6 acres
- Carve-out III-C, approximately 0.8 acres
- Carve-out III-D, approximately 4.1 acres

Total carve-out acres for Parcel III: 510.5

Navy Sale Parcel designations (I, II, and III) are presented in the EBS and are based on the Navy's conveyance strategy.

Non-demolished buildings/structures/facilities within the carve-outs proposed for lease are listed in Table 1 and shown on Figure 2. Discussions of LOCs within each carve-out proposed for lease are provided in Section 4.2 and Tables 4 through 14, and 16.

3. REGULATORY COORDINATION

MCAS El Toro was listed on the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL) under CERCLA in February 1990. In October 1990, the EPA, California Department of Health Services (the Department of Health Services, Toxic Substances Control Program, was the predecessor to the Department of Toxic Substances Control [DTSC]), the California Regional Water Quality Control Board, Santa Ana Region (RWQCB), and the DON signed an FFA. The general purposes of the FFA are to:

1. Ensure that environmental impacts associated with past and present activities are thoroughly investigated and appropriate remedial action is taken as necessary to protect the public health, welfare, and the environment;
2. Establish a procedural framework and schedule for developing, implementing, and monitoring appropriate response actions in accordance with CERCLA/Superfund Amendments and Reauthorization Act (SARA), the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), the Resource Conservation and Recovery Act (RCRA) guidance and policy, Superfund guidance and policy, and applicable state law;
3. Facilitate cooperation, exchange of information, and participation of the parties in such action;
4. Ensure the adequate assessment of the potential injury to natural resources and the prompt notification to and cooperation and coordination with federal and state natural resource trustees to ensure the implementation of response actions to achieve appropriate clean-up levels.

The Defense Environmental Restoration Program (DERP), codified in 10 United States Code (U.S.C.) 2701–2709 and 2810, gave the DoD Installation Restoration Program (IRP) a statutory basis. The DON implements the DERP subject to, and in a manner consistent with CERCLA and its regulations.

The President, by Executive Order 12580, delegated most of his CERCLA authority to the EPA; however, in the case of hazardous substances releases on DoD Properties, the President delegated his authority to the DoD. Accordingly, the DoD has lead agency authority to respond to such releases at DoD installations. The DoD has re-delegated its lead agency authority to the individual military departments (e.g., DON).

On installations slated for closure, such as MCAS El Toro, DoD guidance directs the formation of a BCT. At MCAS El Toro, the BCT consists of one representative from the DON (the Marine Corps BRAC Environmental Coordinator [BEC]), two representatives from the state (DTSC and RWQCB), and one representative from the EPA. The BEC is the lead member of the BCT. The BCT for former MCAS El Toro functions to coordinate and oversee cleanup at the installation. The BCT has reviewed and approved documents pertaining to environmental investigations and remediation at former MCAS El Toro that are included in Section 9.

The EPA, DTSC, and the Santa Ana RWQCB were notified of the initiation of the FOSL and have been issued copies for review.

Per FOSL policy in the DoD Base Reuse Implementation Manual, timely comments to this FOSL from regulatory agencies and other interested parties, as well as DON responses to comments, are provided in this FOSL as Attachment 6. Unresolved regulatory agency comments, if any, are also provided in this FOSL as Attachment 7.

3.1 NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE

An Environmental Impact Statement (EIS) (DON 2002a) was prepared for the disposal and reuse of the former MCAS El Toro in compliance with the requirements of the National Environmental Policy Act (NEPA). DON prepared a Record of Decision (ROD) for the disposal and reuse of the former MCAS El Toro that was executed on 23 April 2002 (DON 2002c). This NEPA ROD states, "Under the authority of the DBCRA of 1990, the DON announces its decision to dispose of the former MCAS El Toro in a manner consistent with state and local land use plans, and in accordance with lawful disposal authorities, including public sale. In deciding to dispose of MCAS El Toro, the DON has determined that mixed land use is consistent with the Orange County General Plan, as recently amended by the passage of the Orange County Central Park and Nature Preserve Initiative (Measure W) on March 5, 2002, and the City of Irvine General Plan. Mixed land use also will meet the goals of local economic redevelopment and job creation set out in the DBCRA. This ROD leaves selection of the particular means to achieve redevelopment to the acquiring entity and the local zoning authorities."

3.2 RESOURCE CONSERVATION AND RECOVERY ACT PART B PERMIT AND SUBTITLE C CORRECTIVE ACTION

The Former MCAS El Toro is subject to a RCRA Part B permit that was issued in June 1993 and expired on August 18, 2003. The permit addressed one regulated unit (Building 673-T3) as well as RCRA Subtitle C corrective action requirements for Solid Waste Management Units (SWMUs). Initially, various LOC categories (such as USTs, APHOs, etc.) were identified as a SWMU and investigated during the RFA. However, LOCs identified subsequent to the RFA investigation were not designated as a SWMU/RFA site, but designated as their respective LOC type only (such as UST, APHO, etc.). V.A.1 of the Permit states that all corrective actions for SWMUs were to be addressed under the FFA.

In a letter dated March 8, 1996, DTSC concurred with No Further Action (NFA) decision for Building 673-T3 and stated that the Permit was terminated based on the Closure Certification Report that was submitted by DON. DON continues to conduct all RCRA Part B permit corrective actions for the SWMUs under the 1993 executed FFA.

This FOSL includes those sites in which corrective actions are underway and NFAs have not been received. Additionally, the FOSL also includes sites for which NFA concurrence letters were received. Attachment 1 presents NFA letters. DTSC is the agency authorized to administer the RCRA Subtitle C program in California, including making the determinations that Subtitle C corrective action is complete.

Tables 4 through 14, and 16 summarize pertinent information towards documentation of the determination of closure action completion for NFA LOCs within the lease parcels.

3.3 RESOURCE CONSERVATION AND RECOVERY ACT SUBTITLE I CORRECTIVE ACTION

The Orange County Health Care Agency (OCHCA) and the RWQCB administer the UST corrective action program at MCAS El Toro pursuant to RCRA Subtitle I and Section 25280-25299.8 of the California Health and Safety Code (HSC). The authority of OCHCA and the RWQCB to require corrective action at UST sites is set forth at Title 23 California Code of Regulations (CCR) Chapter 16.

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

4.1 AREA TYPES

The BCP Guidebook provides FFA signatories with direction to classify base property into one of seven ECP area types in order to facilitate and support reuse and transfer (DoD 1996). Descriptions of the seven area types are provided in Table 2. The area types are ranked in order of their suitability for transfer. Area type 1 through 4 property is considered suitable for transfer by deed. Area type 5 and 6 property is considered unsuitable for transfer by deed until all remedial actions have been completed or after the remedy has been demonstrated to be operating properly and successfully. Property classified as area type 7 either has not been evaluated or requires further evaluation in order to classify it into one of the other area types and is also considered unsuitable for transfer.

The boundaries of carve-outs proposed for lease encompass properties designated as area types 2c, 2e, 5, 6, and 7, although some area type 1, 2a, 2b, 3, and 4 properties are also present within these properties. Types of LOCs present within areas proposed for lease include hazardous substance sites (RCRA Facility Assessment (RFA) sites, temporary accumulation areas (TAA), aerial photograph/features anomalies [APHO] sites), IRP sites, aboveground storage tanks (ASTs) and USTs, wastewater treatment and related system sites, polychlorinated biphenyl (PCB) -containing transformers and equipment, silver recovery unit (SRU) sites, and miscellaneous (MSC) (e.g., burn pits and refuse areas). LOCs are areas where a documented release has occurred; where a release is suspected to have occurred; or based on the types of activities that occurred in a given area, has the potential for a past release.

A radiological assessment that was conducted for former MCAS El Toro concluded that some areas require further investigation (Weston 2000). A radiological survey to investigate these areas is underway. These areas have been designated as type 7 and identified radiological materials investigation locations (RAD); they are not considered as LOCs pending conclusions of the radiological release report.

During the preparation of the 1995 EBS, MSC LOCs were identified to be those sites that do not fall under a general LOC type, such as pesticide storage areas, fire training burn pits, SRUs, and drum storage areas. During the 2003 EBS, SRUs were more appropriately grouped with wastewater treatment system LOCs and are discussed as such further in this FOSL (the LOC label/identification for these units during 1995 did not have the MSC prefix but had the SRU prefix). Potential release locations (PRLs) identified during the visual site inspections (VSIs) conducted in 2002 as part of the 2003 EBS (Earth Tech 2003b), were determined as locations requiring further evaluation and are included in the area types. These locations are not considered LOCs pending conclusions of the further evaluation.

Boundaries for carve-outs proposed for lease include appropriate buffer zones where applicable. Buffer zones for carve-outs associated with IRP Sites 2, 3, 5, 16, 17, and 24, were based on the relevant decision documents associated with each of them and this information can be obtained by reviewing the site-specific documents. Buffer zones for PRL sites, including those yet to be investigated (via sampling, if required) were conservatively based on background review of the historic operations conducted to date. Typically, if specific locations within a building/structure/facility or its vicinity were identified with historic operations that necessitate further evaluation, then the entire building/structure/facility and its vicinity were identified as the extent of the PRL.

The ECP was generally characterized based upon review of existing information in public records, interviews, visual inspections, etc. as set forth in the description of methods and sources listed

immediately above. Not all characterization on the installation was based upon sampling. Where the information collected and reviewed pursuant to the listed methods and sources was deemed to be insufficient to characterize the ECP, representative samples were collected and analyzed.

A summary of LOCs by type is provided in the following subsections, and more detailed descriptions of LOCs by carve-out are provided in Section 4.2. Regulatory agency NFA concurrence letters for applicable LOCs are provided as Attachment 1.

4.1.1 PRLs

A total of 59 PRLs are present within the carve-outs proposed for lease. These PRLs are described in Table 3 and shown on Figure 3a- 3d.

4.1.2 Hazardous Substance LOCs

A total of 171 hazardous substance LOCs are present within the carve-outs proposed for lease. The hazardous substance LOCs include 68 RFA sites, 52 TAA sites, and 51 APHO sites. These are described in Tables 4, 5, and 6 and shown on Figures 4a- 4d.

4.1.2.1 Anomaly Area 3

Anomaly Area 3, also referred to as miscellaneous refuse area 1 (MSC R1), comprises APHO Sites 59, 60, 61, 62, 63, 64, and 65 identified by Science Applications International Corporation (SAIC) during a review of historical aerial photographs taken during the period from 1946 through 1992 (SAIC 1993) in the northwest portion of the installation near the Wherry Housing Area. Additionally, APHO 86, which was identified based on a 1952 aerial photograph, was also evaluated to be part of Anomaly Area 3. Anomaly Area 3 is located within Carve-out II-C.

Anomaly Area 3 encompasses an area of approximately 9 acres and is situated in the northwestern section of former MCAS El Toro facility near Pusan Way, adjacent to the Agua Chinon Wash. Historically, the site was used as a source of borrow material. Records indicate that some of the borrow pits and trenches were backfilled with construction debris and later covered with approximately 2 to 5 feet of soil. A review of historical aerial photographs and topographic maps suggests that placement of construction debris occurred between 1972 and 1988. Interviews with former station personnel indicate that construction debris generated during the construction of the investigation-derived waste (IDW) management area at IRP Site 3 was disposed at Anomaly Area 3 (Earth Tech 2003d).

In order to further investigate the site and to collect data necessary for developing a response action, a Removal Site Evaluation work plan (Earth Tech 2002b) was prepared and submitted to the regulatory agencies for their review and comments. The objectives of the removal site evaluation were:

- Collect soil vapor, soil, groundwater, and surface water and sediment samples to evaluate the impact, if any, due to waste placement;
- Confirm lateral limits of the waste placement;
- Evaluate human health and ecological risk;
- Collect soil samples to conduct a geotechnical assessment of the existing soil cover.

After the final work plan was approved by the regulatory agencies, the field activities were initiated in October 2002. Air, surface soil, shallow and deep subsurface soil vapor, perimeter soil gas (from

existing and newly installed wells), groundwater (from existing and newly installed wells), wash sediment and surface water samples were collected at the site. Cone penetrometer survey, habitat assessment and exploratory trenching were conducted at the site. Screening level human health and ecological risk assessments were also performed using the data collected during this investigation.

The results of the removal site evaluation were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses. (Earth Tech 2003d). Anomaly Area 3 (including the approximate 100-foot buffer zone) is currently an ECP Type 7 and is shown on Figure 4a and Table 6.

4.1.3 IRP LOCs

The areas proposed for lease contain all or portions of 17 IRP sites. These IRP sites are described in Table 7 and shown on Figure 5. In addition, Carve-outs II-F and II-V have been created to address buffer zones associated with IRP Sites 2 and 17 (located in FAA property and therefore are not part of this FOSL) (DON 2000). Carve-out II-V also encompasses a small portion of the groundwater plume associated with IRP Site 2 that has migrated on to Navy Sale Parcel II. The following IRP descriptions have been referenced from each respective ROD.

4.1.3.1 SITE 3 – ORIGINAL LANDFILL

IRP Site 3 encompasses approximately 11 acres and is situated between Irvine Boulevard and North Marine Way within Carve-out II-D (see Figure 2 for carve-out locations). The Site 3 landfill, which was the original station landfill, was active from 1943 to 1955 and operated as a cut-and-fill disposal facility. Waste was burned at a former incinerator to reduce volume prior to burial. Site 3 contains a variety of materials disposed of at assorted locations within the landfill. Reportedly, almost any waste generated at former MCAS El Toro may have been disposed of at the site. The waste likely included scrap metal, incinerator ash, solvents, paint residues, hydraulic fluids, engine coolants, construction debris, oily waste, municipal solid waste, and various inert solid waste.

Investigations conducted at Site 3 include an Initial Assessment Study (IAS) in 1985 (Brown and Caldwell 1986), a Phase I Remedial Investigation (RI) during 1992-1993, a Phase II RI during 1995-1996, and a feasibility study (FS) for landfill sites in 1997. Soil sampling results indicated that arsenic, beryllium, and manganese concentrations exceeded residential preliminary remediation goals (PRGs) in a few locations; however, only arsenic values were above former MCAS El Toro background concentrations. Groundwater sampling indicated that the only volatile organic compound (VOC) in excess of the maximum contaminant level (MCL) was benzene; however, because the monitoring well in which it was detected is situated downgradient of Tank Farm No. 5, it was not clear whether the source was the landfill, the tank farm, or the Agua Chinon Wash. A Proposed Plan was prepared in 1998, and the draft ROD for Sites 3 and 5, which details the selected remedy, was issued in 1999 (DON 1999a). A radiological survey at IRP Site 3 is underway. The results of this survey will be incorporated into the final remedy for the site. The ROD will be finalized after the results of the radiological survey are incorporated in the remedy selection process.

A pre-design investigation is currently underway at Site 3. The initial phase of this investigation has been completed and the results were presented in a draft Technical Memorandum (Earth Tech 2003a). The preliminary results indicate that waste placement areas for Site 3 were significantly smaller than previously reported in the RI. In addition, waste placement outside the previously demarcated boundaries was identified. Further investigation activities are anticipated to collect additional waste placement information. This data along with the results of the radiological survey will be incorporated into the remedial design. Since the Technical Memorandum is currently not finalized, regulatory concurrence has not yet been received on this Technical Memorandum.

The selected remedy described in the draft ROD (DON 1999a) consists of a single-barrier landfill cap with a 2-foot-thick foundation layer, a flexible membrane liner (FML) barrier, and a 2-foot-thick soil layer to support vegetation. The cap also includes erosion control features to regulate surface water flow and protect the integrity of the cap. Environmental monitoring at the site includes landfill gas, leachate, and groundwater. In order to maintain the integrity of the cap, institutional controls constituting lease and/or deed restrictions are a part of selected remedy documented in the draft ROD. These land-use restrictions are discussed in more detail in Section 5.

Site 3 (including the approximate 100-foot buffer zone) has been assigned an ECP area type of Category 6 because releases of hazardous substances have been identified and response actions are required. However, response actions have not been implemented to date, and FA is required at the site.

4.1.3.2 Site 4 – Ferrocene Spill Area

IRP Site 4 is within Carve-out II-Q and encompasses approximately 0.1 acres immediately southeast of Building 658, a jet-engine testing facility. The site is bounded by 9th Street to the south, Building 658 to the north and west, and Tank Farm No. 5 to the east. The site consists of two units: Unit 1 is an oil-stained area southeast of Building 658, which overlaps a concrete transformer pad, and Unit 2 is a drainage ditch, which received runoff from a ferrocene spill.

The contamination at Unit 2 originates from an August 1983 spill, when the contents of a 500-gallon tank (wash water and residual jet fuel) reportedly overflowed during washing and spilled onto the ground, draining into a ditch adjacent to 9th Street. The spilled liquid reportedly contained approximately 5 gallons of ferrocene and a hydrocarbon carrier solution. Ferrocene is an organic compound used as an anti-knock additive and catalyst in gasoline and jet fuel. The staining at Unit 1 was the result of oily discharges from Building 658, which were observed over an approximate 2-year period. Based on the jet-engine testing activities at Building 658, the discharges may have consisted of heavy oils, solvents, or fuels.

Investigations conducted at Site 4 include a Phase I RI and aerial photograph surveys in 1993. VOCs and semi-volatile organic compounds (SVOCs) were below residential PRGs in both units. PCBs were not detected in soil samples collected in Unit 1, which included a former transformer pad. Arsenic was detected in concentrations exceeding industrial PRGs to a depth of up to 215 feet below ground surface (bgs). Diesel was detected in Unit 2 at concentrations up to 16,400 milligrams per kilogram (mg/kg) at the surface. In 1996, the RI for the site was completed using only Phase I RI data; no Phase II sampling was conducted. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, no remedial action is required. However, since Site 4 is located over the groundwater plume associated with Tank Farm 5, the use restrictions prohibiting drilling of wells and/or extraction of groundwater, etc. apply to the area associated with Site 4. These restrictions are discussed in more detail in Section 5.

The ROD for NFA was signed on 30 September 1997 (DON 1997a). Site 4 has been assigned an ECP area type of Category 3.

4.1.3.3 Site 5 – Perimeter Road Landfill

IRP Site 5 is situated adjacent to Perimeter Road and encompasses approximately 2 acres within Carve-out II-H (see Figure 2 for carve-out locations). The landfill, which was active from approximately 1955 until the late 1960s, operated as a trench disposal facility where waste was typically burned to reduce volume prior to burial. Typical of municipal and military landfills, Site 5

contains a variety of materials disposed at various locations within the landfill. The waste is likely to have included burnable trash, municipal solid waste, cleaning fluids, scrap metals, paint residues, and unspecified fuels, oils, and solvents.

Investigations conducted at Site 5 include an IAS in 1985, a Phase I RI in 1992-1993, a Phase II RI in 1995-1996, and an FS for landfill sites in 1997. Soil samples collected during boring operations were analyzed for VOCs and SVOCs; however, none of the analytes detected exceeded residential PRGs. Groundwater samples collected from five monitoring wells during the Phase II RI were analyzed for VOCs, SVOCs, pesticides, metals, and gross alpha- and beta-emitting radionuclides. None of the compounds detected exceeded MCLs, with the exception of gross alpha concentrations, which exceeded MCLs in two wells situated downgradient of the landfill. A Proposed Plan was prepared in 1998, and the draft ROD for Sites 3 and 5, which details the selected remedy, was issued in 1999 (DON 1999a). A radiological survey at IRP Site 5 is underway. The results of this survey will be incorporated into the final remedy for the site. The final ROD will be issued after results of the radiological survey are incorporated into the remedy selection process.

A pre-design investigation is currently underway at Site 5. This investigation also evaluated APHO 46 and miscellaneous refuse area 2 (MSC R2) for possible inclusion in the selected response for IRP Site 5. However, based on the results of the investigation, DON issued a technical memorandum recommending NFA (Earth Tech 2001b). The FFA signatories reviewed the technical memorandum and requested supplemental sampling to collect additional data necessary to support the NFA recommendation. These supplemental sampling results will be submitted to the FFA signatories for their consideration.

The selected remedy described in the draft ROD consists of a single-barrier cap with 2-foot-thick foundation layer, an FML barrier, and a 2-foot-thick soil layer to support vegetation. The cap also includes erosion control features to regulate surface water flow and protect the integrity of the cap. Environmental monitoring at the site includes landfill gas, leachate, and groundwater. In order to maintain the integrity of the cap, institutional controls constituting lease and/or deed restrictions are a part of selected remedy documented in the draft ROD (DON 1999a). These land-use restrictions are discussed in more detail in Section 5.

Site 5 (including the approximate 100-foot buffer zone) has been assigned an ECP area type of Category 6 because releases of hazardous substances have been identified and response actions are required. However, response actions have not been implemented to date, and FA is required at the site.

4.1.3.4 Site 7 – Drop Tank Drainage Area No. 2

IRP Site 7 is within Carve-out III-B. It is approximately 11 acres in size and was reportedly used for aircraft drop tank storage and drainage from approximately 1969 to 1983. Aircraft drop tanks were drained and washed on a concrete apron. The mixture of residual fuel and washwater drained off the edge of a concrete apron onto the adjacent unpaved areas. In addition, it is suspected that soil areas near Buildings 296 and 297 (aircraft hangars) have been sprayed with lubrication oil and jet propulsion fuel, grade 5 (JP-5) for dust control.

The site was identified during the Phase I RI. Additional sampling of soils to depths of 10 feet bgs was performed as part of the Phase II RI in early 2000. Polynuclear aromatic hydrocarbons (PAHs) and hydrocarbons were above screening levels; however, due to the CERCLA petroleum exclusion, hydrocarbon concentrations were not considered. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, no remedial action is required. However, since groundwater beneath

Site 7 is contaminated with trichloroethylene (TCE) and tetrachloroethylene (PCE) originating from Site 24, VOC source area, and Site 7 is part of the buffer zone for Site 24, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for operable unit (OU)-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

The ROD for NFA was signed on 26 June 2001 (DON 2001). Site 7 has been assigned an ECP area type of Category 3.

4.1.3.5 Site 8 – Defense Reutilization and Marketing Office Storage Yard No. 1

IRP Site 8, which is approximately 7 acres in size, was used as a storage area for containerized liquids, scrap, and salvage material from MCAS El Toro and MCAS Tustin from the mid-1970's to mid-1999. The site is situated within Carve-out III-B (see Figure 2 for carve-out locations). Transformer oil containing PCBs was reportedly spilled in a specific area of Site 8. Approximately 230 cubic yards of PCB-impacted soil was excavated and used as fill at Site 19 in 1994. Site 8 consists of two distinct but adjacent areas bisected by R Street: an old salvage yard and a main storage yard. These two areas were subdivided into five separate units:

- Unit 1 is known as the East Storage Yard.
- Unit 2 is known as the West Storage Yard.
- Unit 3 is the Refuse Pile Area.
- Unit 4 is the PCB Spill Area (situated within Unit 1).
- Unit 5 is the Old Salvage Yard.

Investigations conducted at Site 8 include Phase I and II RIs, where shallow soil samples were collected. These investigations indicated that VOCs, SVOCs, PAHs, PCBs, pesticides, petroleum hydrocarbons, and target analyte list metals above background levels are present in shallow soil at Site 8. Results of the sampling were used to perform risk calculations. Based on the results of risk calculations, a Draft ROD was issued that recommended NFA for Units 1, 2, and 4 (DON 1999b). FA was recommended for Units 3 and 5, due to excess risk caused by PCB and PAH concentrations. Pursuant to comments received on the Draft ROD, risk calculations based on toxicity and exposure values that were updated by the EPA and the California EPA were conducted, and the Navy issued a Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 (Earth Tech 2003c). Based on the updated cancer and noncancer risk values, the risk reevaluation report (Earth Tech 2003c) concurred with the NFA recommendation in the Draft ROD for Units 1, 2, and 4 of Site 8. For Unit 5 of Site 8, pursuance of NFA status based on discussions with FFA signatories was recommended. However, for Unit 3 of Site 8, reevaluation of risk management considerations was recommended.

Following issuance of the FS, Proposed Plan, and Draft ROD, Site 8 was identified to be potentially radioactively contaminated during the stationwide Historical Radiological Assessment (HRA) (Weston 2000). Radiological investigations are currently underway at Site 8 to delineate the nature and extent of radioactive contamination. Based on the results of the radiological surveys conducted till date and above-mentioned studies for non-radioactive contamination, an Action Memorandum is currently under development for non-time critical removal action (NTCRA) at Site 8. The ROD for Site 8 will be finalized following completion of the NTCRA.

However, since groundwater beneath Site 8 is contaminated with TCE and PCE originating from Site 24, VOC source area, and Site 8 is part of the buffer zone for Site 24, the use restrictions prohibiting

drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 8 has been assigned an ECP area type of Category 6 because releases of hazardous substances have been identified and response actions are required; however, response actions have not been implemented to date. FAs are required at the site.

4.1.3.6 SITE 9 – CRASH CREW PIT NO. 1

IRP Site 9 encompasses approximately 50,000 square feet and is situated south of a taxiway for the east-west runway. The site, which is situated within Carve-out III-B (see Figure 2 for carve-out locations), consists of two units:

- Unit 1 contains the former locations of two unlined earthen pits used for fire-fighter training from 1965 to 1971.
- Unit 2 consists of the area between the pits, the area surrounding the pits, and a broad, low-drainage swale extending north and east of the pits to a storm drain inlet. Unit 2 was added during the planning stages for the Phase II RI.

Both units include areas covered with grass and low vegetation, as well as unvegetated soil. The terrain is relatively flat. During training exercises, the two pits were reportedly filled with water and covered with various mixtures of residual fuels and other combustible fluids (i.e., JP-5, aviation gasoline [AVGAS], crankcase oil, and other waste). The mixtures were then ignited and extinguished by firefighters, primarily using water.

An estimated 123,700 gallons of waste liquids were used in the training exercises conducted in the west pit. Although only the west pit operational history was identified, the east pit operations are assumed to have been similar. Based on the types of waste reported to have been burned at Site 16 (Crash Crew Burn Pit No. 2), small quantities of napalm, white phosphorus, and magnesium phosphate may also have been used in the burn pits at Site 9.

Investigations conducted at Site 9 included a Phase I RI on Unit 1 and aerial photograph surveys in 1993, employee interviews and a soil gas survey in 1994, and a Phase II RI in 1996. VOCs, SVOCs, and PAHs were detected at concentrations below residential PRGs. Total petroleum hydrocarbons (TPH) were detected in shallow soil during the Phase I RI at concentrations of up to 249 mg/kg. Arsenic was detected at concentrations above industrial PRGs from the soil surface to a depth of 25 feet bgs. The maximum arsenic concentration was identified at a depth of 0-1 feet bgs, and was above the former MCAS El Toro background concentration. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in the ROD signed on 30 September 1997, for Site 9 was no action (DON 1997a). No deed restrictions were recommended for Site 9 due to chemicals present in the soil. However, since groundwater beneath Site 9 is contaminated with TCE and PCE originating from Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 9 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.7 SITE 10 – PETROLEUM DISPOSAL AREA

IRP Site 10 encompasses approximately 27 acres and is situated south of Building 435 and east of Building 369. The site is within Carve-out III-B (see Figure 2 for carve-out locations). The site consists of four units (Units 3 and 4 were added after the Phase I RI):

- Unit 1 is an aircraft matting area immediately south and west of Building 435; the aircraft matting is 3 feet by 6 feet of interlocking metal slats that are joined end-to-end and side-to-side.
- Unit 2 is a 24-inch-thick concrete aircraft parking apron that covers the entire unit.
- Unit 3 is an asphalt-paved area previously used by the 14th Combat Equipment Support Unit for military vehicle maintenance and parking. The paving in this area ranges from 6 to 12 inches thick.
- Unit 4 is approximately 1,000 feet west of Unit 3 and consists of a 6-inch-thick asphalt-paved area used in part for hazardous materials storage on the northwest side and as a parking area for Building 1589 on the northeast side.

Prior to 1971, the site was an open-ground area used for aircraft parking and materials storage. From 1952 to 1970, an estimated 52,000 gallons of liquid waste, including crankcase oil, antifreeze, hydraulic and transmission fluids, motor oil, and solvents were sprayed over the site for dust control. The liquid waste was accumulated in 500-gallon trailer-mounted tanks parked adjacent to a heavy equipment maintenance shop at Building 1589.

In 1971, the top 2 feet of soil were excavated and removed from the concrete apron area, and the first lift of concrete was placed. The excavated soil was transported to the land farm area northwest of Bee Canyon Wash and eventually to the Magazine Road Landfill (Site 2). In 1973, metal aircraft matting was installed in the area immediately north of the concrete apron by mixing topsoil with dry cement, wetting the mixture, placing the matting on top of the soil, and allowing it to solidify in place. In 1985, a second lift of concrete was placed over the first in the concrete apron area.

Investigations conducted at the site included a Phase I RI on Units 1 and 2 and aerial photograph surveys in 1993, a soil gas survey and employee interviews in 1994, and a Phase II RI in 1996. The maximum petroleum hydrocarbon concentration detected was 532 mg/kg for total recoverable petroleum hydrocarbons (TRPH), detected in Unit 2. VOCs, SVOCs, and PAHs were detected in all units at concentrations below residential PRGs. Arsenic was detected at concentrations above industrial PRGs from the soil surface to a depth of 123 feet bgs. The maximum arsenic concentration was collected at a depth of 9-10 feet bgs and was above the former MCAS El Toro background concentration. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 10 was no action (DON 1997a). No deed restrictions were recommended for Site 10 due to chemicals present in the soil. However, since groundwater beneath Site 10 is contaminated with TCE and PCE originating from Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 10 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.8 SITE 11 – TRANSFORMER STORAGE AREA

IRP Site 11, which is approximately an acre in size, is situated on the northeast side of Building 369 in the southwest portion of MCAS El Toro. The site is within Carve-out III-B (see Figure 2 for carve-out locations). The site is fenced and is comprised of 3 units:

- Unit 1 is a concrete pad (approximately 30 feet by 30 feet) and a 3-foot-wide strip of ground adjacent to it.
- Unit 2 is an asphalt-lined drainage ditch parallel to the northeast side of Building 369 and extending from the loading dock at the southern boundary to N Street at the northern boundary.
- Unit 3 is the remainder of the fenced, unpaved storage yard behind Building 309.

Site 11 was used as a maintenance and storage yard for transformers from 1968 to 1983. Most of the storage area is relatively flat and covered with gravel, concrete, or asphalt pavement. Staining was observed in the shallow depression located in the center of the yard during the Phase I RI.

Investigations conducted at Site 11 include an IAS in 1985, a Phase I RI in 1992-1993, a Phase II RI in 1995-1996, and an FS in 1998. Aroclor 1260 and pesticides were detected in shallow soils (primarily between 0 and 4.5 feet bgs) at Units 1 and 2. A ROD was issued for Site 11 in September 1999 (DON 1999c). The selected remedy for Site 11, noted as Alternative 3 in the ROD, consisted of excavation and off-Station disposal of contaminated soil at Units 1 and 2. The ROD documented NFA for Unit 3 as the selected remedy.

In December 1999, the Navy issued a remedial action strategy that proposed the use of updated PRGs as alternate remedial goals. Following this, risk calculations based on toxicity and exposure values that were updated by the EPA and the California EPA were conducted. The Navy issued a Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 in February 2003 (Earth Tech 2003c). Following issuance of the Technical Memorandum, the Navy, issued in May 2003 an Explanation of Significant Differences (ESD) (DON 2003a) describing changes to the risk-based cleanup goals presented in the ROD, calculated based on the results of the risk reevaluation. A remedial design/remedial action work plan is currently under development to implement selected remedy documented in the ROD as amended by the ESD. A draft version of this work plan was issued for FFA signatory review in May 2003.

However, since groundwater beneath Site 11 is contaminated with TCE and PCE originating from Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 11 has been assigned an ECP ranking of Category 6 because releases of hazardous substances have been identified and response actions are required; however, response actions have not been implemented to date. FAs are required at the site.

4.1.3.9 SITE 12 – SLUDGE DRYING BEDS

IRP Site 12, which is approximately 5 acres in size, is situated at the former location of a wastewater treatment plant, which operated from 1943 to 1972. The site is within Carve-out III-B (see Figure 2 for carve-out locations). The sludge produced at this facility was deposited in two areas to dry (drying beds). The sludge remaining in the drying beds was reportedly abandoned in place; earthen berms surrounding the sludge drying beds were combined with imported fill material and graded in

place. The area was later redeveloped into a grassy picnic area and park. Site 12 consists of four units:

- Unit 1 is the former location of the west sludge-drying beds.
- Unit 2 is the former location of the east sludge-drying beds.
- Unit 3 is a drainage ditch that discharges into Bee Canyon Wash.
- Unit 4 is the location of the former wastewater treatment plant and industrial wastewater treatment plant.

Site 12 has been investigated as a part of a number of station-wide and site-specific investigations, including Phase I and II RIs. During Phase I and II RIs, soil sampling and analyses were conducted to assess the nature and extent of contamination at Site 12. These investigations indicated that VOCs, SVOCs, PAHs, PCBs, pesticides, herbicides, petroleum hydrocarbons, and target analyte list metals above background levels are present in shallow soil at Site 12..The results of sampling were used to perform a risk assessment during the Phase II RI. Based on the risk calculation results, a draft ROD was issued that recommended NFA for Units 1, 2, and 4 (DON 1999b). FA was recommended for Unit 3, to remove the potentially contaminated soil that migrates off site (and off station, since Unit 3 discharges into Bee Canyon Wash) during storm events. Following comments received on the Draft ROD, risk calculations based on toxicity and exposure values that were updated by the EPA and the California EPA were conducted. The Navy has issued a Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 (Earth Tech 2003c). Based on the updated cancer and noncancer risk values, the reevaluation report (Earth Tech 2003c) concurred with the NFA recommendation in the Draft ROD for Units 1, 2, and 4 of Site 12 (DON 1999b). However, for Unit 3 of Site 12, reevaluation of risk management considerations was recommended.

Following issuance of the FS, Proposed Plan, and Draft ROD, Site 12 was identified to be potentially radioactively contaminated during the stationwide HRA (Weston 2000). Radiological investigations are currently underway at Site 12 to delineate the nature and extent of radioactive contamination. Based on the results of the radiological surveys conducted till date and above-mentioned studies for non-radioactive contamination, an Action Memorandum is currently under development for NTCRA at Site 12. The ROD for Site 12 will be finalized following completion of the NTCRA.

However, since groundwater beneath Site 12 is contaminated with TCE and PCE originating from Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 12 has been assigned an ECP area type of Category 6 because releases of hazardous substances have been identified and response actions may be required at the site; however, response actions have not been implemented to date. FAs are required at the site.

4.1.3.10 SITE 13 – OIL CHANGE AREA

IRP Site 13 encompasses approximately 34,000 square feet and is bounded on the north by Former Tank Farm No. 2 and on the south by the storage yard for Building 242. The site is situated within Carve-out III-B, III-D, and Transfer Parcel III-A (see Figure 2 for carve-out locations). The site is relatively flat, unpaved, and generally unvegetated. Site 13 consists of two units: Unit 1 comprises the area southeast of Tank Farm No. 2 and Unit 2 comprises the area southwest of Tank Farm No. 2. Trucks were driven to the area southeast of the tank farm (Unit 1) for oil changes, and crank case oil was frequently drained onto the ground. From 1977 to 1983, approximately 7,000 gallons of waste

oil were drained onto the ground. The oily soil was subsequently removed, and no visible evidence of the oily soil remains. A review of aerial photographs indicated heavy staining throughout the area between the tank farm and Building 242 (Unit 2), which persisted over the years of photographic record. It is likely that oil changes were also conducted in that area.

Investigations conducted at the site included an RFA, a Phase I RI and aerial photographic surveys in 1993, and employee interviews in 1994. VOCs, SVOCs, PAHs, and pesticides were detected at concentrations below residential PRGs. Arsenic was detected at concentrations above the industrial PRG from the surface to a depth of 80 feet bgs. The maximum arsenic concentration was below the former MCAS El Toro background concentration. TRPH was detected at the soil surface and at a depth of 5 feet bgs. Based on the results of the Phase I RI investigation, a Phase II RI was not recommended. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 13 was no action. No deed restrictions were recommended for Site 13 due to chemicals present in the soil. However, since the groundwater beneath Site 13 was contaminated by TCE and PCE originating from Site 24 - VOC source area, when the NFA ROD was signed in 1997, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation were to be addressed in the ROD for OU-1 Site 18 and OU-2A Site 24 (DON 1997a). When the Final ROD for OU-1 Site 18 and OU-2A Site 24 was completed in 2002 (DON 2002b), the updated VOC plume and 500 foot buffer zone were no longer located beneath Site 13. Consequently, groundwater restrictions due to the Site 24 VOC groundwater plume are no longer applicable for Site 13.

A ROD for NFA was signed in 30 September 1997 (DON 1997a). Site 13 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.11 SITE 14 – BATTERY ACID DISPOSAL AREA

IRP Site 14, which encompasses approximately 2 acres, comprises a former battery acid disposal area associated with Building 245 and a separate catch basin. The site is situated within Carve-out III-B (see Figure 2 for carve-out locations). Building 245 was used as a heavy equipment maintenance shop. An asphalt parking area extends from Building 245 south to the edge of Site 14. From 1977 through 1983, fluids from vehicle batteries, paints, and associated paint waste were drained onto the unpaved areas beyond the edge of the parking lot. Suspected contaminants included lead, other metals, waste oils, and solvents from paints and paint strippers. When the asphalt parking area was washed down, contaminated surface water runoff drained over the edge of the pavement to the unpaved area.

Site 14 was identified during the Phase I RI. Sampling of soils was performed as part of the Phase I RI in early 2000. High levels of TRPH and diesel were detected in the catch basin area. Hydrocarbon results for other areas of the site were relatively low. Several PAHs were detected in samples collected within the top 2 feet of soil at concentrations between residential and industrial PRGs. Fourteen separate metals were detected above the former MCAS El Toro background concentrations. Based on the Phase I RI data, no Phase II sampling was conducted. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, no remedial action is required.

However, since groundwater beneath Site 14 is part of the buffer zone for the Site 24, VOC source area, groundwater plume contaminated with TCE and PCE, the use restrictions prohibiting drilling of

wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for operable unit (OU)-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

A ROD for NFA was signed on 26 June 2001 (DON 2001). Site 14 has been assigned an ECP area type of Category 3.

4.1.3.12 SITE 15 – SUSPENDED FUEL TANKS

IRP Site 15 encompasses approximately 11,000 square feet and is part of a fenced storage yard behind Building 31 and north of Marine Way within Carve-out III-B (see Figure 2 for carve-out locations). One-half of the site is covered by a concrete pad and metal aircraft matting; the remainder of the site is bare soil. The site originally consisted of two units:

- Unit 1 is the location of former aboveground diesel fuel tanks (later removed under the CERCLA petroleum exclusion and placed under the Petroleum Corrective Action Program [PCAP]).
- Unit 2 is the equipment wash rack and storage area situated immediately behind Building 31.

From 1979 to 1984, two 500-gallon ASTs containing diesel fuel were situated near the entrance gate north of Building 31 (Unit 1). During this time, approximately 500 gallons of diesel fuel spilled onto the bare ground from the fueling nozzles and hoses. The tanks were removed in 1984. Operations in Building 31 included equipment maintenance and cleaning on the concrete pad as well as equipment storage in adjacent areas (Unit 2). Waste generated included waste oil, waste fuel, and paint thinner.

Investigations conducted at Site 15 include an RFA that investigated SWMUs 272 and 273 (within the boundaries of Site 15), a Phase I RI, and an aerial photograph survey, all conducted during 1993. Employee interviews were conducted in 1994. In 1995, Unit 1 (the diesel tank area) was removed from Site 15 under the CERCLA petroleum exclusion and moved to the PCAP. In 1996, a site verification of Unit 1 was conducted and included investigative sampling, excavation, and verification sampling. During this excavation, the top 18 inches of soil in an area approximately 20 feet by 60 feet were removed and transported to a landfill. A Phase II RI was conducted for Unit 2 only during 1996.

Unit 1 was characterized by high concentrations of TPH as diesel and TRPH. Following the removal of the diesel tank and associated soil, verification sampling identified TPH concentrations up to 610 mg/kg. Unit 2 was sampled during the Phase II RI. PAH, PCB, and pesticide concentrations were below residential PRGs. Motor oil was detected at concentrations of up to 530 mg/kg. Arsenic was detected above the industrial PRG from the surface to a depth of 10 feet bgs. The maximum arsenic concentration detected was above the former MCAS El Toro background concentration. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 15 was no action (DON 1997a). No deed restrictions were recommended for Site 15 due to chemicals present in the soil. However, since groundwater beneath Site 15 is part of the buffer zone for the Site 24, VOC source area, groundwater plume contaminated with TCE and PCE, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for operable unit (OU)-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 15 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.13 SITE 16 – CRASH CREW PIT NO. 2

IRP Site 16, which is approximately 44 acres in size including the associated groundwater plume, is a former crash crew training pit area that was used from 1972 through 1985. The site is within Carve-out I-F (see Figure 2 for carve-out locations). Fires were set and crews trained in methods to extinguish them; water was the primary substance used to extinguish the fires. Mixtures of residual fuels and other combustible fluids such as JP-5, AVGAS, and crankcase oil were used to ignite the fires. Three unlined pits were used: the main pit, the residual fluids pit, and the hand-held fire extinguisher pit. The residual fluids pit was connected to the main pit via underground pipelines. The residual fluids pit was used as a storage reservoir for water applied to the main pit during exercises. The main pit still exists while the other two pits have been backfilled with soil and graded to match the surrounding topography.

Investigations conducted at the Site include an IAS in 1985, a Phase I RI in 1992-1993, a Phase II RI in 1997, and FS sampling in 1999. A draft FS report was produced in 2000 and a multi-phase extraction (MPE) Pilot Study was conducted during 2000-2001. VOCs, SVOCs, PAHs, and petroleum hydrocarbons were identified in soil at concentrations above detection limits. Some metals were detected at concentrations above former MCAS El Toro background values. The contaminants were detected primarily beneath the main pit, with TCE being the most prevalent and persistent. Contaminants are present throughout the vadose zone, from the surface to near groundwater, which is approximately 165 feet bgs. Groundwater analyses indicated the presence of VOCs. TCE, chloroform, methylene, and 1,2-dichloroethane concentrations exceeded MCLs. The groundwater plume is estimated to be 525 feet long, 200 feet wide, and 30 feet thick. A 300-foot buffer zone around the maximum predicted extent of the groundwater plume, as indicated by the groundwater model, is designed to prevent construction of groundwater extraction wells that could cause the plume to migrate and impact the cleanup remedy. A focused FS was completed in 2002 and the proposed plan recommended a final remedy of monitored natural attenuation and institutional controls. The Site 16 ROD, documenting the selection of monitored natural attenuation with institutional controls as the selected remedy, was signed in 2003 (DON 2003b) and Remedial Design/Remedial Action activities are currently being conducted (e.g., installing monitoring wells, pump and treat systems, soil vapor extraction (SVE) system, or other actions to address groundwater contaminants). The land-use restrictions that are a part of selected remedy at Site 16 are discussed in more detail in Section 5.

Site 16 has been assigned an ECP ranking of Category 6 because releases of hazardous substances have been identified and response actions are required; however, response actions have not been implemented to date. FAs are required at the site.

4.1.3.14 SITE 21 – MATERIALS MANAGEMENT GROUP, BUILDING 320

IRP Site 21 encompasses approximately 1/3 of an acre on the northwest side of Building 320 within Carve-out III-B (see Figure 2 for carve-out locations). The site is a former chemical storage area and consists of an unpaved fenced enclosure covered by dirt, gravel, and small portions of concrete. A 20-foot by 25-foot bermed and covered concrete pad, used for storage of hazardous chemicals, is situated in the southwest corner of the site. A catch basin was situated within the site. From 1946 to 1995, the site was used to store drums of chemicals. No leaks or spills have been documented.

Investigations conducted at Site 21 include an RFA, a Phase I RI, and aerial photograph surveys in 1993, employee interviews in 1994, and a Phase II RI in 1996. Soil sampling results indicate SVOCs and PAHs detected at concentrations below residential PRGs. Herbicides were detected at concentrations up to 16,000 micrograms per kilogram (µg/kg). VOCs were detected in shallow soil

at concentrations up to 1,000 µg/kg. TPH was detected at concentrations below 1 mg/kg in all samples. Arsenic was detected at concentrations above the industrial PRG value, and the maximum arsenic concentration was detected at a concentration above the former MCAS El Toro background value. Sediment samples indicated PAHs at levels below residential PRGs, with the exception of benzo(a)pyrene, which was above the residential PRG. All other analytes were below residential PRGs. The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 21 was no action (DON 1997a). No deed restrictions were recommended for Site 21 due to chemicals present in the soil. However, since groundwater beneath Site 21 is contaminated with TCE and PCE originating from Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 21 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.15 SITE 22 – TACTICAL AIR FUEL DISPENSING SYSTEM

IRP Site 22 encompasses approximately 2 acres and is a former aircraft fuel and storage and dispensing facility, called the Tactical Air Fuel Dispensing System (TAFDS). The site, which is situated within Carve-out III-B (see Figure 2 for carve-out locations), is divided into two noncontiguous units:

- Unit 1, the Western Fuel Dispensing Area, was used from 1971 until the mid-1980s. This area consists of an unmaintained vacant lot northwest of Building 369 and is adjacent to a concrete parking apron.
- Unit 2, the Eastern Fuel Dispensing Area, was used from 1952 to 1971. This area is south of Building 435 and extends into a concrete parking apron. The area is currently covered by a concrete parking apron and steel aircraft matting.

While in operation, the site included multiple configurations of aboveground storage bladders in earthen revetments and associated piping and dispensing equipment. A maximum of seven fuel bladders were situated at each TAFDS location during the period of operation. There is currently no evidence of the bladders' former location, nor is there evidence of the revetments. During an aerial photograph review, heavy staining was observed. Fuel bladders were checked for leaks daily, but spills were reported once or twice per year during the years of operation. Several large spills were reported over the years, with up to several thousand gallons of JP-5 spilling from ruptured fuel bladders and running along the ground and into storm drains at the site. It was also common practice for personnel to wash jet fuel tanks at the site and allow the runoff to flow into the storm drains.

Investigations conducted at the site included a Phase I RI and aerial photograph surveys in 1996, employee interviews and a soil gas survey (conducted for Site 24) in 1994, and a Phase II RI in 1996. In both units, VOCs, SVOCs, pesticides, and PAHs were detected at concentrations below residential PRGs. Arsenic was detected at concentrations above the industrial PRG, but the maximum arsenic concentration was below the former MCAS El Toro background value. Within Unit 2, TRPH concentrations were detected up to 4,666 mg/kg (at 4 feet bgs). The RI of the site indicated that the site-related contamination is limited to the shallow soil interval. The human health and ecological risk assessments showed that the contaminants present in the soil do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 22 was no action (DON 1997a). No deed restrictions were recommended for Site 22

due to chemicals present in the soil. However, since the groundwater beneath Site 22 is contaminated by TCE and PCE due to Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A Site 24 (DON 2002b). These restrictions are discussed in more detail in Section 5.

Site 22 has been assigned an ECP area type of Category 3. NFA is required.

4.1.3.16 SITE 24 – VOLATILE ORGANIC COMPOUND SOURCE AREA AND SHALLOW GROUNDWATER UNIT

IRP Site 24 comprises of two media: soil (vadose zone) and groundwater (the SGU) and is located in the southwest portion of former MCAS El Toro (Carve-outs I-D, II-N, and III-B). The vadose zone that was designated as the VOC Source Area for the groundwater contamination encompasses approximately 200 acres. The on-station portion of the SGU encompasses approximately 300 acres and merges off-site to the west of the station boundary with the principal aquifer, which is also referred to as the regional groundwater aquifer. The CERCLA documentation process for the Site 24-VOC Source Area (Vadose Zone) and the Site 24-SGU were conducted separately (the ROD for Site 24-SGU (DON 2002b) included the on-station and off-station portions of the SGU, along with the regional groundwater plume/principal aquifer, which had been designated as IRP Site 18). A 500-foot buffer zone around the Site 24-SGU boundary has been designated to allow for any possible migration of the groundwater plume and to ensure an adequate area to conduct RIs/actions (e.g., installing monitoring wells, pump and treat systems, SVE system, or other actions to address groundwater contaminants).

Site 24-VOC Source Area (Vadose Zone) consisted primarily of two aircraft hangars (Buildings 296 and 297). Other smaller buildings/structures/facilities are situated within the site boundaries. Primary sources of contamination include degreaser tanks, storm drains and industrial waste sewers, and wash racks related to aircraft maintenance activities. The VOCs may have originated from solvents containing TCE or PCE that were used until approximately 1975 and contaminated the vadose zone. This contamination migrated to the SGU, which eventually migrated to the principal aquifer.

Evidence of the vadose zone impacts at Site 24 was identified during the Phase I RI. Activities conducted for the Phase I RI included soil gas sampling to depths up to 30 feet bgs. A subsequent Phase II RI performed additional soil and soil gas sampling from depth of 30 feet to the water table. Several groundwater monitoring wells were also installed to evaluate groundwater quality at the site. An FS identified SVE as the most appropriate remedial technology for the vadose zone. Pilot testing was conducted during the period from approximately 1996 through 1998 prior to designing and installing a full scale SVE system. The design of a treatment system to eliminate contamination in both the shallow groundwater aquifer (Site 24) and the regional groundwater aquifer (Site 18) is ongoing.

The interim ROD (vadose zone) for Site 24 was signed in September 1997 (DON 1997b), and implementation of the remedy selected in the ROD for the soil contamination (SVE treatment) occurred in 1999. The SVE system was operated until early 2000, at which time confirmation sampling indicated that soil vapor concentrations were below the predetermined clean-up goals. The draft final closure report was completed in June 2002 (Earth Tech 2002a) and NFA status for the Site 24-Vadose Zone was obtained from the regulatory agencies. Accordingly, the vadose zone portion of Site 24-VOC Source Area received NFA concurrence from FFA signatories. However, until a Final ROD is signed for Site 24-VOC Source Area (vadose zone), this site is considered ECP area type Category 5.

The Final Proposed Plan for groundwater at Sites 18 and 24 was released for public comment in November 2001. The ROD for Site 24 SGU and Site 18 Regional Groundwater Plume , which finalizes the remedial decision for groundwater, was completed in 2002 (DON 2002b). The selected remedy documented in the ROD, includes groundwater extraction; treatment of VOC-contaminated groundwater using air stripping; and institutional controls to prevent use of contaminated groundwater, protect equipment, and allow access to the Navy and regulatory agencies. The institutional controls including land use restrictions are discussed in more detail in Section 5.

Remediation of the shallow groundwater plume associated with Site 24 has not been completed; therefore, the approximately 300-acre on-station area encompassed by this plume plus the 500-foot buffer zone is considered ECP area type Category 5.

4.1.3.17 SITE 25 – MAJOR DRAINAGES

IRP Site 25 encompasses approximately 22 acres and comprises the four major washes that flow through former MCAS El Toro (Carve-outs I-D, I-F, II-D, II-K, II-L, II-Q, and III-B). These are Agua Chinon Wash, Bee Canyon Wash, Borrego Canyon Wash, and Marshburn Channel. Three of these drainages (Agua Chinon Wash, Bee Canyon Wash, and Borrego Canyon Wash) are continuations of natural washes that originate in the Santa Ana Mountains. Surface drainage from the hills and upgradient irrigated farmland combines with runoff generated from extensive paved surfaces at former MCAS El Toro. The on-station storm sewer system discharges to the drainage channels, which then flow into San Diego Creek. San Diego Creek discharges into upper Newport Bay, about 7 miles downstream from its intersection with Marshburn Channel.

Site 25 was included as part of OU-2A because discharges to the drainages have the potential to contaminate regional groundwater. The site was designated as a source site before the source of the regional VOC groundwater contamination had been identified at Site 24. The site was identified for a Phase II RI, but the drainages were investigated as part of the Phase I RI for Sites 18 and 24 to evaluate the source of the off-site VOC groundwater plume. Potential contamination within the major drainages and San Diego Creek was assessed by analyzing surface water, sediment, soil and soil gas samples. Except for the Borrego Canyon Wash, metals and pesticides were detected above former MCAS El Toro background concentrations in all drainages. Significant petroleum hydrocarbon contamination is present at 15-20 feet bgs at the southern end of Agua Chinon Wash near the former MCAS El Toro boundary. In the Agua Chinon Wash, TPH was detected at concentrations up to 723 micrograms per liter (µg/l) at depths up to 57 feet bgs. The RI of the site indicated that the site-related contamination is limited to sediment and surface water. The human health and ecological risk assessments showed that the contaminants present in these media do not present an unacceptable risk to human health or the environment. Therefore, the selected remedy in ROD signed on 30 September 1997, for Site 25 was no action (DON 1997a). No deed restrictions were recommended for Site 25 due to chemicals present in the soil. However, since groundwater beneath Site 25 is contaminated with TCE and PCE originating from Site 24, and VOCs originating from Site 16, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b) and the Site 16 ROD (DON 2003b). Site 25 also passes through the Carve-out associated with Site 3. Therefore, restrictions associated with this Carve-out (II-D) also apply to this portion of Site 25. These restrictions are discussed in more detail in Section 5.

Site 25 has been assigned an ECP area type of Category 3. NFA is required.

4.1.4 AST/UST LOCs

A total of 30 AST and 202 UST sites are situated within the carve-outs proposed for lease. These are described in Tables 8 and 9 and are shown on Figures 6a-6d.

4.1.5 Wastewater Treatment and Related System LOCs

A total of 69 wastewater treatment and related system LOCs are present within the carve-outs proposed for lease. The wastewater treatment LOCs include 39 oil/water separator (OWS) sites, 24 wash racks, and 6 SRU sites. These are described in Tables 10, 11, and 12 and shown on Figures 7 and 8.

4.1.6 PCB-Containing Transformer and Non-Transformer PCB Equipment LOCs

A total of 56 PCB-containing transformer locations and 21 non-transformer PCB items have been identified within the carve-outs proposed for lease. PCB transformers were replaced with non-PCB transformers. These are described in Tables 13 and 14 and shown on Figure 9.

4.1.7 Radiological Materials Investigation Locations

There are 17 RAD locations present on the carve-outs proposed for lease. These are described in Table 15 and shown on Figure 10.

4.1.8 Miscellaneous LOCs

Twelve MSC LOCs are present on the carve-outs proposed for lease. These are described in Table 16 and shown on Figure 11.

4.2 ENVIRONMENTAL CONCERNS WITHIN CARVE-OUTS PROPOSED FOR LEASE

Environmental concerns with regard to property categorization factors are described below for each of the carve-outs proposed for lease. Property categorization factors summarized in this section are PRLs, hazardous substance sites (RFA, TAA, and APHO sites), IRP sites, ASTs, USTs, wastewater treatment and related systems (OWSs, wash racks, and SRUs), PCBs (PCB-containing transformers and non-transformer PCB equipment), RAD locations, MSC sites, monitoring/bioventing/SVE wells, and petroleum plumes. These classifications correspond to the way the findings have been presented in the EBS. LOCs have been identified within each of these property categorization factors and are discussed below. Only property categorization factors where concerns have been identified and restrictions and/or notifications are required are discussed in the sections below; property categorization factors where no concerns have been identified and no restrictions and/or notifications are required are not included in the discussion in this FOSL.

All demolished and non-demolished buildings located or were located within carve-outs proposed for lease are listed in each respective carve-out description. Demolished buildings are italicized and underlined and listed in the following section due to their association with LOCs.

4.2.1 Navy Sale Parcel I

4.2.1.1 CARVE-OUT I-B

Carve-out I-B is approximately 22.6 acres in size and contains twelve buildings/structures/facilities (Buildings 439, 443, 649, 650, 651, *652*, 693, 743, 783, 783T, 930, and 966). This carve-out includes 9 types of LOCs (RFA, TAA, AST, UST, OWS, wash rack, SRU, PCB transformer, and non-transformer PCB), a PRL, a RAD location, seventeen monitoring/bioventing/SVE wells, and a petroleum plume. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 439) within Carve-out I-B. This PRL site has been assigned an ECP area type of Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3d.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-B include RFA and TAA sites. These are described in the following paragraphs.

RFA Sites. There is one RFA site (RFA 164) within Carve-out I-B. This RFA has been assigned an ECP area type of Category 3. Details regarding this RFA site are provided in Table 4 and Figure 4d.

TAA Sites. Two TAA sites (TAA 651A and 651B) are situated within Carve-out I-B. These two TAA sites have been assigned an ECP area type of Category 6. Details regarding these TAA sites are provided in Table 5 and Figure 4d.

AST/UST LOCs

There are two AST (AST 439 and 651) and twelve USTs (UST 439A, 439B, 443, 651-1, 651-2, 651-3, 651-4, 651-5, 651-6, 651-7, 693A, and 693B) within Carve-out I-B. The AST and USTs have all been removed. The ASTs have been assigned an ECP area type of Category 1, one UST is Category 1, six are Category 2b, four are Category 2c, and one is Category 4. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figure 6d.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out I-B include OWS, wash rack, and SRUs. These are described in the following paragraphs.

OWSs. One OWS (OWS 651-8) is situated within Carve-out I-B. This OWS is inactive and has been assigned an ECP area type of Category 3. Details regarding this OWS are provided in Table 10 and Figure 7.

Wash Racks. One wash rack (RFA 164) associated with Building 651 is situated within Carve-out I-B. The wash rack has been assigned an ECP area type of Category 3. Details regarding this wash rack are provided in Table 11 and Figure 7.

SRUs. Two SRUs (SRU 1 and 2) associated with Buildings 439 and 443, respectively, are situated with Carve-out I-B. One SRU has been assigned an ECP area type of Category 3 and one is Category 7. Details regarding these SRUs are provided in Table 12 and Figure 8.

PCB-Containing Transformers and Equipment

One PCB-containing transformer (PCB T67) and three non-transformer PCB equipment items at Buildings 439 and 651 have been identified within Carve-out I-B. Details regarding these transformers and items are provided in Tables 13 and 14, respectively. No evidence of a release has been identified for any of these transformers or equipment and Figure 9.

RAD Locations

There is one RAD location (Suspected Former Radium Plaque Adaptometer Building [RAD ADAPT]) within Carve-out I-B. This site has been assigned an ECP area type of Category 7. Details regarding this site are provided in Table 15 and Figure 10.

Monitoring/Bioventing/SVE Wells

There are seventeen monitoring/bioventing/SVE wells (651ROI-1, 651ROI-2, 651ROI-3, 651SVE1A, 651SVE7, 651SVE1C, 651SVE2D, 651SVE2B, 651SVE3, 651SVE4D, 651SVE4A, 651SVE5, 651SVE6, 651MW-01, 651MW-02, 651MW-03, and 651MW-04) within Carve-out I-B for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12d and listed in Table 19.

Petroleum Plume LOC

Carve-out I-B encompasses a petroleum plume caused by leaking USTs at Building 651. This petroleum plume has been assigned an ECP area type of Category 2c. Details regarding the storage tanks that caused this plume are presented in Table 9 and Attachment 8.

4.2.1.2 CARVE-OUT I-C

Carve-out I-C is approximately 0.1 acres in size and contains no buildings/structures/facilities. This carve-out includes a portion of one type of LOC (MSC). The environmental concerns related to this site are discussed below.

MSC LOCs

A portion of one MSC LOC (MSC Defense Fuel Supply Point [DFSP] Pipeline) is situated within Carve-out I-C. The remaining portion of this MSC LOC is situated within Carve-out II-U. This MSC site has been assigned an ECP area type of Category 2e. Details regarding this MSC site are provided in Table 16 and Figure 11.

4.2.1.3 CARVE-OUT I-D

Carve-out I-D is approximately 6.4 acres in size and contains no buildings/structures/facilities. This carve-out includes one type of LOC (IRP). The environmental concerns related to this IRP site are discussed below.

IRP Sites

Carve-out I-D encompasses the buffer zone for the groundwater plume of IRP Site 24-SGU. IRP Site 24-Vadose Zone has received NFA concurrence; however, the groundwater plume underlying this site (IRP Site 24-SGU), which was designated as IRP Site 24 – SGU, has not yet been remediated and has been assigned an ECP area type of Category 5. IRP Site 25 also passes through Carve-out I-D and has been assigned an ECP area type of Category 3. Details regarding these IRP sites are presented in Table 7 and Figure 5.

4.2.1.4 CARVE-OUT I-E

Carve-out I-E is approximately 0.2 acres in size and contains one building/structure/facility (Building 2). This carve-out includes one type of LOC (TAA). The environmental concerns related to this site is discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-E include one TAA site. This site is described in the following paragraphs.

TAA Sites. One TAA site (TAA 2) is situated within Carve-out I-E. This TAA site has been assigned an ECP area type of Category 5. Details regarding this TAA site are provided in Table 5 and Figure 4d.

4.2.1.5 CARVE-OUT I-F

Carve-out I-F is approximately 52.9 acres in size and contains six buildings/structures/facilities (Buildings 5, 6, 399, 419, 850, and 851). This carve-out includes seven types of LOCs (TAA, APHO, IRP, UST, OWS, PCB transformer, and MSC) and eight monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-F include TAA and APHO sites. These sites are described below.

TAA Sites. There are two TAA sites (TAA 5A and 5B) situated within Carve-out I-F. One TAA site has been assigned an ECP area type of Category 3 and one is Category 5. Details regarding these TAA sites are provided in Table 5 and Figure 4d.

APHO Sites. There are two APHO sites (APHO 26 and 92) within Carve-out I-F. These two APHO sites have been assigned an ECP area type of Category 1. Details regarding these APHO sites are provided in Table 6 and Figure 4d.

IRP Sites

IRP Site 16 and 25 are situated within Carve-out I-F. IRP Site 16 has been assigned an ECP area type of Category 6, IRP Site 25 is Category 3. Details regarding these IRP sites are presented in Table 7 and Figure 5.

AST/UST LOCs

There are no ASTs and five USTs (UST 6B, 101, 399, 850A, and 850B) within Carve-out I-F. Two of the USTs have been assigned an ECP area type of Category 2b, two are Category 2c, and one is Category 7. Details regarding these storage tanks are presented in Table 9 and Figure 6d.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out I-F include an OWS. This OWS is described below.

OWSs. There is one OWS (OWS 850E) situated within Carve-out I-F. This OWS has been assigned an ECP area type of Category 6. Details regarding this OWS are provided in Table 10 and Figure 7.

PCB-Containing Transformers and Equipment

One PCB-containing transformer (PCB T1) has been identified within Carve-out I-F. Details regarding this transformer are provided in Table 13. No evidence of a release has been identified at this transformer and Figure 9.

MSC LOCs

Three MSC LOCs (MSC B1, B2, and B3) are situated within Carve-out I-F. Two of these MSC sites have been assigned an ECP area type of Category 2a and one is Category 2c. Details regarding these MSC sites are provided in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are eight monitoring/bioventing/SVE wells (16 DBMW52, 16 DGMW81, 16 GE1, 16 MPE1, 16 MW4, 16 MW5, 16 MW1, and 16 VM1) within Carve-out I-F for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12d and listed in Table 19.

4.2.1.6 CARVE-OUT I-G

Carve-out I-G is approximately 0.2 acres in size and contains two buildings/structures/facilities (Building 7 and *967*). This carve-out includes one type of LOC (TAA). The environmental concerns related to this site are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-G include TAA sites. These sites are described in the following paragraph.

TAA Sites. Two TAA sites (TAA 7 and 7B) are situated within Carve-out I-G. One TAA site has been assigned an ECP area type of Category 3 and one is Category 5. Details regarding these TAA sites are provided in Table 5 and Figure 4d.

4.2.1.7 CARVE-OUT I-H

Carve-out I-H is approximately 0.3 acres in size and contains one building/structure/facility (Buildings 51). This carve-out includes one type of LOC (TAA) and a PRL. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 51) in Carve-out I-H. This PRL has been assigned an ECP area type of Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3d.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-H include a TAA site. This TAA is described below.

TAA Sites. One TAA site (TAA 51) is situated within Carve-out I-H. This TAA has been assigned an ECP area type of Category 6. Details regarding this TAA site are provided in Table 5 and Figure 4d.

4.2.1.8 CARVE-OUT I-I

Carve-out I-I is approximately 1.0 acre in size and contains two buildings/structures/facilities (Buildings 46 and 47). This carve-out includes three types of LOCs (AST, UST, and SRU) and two PRLs. The environmental concerns related to these sites are discussed below.

PRLs

There are two PRLs in Carve-out I-I (PRL 46 and 47). Both PRL sites have been assigned an ECP area type of Category 7. Details regarding these sites are presented in Table 3 and Figure 3d.

AST/UST LOCs

There is one AST site (AST 47) and three USTs sites (UST 46, 47A, and 47B) within Carve-out I-I. The AST has been assigned an ECP area type of Category 2a, the three USTs are Category 2b. Details regarding these storage tanks are presented in Table 8 and 9, respectively and Figure 6d.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out I-I include an SRU. This site is described below.

SRUs. One SRU (SRU 3A) associated with Building 46 is situated with Carve-out I-I. This SRU has been assigned an ECP area type of Category 7. Details regarding this SRU are provided in Table 12 and Figure 8.

4.2.1.9 CARVE-OUT I-J

Carve-out I-J is approximately 0.3 acres in size and contains one building/structure/facility (Building 22). This carve-out includes one type of LOC (TAA) and a PRL. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 22) within Carve-out I-J. This PRL site has been assigned an ECP area type of Category 7. Details regarding this site is presented in Table 3 and Figure 3d.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out I-J include one TAA site. This site is described below.

TAA Sites. One TAA site (TAA 22) is situated within Carve-out I-J. This TAA site has been assigned an ECP area type of Category 5. Details regarding this TAA site are provided in Table 5 and Figure 4d.

4.2.1.10 CARVE-OUT I-K

Carve-out I-K is approximately 2.1 acres in size and contains four buildings/structures/facilities (Buildings *68*, *70*, *72*, and 718). This carve-out includes one type of LOC (UST). The environmental concerns related to these sites are discussed below.

AST/UST LOCs

There are no AST sites and four UST sites (USTs 68, 70, 72, and 718) within Carve-out I-K. Two of these USTs have been assigned an ECP area type of Category 2b, and two are Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6d.

4.2.1.11 CARVE-OUT I-L

Carve-out I-L is approximately 0.2 acres in size and contains one building/structure/facility (Building *254*). This carve-out includes one type of LOC (UST). The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and one UST site (UST 254) within Carve-out I-L. This UST has been assigned an ECP area type of Category 2c. Details regarding this storage tank are presented in Table 9 and Figure 6d.

4.2.1.12 CARVE-OUT I-M

Carve-out I-M is approximately 1.0 acre in size and contains one building/structure/facility (Building 65). This carve-out includes two types of LOCs (UST and PCB transformers). The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and one UST site (UST 65A) within Carve-out I-M. This UST has been assigned an ECP area type of Category 2c. Details regarding this storage tank are presented in Table 9 and Figure 6d.

PCB-Containing Transformers and Equipment

Three PCB-containing transformers (PCB T10, T11, and T12) have been identified within Carve-out I-M. Details regarding these transformers are provided in Table 13. No evidence of a release has been identified at these transformers and Figure 9.

4.2.1.13 CARVE-OUT I-N

Carve-out I-N is approximately 1.0 acre in size and contains one building/structure/facility (Building 1). This carve-out includes two types of LOCs (AST and UST) and a monitoring/bioventing/SVE well. The environmental concerns related to this site are discussed below.

AST/UST LOCs

There is one AST site (AST 1) and two UST sites (UST 1A and 1B) within Carve-out I-N. The AST has been assigned an ECP area type of Category 1. One UST has been assigned an ECP area type of Category 2b and one is Category 2c. Details regarding these storage tanks are presented in Table 8 and 9, respectively and Figure 6d.

Monitoring/Bioventing/SVE Wells

There is one monitoring/bioventing/SVE well (1B SVE-01) within Carve-out I-N for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The location of this well is shown on Figure 12d and listed in Table 19.

4.2.1.14 CARVE-OUT I-O

Carve-out I-O is approximately 0.4 acres in size and contains one building/structure/facility (Building 98). This carve-out includes one type of LOCs (UST). The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and one UST site (UST 98A) within Carve-out I-O. This UST has been assigned an ECP area type of Category 2c. Details regarding this storage tank are presented in Table 9 and Figure 6d.

4.2.1.15 CARVE-OUT I-P

Carve-out I-P is approximately 0.5 acres in size and contains one building/structure/facility (Building 75). This carve-out includes one type of LOC (UST). The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and four UST sites (UST 75A, 75B, 75C, and 75D) within Carve-out I-P. Two of the USTs have been assigned an ECP area type of Category 2b and two are Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6d.

4.2.1.16 CARVE-OUT I-Q

Carve-out I-Q is approximately 2.5 acres in size and contains one building/structure/facility (Building 367). This carve-out includes one type of LOC (UST). The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and one UST site (UST 367) within Carve-out I-Q. This UST has been assigned an ECP area type of Category 2c. Details regarding this storage tank are presented in Table 9 and Figure 6d.

4.2.1.17 CARVE-OUT I-R

Carve-out I-R is approximately 3.1 acres in size and contains one building/structure/facility (Building 364). This carve-out includes one type of LOC (UST) and four monitoring/bioventing/SVE wells. The environmental concerns related to this site are discussed below.

AST/UST LOCs

There are no AST sites and two UST sites (UST 364A and 364B) within Carve-out I-R. One of the USTs has been assigned an ECP area type of Category 2b and one is Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6d.

Monitoring/Bioventing/SVE Wells

There are four monitoring/bioventing/SVE wells (364 MW-01, SV-1, SV-2, and SV-3) within Carve-out I-R for which the Navy will require continued access. There are no specific environmental

concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12d and listed in Table 19.

4.2.2 Navy Sale Parcel II

4.2.2.1 CARVE-OUT II-B

Carve-out II-B is approximately 5.1 acres in size and contains six buildings/structures/facilities (Buildings 105, 130, 133, 634, 932, and 933). This carve-out includes six types of LOCs (RFA, TAA, APHO, UST, SRU, and PCB transformer) and three PRLs. The environmental concerns related to these sites are discussed below.

PRLs

There are three PRLs (PRL 105, 133, and 634) within Carve-out II-B. These PRL sites have been assigned an ECP area type of Category 7. Details regarding these PRL sites are presented in Table 3 and Figure 3a.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-B include RFA, TAA, and APHO sites. These sites are described below.

RFA Sites. There is one RFA site (RFA 293) within Carve-out II-B. This RFA site has been assigned an ECP area type of Category 1. Details regarding this RFA site are provided in Table 4 and Figure 4a.

TAA Sites. Four TAA sites (TAA 130A, 130B, 130C, and 634) are situated within Carve-out II-B. Three TAA sites have been assigned an ECP area type of Category 6 and one is Category 7. Details regarding these TAA sites are provided in Table 5 and Figure 4a.

APHO Sites. One APHO site (APHO 109) has been identified within Carve-out II-B. This APHO site has been assigned an ECP area type of Category 1. Details regarding this site are provided in Table 6 and Figure 4a.

AST/UST LOCs

There are no AST sites and six UST sites (UST 105A, 105B, 130A, 130B, 133, and 634) within Carve-out II-B. One UST has been assigned an ECP area type of 1, four are Category 2b, one is Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6a.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-B include an SRU. This is described in the following paragraph.

SRUs. One SRU (SRU 3B) associated with Building 133 is situated within Carve-out II-B. This SRU has been assigned an ECP area type of Category 7. Details regarding this SRU are provided in Table 12 and Figure 8.

PCB-Containing Transformers and Equipment

Three PCB-containing transformer location (PCB T13, T85, and T86) have been identified within Carve-out II-B. Details regarding these transformers and equipment are provided in Tables 13. No evidence of a release has been identified for any of these transformers or equipment and Figure 9.

4.2.2.2 CARVE-OUT II-C

Carve-out II-C is approximately 13.2 acres in size and includes no buildings/structures/facilities. This carve-out includes two types of LOCs (APHO and MSC), a RAD location, and sixteen monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-C include 8 APHO sites. These sites are described below.

APHO Sites. Eight APHO sites (APHOs 59, 60, 61, 62, 63, 64, 65, and 86) have been identified within Carve-out II-C. APHO sites 59 through 65 are designated as Anomaly Area 3 under investigations currently taking place as described in Section 4.1.2.1 These sites have been assigned an ECP area type of Category 7. Details regarding these sites are provided in Table 6 and Figure 4a.

RAD Locations

There is one RAD location associated with Anomaly Area 3 (APHOs 59, 62, 63, 64, and 65) within Carve-out II-C. This site has been assigned an ECP area type of Category 7. Details regarding this site are provided in Table 15 and Figure 10.

MSC LOCs

There is one MSC LOC (MSC R1) situated within Carve-out II-C. This site has been assigned an ECP area type of Category 7, although NFA concurrence is currently pending for this site. Details regarding this site are provided in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are sixteen monitoring/bioventing/SVE wells (AA3-MW05, AA3-MW06, AA3-MW07, AA3-MW08, AA3-MW09A, AA3-MW09B, AA3-MW10, AA3-PG01, AA3-PG02, AA3-PG03, AA3-MW01, AA3-MW02, AA3-MW04, AA3-PZ1, AA3-PZ2, and AA3-PZ3) within Carve-out II-C for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown of Figure 12a and listed in Table 19.

4.2.2.3 CARVE-OUT II-D

Carve-out II-D is approximately 27.9 acres in size and contains sixteen buildings/structures/facilities (Buildings 131, *143*, 349, 380, 385, 734, 735, 745, 746, 748, 749, 750, 751, 796, 858, and 900). This carve-out includes five types of LOCs (RFA, TAA, IRP, AST, and UST) two PRLs, a RAD location, ten monitoring/bioventing/SVE wells, and a petroleum plume. The environmental concerns related to these sites are discussed below.

PRLs

There are two PRLs (PRL 380 and 745) within Carve-out II-D. One PRL has been assigned an ECP area type of Category 2e and one is Category 5. Details regarding these PRL sites are presented in Table 3 and Figure 3a.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-D include RFA and TAA sites. These sites are described below.

RFA Sites. There are two RFA sites (RFA 10 and 44) within Carve-out II-D. One RFA site has been assigned an ECP area type of Category 1 and one is Category 6. Details regarding these RFA sites are provided in Table 4 and Figure 4a.

TAA Sites. One TAA site (TAA 900) is situated within Carve-out II-D. This TAA site has been assigned an ECP area type of Category 1. Details regarding this TAA site are provided in Table 5 and Figure 4a.

IRP Sites

IRP Site 3 (Original Landfill) and IRP Site 25 (Major Drainages) are situated within Carve-out II-D. IRP Site 3 has been assigned an ECP area type of Category 6 and IRP Site 25 is Category 3. Details regarding these IRP sites are presented in Table 7 and Figure 5.

AST/UST LOCs

There is one AST site (AST 380) and one UST site (UST 380A) within Carve-out II-D. The AST has been assigned an ECP area type of Category 2a and the UST is Category 2b. Details regarding these storage tanks are presented in Tables 8 and 9 and Figure 6a.

RAD Locations

There is one RAD location (IRP 3) within Carve-out II-D. This site has been assigned an ECP area type of Category 6. Details regarding this site are provided in Table 15 and Figure 10.

Monitoring/Bioventing/SVE Wells

There are ten monitoring/bioventing/SVE wells (03LYS2, 03LYS3, 03PG01, 03PG02, 03PG03, 03PG04, 03 DBMW39, 03 DGMW64A, 03 DGMW65XA, and 04 UGMW63) within Carve-out II-D for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12a and listed in Table 19.

Petroleum Plume LOC

One petroleum plume, caused by leaking USTs at Tank Farm 5 (Carve-out II-Q), has encroached onto Carve-out II-D. This petroleum plume has and ECP area type of Category 2c. Details regarding the storage tanks causing this plume are presented in Table 9 and Attachment 8.

4.2.2.4 CARVE-OUT II-E

Carve-out II-E is approximately 12.9 acres in size and contains 24 buildings/structures/facilities (Building 115, *116*, *117*, 118, 119, 139, 605, 606, 639, 640, 641, 643, 695, 696, 697, 892, 912, 913, 914, 936, 937, *939*, 940, and 972). This carve-out includes eight LOCs (RFA, TAA, APHO, UST, OWS, wash rack, PCB transformer, and non-transformer PCB) and four PRLs. The environmental concerns related to these sites are discussed below.

PRLs

There are four PRLs (PRL 118, 605, 606, and 643) within Carve-out II-E. These PRL sites have been assigned an ECP area type of Category 7. Details regarding these PRL sites are presented in Table 3 and Figure 3a.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-E include RFA, TAA and APHO sites. These sites are described below.

RFA Sites. There are five RFA sites (RFA 14, 43, 150, 152, and 267) within Carve-out II-E. Two RFA sites have been assigned an ECP area type of Category 1, two are Category 2a, and one is Category 7. Details regarding these RFA sites are provided in Table 4 and Figure 4a.

TAA Sites. Three TAA sites (TAA 115, 605, and 606) are situated within Carve-out II-E. One TAA site has been assigned an ECP area type of Category 5 and two are Category 6. Details regarding these TAA sites are provided in Table 5 and Figure 4a.

APHO Sites. Four APHO sites (APHO 37, 99, 110, and 119) have been identified within Carve-out II-E. Two of the APHO sites have been assigned an ECP area type of Category 1, one is Category 2e, and one is Category 7. Details regarding these sites are provided in Table 6 and Figure 4a.

AST/UST LOCs

There are no ASTs and eight UST sites (UST 115A, 115B, 116, 117, 605A, 605B, 606A, and 643A) within Carve-out II-E. One UST has been assigned an ECP area type of Category 1, six are Category 2b and one is Category 4. Details regarding these storage tanks are presented in Table 9 and Figure 6a.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-E include OWS and Wash Rack sites. This site is described in the following paragraph.

OWSs. There are three OWS sites (OWS 605C, 643B, and 892) situated within Carve-out II-E. This OWS has been assigned an ECP area type of Category 1 and two are Category 3. Details regarding this OWS are provided in Table 10 and Figure 7.

Wash Racks. Two wash racks (RFA 150 and 152) associated with Buildings 605 and 606, respectively, are situated within Carve-out II-E. These wash racks have been assigned an ECP area type of Category 1. Details regarding these wash racks are provided in Table 11 and Figure 7.

PCB-Containing Transformers and Equipment

Four PCB-containing transformer location (PCB T15, T16, T81, and T82) and three non-transformer PCB equipment items associated with Building 643 and 892 have been identified within Carve-out II-E. Details regarding the transformer and equipment are provided in Tables 13 and 14, respectively and Figure 9. No evidence of a release has been identified for any of these transformers or equipment.

4.2.2.5 CARVE-OUT II-F

Carve-out II-F is approximately 42.0 acres and contains eleven buildings/structures/facilities (Buildings *547*, *548*, *549*, *550*, *551*, 552, *553*, *554*, 555, 556, and *T-1*). This carve-out includes five types of LOCs (APHO, UST, PCB transformer, non-transformer PCB, and MSC) and 30 monitoring/bioventing/SVE wells. The environmental concerns related to this site are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-F include an APHO site. This APHO site is described below.

APHO Sites. Two APHO sites (APHO 44 and 101) have been identified within Carve-out II-F. One APHO site has been assigned an ECP area type of Category 2c and one is Category 5. Details regarding these sites are provided in Table 6 and Figure 4a.

AST/UST LOCs

There are no AST sites and eight UST sites (UST 547, 548, 549, 550, 551, 553, 554, and T-1) within Carve-out II-F. One UST has been assigned an ECP area type of Category 1, two are Category 2b, and five are Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6a.

PCB-Containing Transformers and Equipment

There is one PCB-containing transformer location (PCB T122) and one non-transformer PCB equipment item associated with Building 547 within Carve-out II-F. Details regarding these sites are provided in Tables 13 and 14, respectively. No evidence of a release has been identified at this site and Figure 9.

MSC LOCs

There is a portion of one MSC LOC (MSC JP5) situated within Carve-out II-F. The remaining portions of this site are situated within Carve-outs II-K and II-Q. This site has been assigned an ECP area type of Category 2c. Details regarding this site are presented in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are 30 monitoring/bioventing/SVE wells (BV-01, BV-02, BV-03, BV-04, BV-05, BV-06, BV-07, BV-08, BV-09, BV-10, BV-11, MP-1, MP-2, MP-3, MP-4, MP-5, MP-6, MP-7, MP-8, MP-9, 02NEW20, 02NEW21, TF555MW-01, TF555MW-03, TF555MW-04, TF555MW-05, TF555PZ-01, TF555PZ-02, TF555PZ-03, and VW-01) within Carve-out II-F for which the Navy will require

continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figures 12a and 12b and listed in Table 19.

4.2.2.6 CARVE-OUT II-G

Carve-out II-G is approximately 0.5 acres in size and contains no buildings/structures/facilities. This carve-out includes one type of LOC (APHO). The environmental concerns related to this site is discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-G includes an APHO site. This site is described below.

APHO Sites. One APHO site (APHO 118) has been identified within Carve-out II-G. This APHO site has been assigned an ECP area type of Category 7. Details regarding this site are provided in Table 6 and Figure 4b.

4.2.2.7 CARVE-OUT II-H

Carve-out II-H is approximately 11.4 acres in size and contains no buildings/structures/facilities. This carve-out includes three types of LOCs (APHO, IRP, MSC), twelve monitoring/bioventing/SVE wells and a RAD location. The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-H includes a portion of an APHO site. This site is described below.

APHO Sites. A portion of an APHO site (APHO 46) that is associated with IRP Site 5 has been identified within Carve-out II-H. The other portion of this site is located in Carve-out II-M. This APHO site has been assigned an ECP area type of Category 6. Details regarding this site are provided in Table 6 and Figure 4b.

IRP Sites

IRP Site 5 (Perimeter Road Landfill) is situated within Carve-out II-H. This IRP site has been assigned an ECP area type of Category 6. Details regarding this IRP Site are presented in Table 7 and Figure 5.

RAD Locations

There is a portion of one RAD location (IRP 5/APHO 46) within Carve-out II-H. This RAD site has been assigned an ECP area type of Category 6. The remaining portion of this site located in Carve-out II-M. Details regarding this RAD site are provided in Table 15 and Figure 10.

MSC LOCs

One MSC LOC (MSC R2) is situated within Carve-out II-H. This MSC LOC site has been assigned an ECP area type of Category 1. Details regarding this MSC site are provided in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are twelve monitoring/bioventing/SVE wells (05NEW1, 05LYS1, 05LYS2, 05LYS3, 05PG01, 05PG02, 05PG03, 05PG04, 05DUMW27A, 05DGMW41A, 05DGMW68A, and 05DGMW67A) within Carve-out II-H for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12b and listed in Table 19.

4.2.2.8 CARVE-OUT II-I

Carve-out II-I is approximately 0.4 acres in size and contains three buildings/structures/facilities (Buildings 308, 392, and 764). This carve-out includes five types of LOCs (RFA, TAA, UST, OWS, and wash rack). The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-I include RFA and TAA sites. These sites are described below.

RFA Sites. There is one RFA site (RFA 213) within Carve-out II-I. This RFA site has been assigned an ECP area type of Category 4. Details regarding this RFA site are provided in Table 4 and Figure 4a.

TAA Sites. Two TAA sites (TAA 392A and 392B) are situated within Carve-out II-I. These two TAA sites have been assigned an ECP area type of Category 3. Details regarding these TAA sites are provided in Table 5 and Figure 4a.

AST/UST LOCs

There are no AST sites and eight UST sites (UST 308, 392A, 392B, 392C, 392D, 392E, 392F, and 764A) within Carve-out II-I. Five UST sites have been assigned an ECP area type of Category 2b, two are Category 2c, and one is Category 5. Details regarding these storage tanks are presented in Table 9 and Figure 6a.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-I include an OWS and a wash rack. These are described in the following paragraphs.

OWSs. There is one OWS (OWS 764B) situated within Carve-out II-I. This OWS has been removed and has been assigned an ECP area type of Category 6. Details regarding this OWS are provided in Table 10 and Figure 7.

Wash Racks. One wash rack (RFA 213) associated with Building 764 is situated within Carve-out II-I. This wash rack has been assigned an ECP area type of Category 4. Details regarding this wash rack are provided in Table 11 and Figure 7.

4.2.2.9 CARVE-OUT II-J

Carve-out II-J is approximately 0.2 acres in size and contains one building/structure/facility (Building 860). This carve-out includes a RAD location. The environmental concerns related to this site are discussed below.

RAD Locations

There is one RAD location (RAD 860) within Carve-out II-J. This RAD site has been assigned an ECP area type of Category 7. Details regarding this RAD site are provided in Table 15 and Figure 10.

4.2.2.10 CARVE-OUT II-K

Carve-out II-K is approximately 7.0 acres in size and contains six buildings/structures/facilities (Buildings 617, 618, 886, 887, 891, and 915). This carve-out includes five types of LOCs (TAA, APHO, UST, PCB transformer, and MSC) and two PRLs. The environmental concerns related to this site are discussed below.

PRLs

There are two PRLs (PRL 617/618 and 886/887) in Carve-out II-K. These PRLs have been assigned an ECP area type of Category 7. Details regarding these PRL sites are presented in Table 3 and Figure 3b.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-K include TAA and APHO sites. These sites are described below.

TAA Sites. Two TAA sites (TAA 371A and 371B) are situated within Carve-out II-K. These TAA sites have been assigned an ECP area type of Category 6. Details regarding these TAA sites are provided in Table 5 and Figure 4b.

APHO Sites. One APHO site (APHO 9) has been identified within Carve-out II-K. This APHO site has been assigned an ECP area type of Category 1. Details regarding this site are provided in Table 6 and Figure 4b.

IRP Sites

Portion of IRP Site 25 is situated within Carve-out II-K. This IRP site has been assigned an ECP area type of Category 3. Details regarding this site are presented in Table 7 and Figure 5.

AST/UST LOCs

There are no AST sites and 4 UST sites (UST 294, 891A, 891B, and 891C) within Carve-out II-K. One UST has been assigned an ECP area type of Category 2b and three are Category 2c. Details regarding these storage tanks are presented in Table 9 and Figure 6b.

PCB-Containing Transformers and Equipment

There is one PCB-containing transformer location (PCB T90) within Carve-out II-K. Details regarding this site are provided in Table 14. No evidence of a release has been identified for this site and Figure 9.

MSC LOCs

There are two MSC LOCs ([portion of] MSC JP5 and MSC ST19B) situated within Carve-out II-K. These sites have been assigned an ECP area type of Category 2c. The remaining portions of MSC

JP5 are situated within Carve-outs II-F and II-Q. Details regarding these sites are presented in Table 16 and Figure 11.

4.2.2.11 CARVE-OUT II-L

Carve-out II-L is approximately 6.7 acres in size and contains one buildings/structures/facilities (Runway Infield Area). This carve-out includes one type of LOC (IRP) and a PRL. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL Runway Infield Area) within Carve-out II-L. This PRL site has been assigned an ECP area type of Category 7. The remainder of the airfield area at former MCAS El Toro is considered ECP area type Category 3. Details regarding the PRL site are presented in Table 3 and Figure 3a.

IRP Sites

Portion of IRP Site 25 is situated within Carve-out II-L. This IRP site has been assigned an ECP area type of Category 3. Details regarding this site are presented in Table 7 and Figure 5.

4.2.2.12 CARVE-OUT II-M

Carve-out II-M is approximately 39.8 acres in size and contains nineteen buildings/structures/facilities (Buildings *354,* 442, 673, 673 T3, 772, 787, 798, 832, 928, 965, *1655,* 1656, 1662, 1719, *1720,* 1789, *1803,* Defense Reutilization and Marketing Office (DRMO) Yard No. 3, and the Golf Course). This carve-out includes seven types of LOCs (RFA, TAA, APHO, UST, OWS, wash rack, and MSC), three PRLs, three RAD locations, and four monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

PRLs

There are three PRLs (PRL 354, 442, and 673) within Carve-out II-M. These PRL sites have been assigned an ECP area type of Category 7. Details regarding these sites are presented in Table 3 and Figure 3b.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-M include RFA, TAA, and APHO sites. These sites are described in the following paragraphs.

RFA Sites. There are seven RFA sites (RFA 178, 181, 182, 183, 184, 185, and 264) within Carve-out II-M. Five of the RFA sites have been assigned an ECP area type of Category 1, one is Category 3, and one is Category 7. Details regarding these RFA sites are provided in Table 4 and Figure 4b.

TAA Sites. There are two TAA sites (TAA 673 and 772) within Carve-out II-M. One TAA site has been assigned an ECP area type of Category 3 and one is Category 6. Details regarding these TAA sites are provided in Table 5 and Figure 4b.

APHO Sites. Five APHO sites (APHO 20, 27, 38, [portion of] 46, and 51) have been identified within Carve-out II-M. Two of these APHO sites have been assigned an ECP area type of Category 1, one is Category 2a, and two are Category 6. A portion of APHO 46 is located in this Carve-out

and the remaining portion is located in Carve-out II-H. Details regarding these sites are provided in Table 6 and Figure 4b.

AST/UST LOCs

There are no AST sites and one UST site (UST 442) within Carve-out II-M. This UST site has been assigned an ECP area type of Category 2b. Details regarding this storage tank are presented in Table 9 and Figure 6b.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-M include OWS and wash rack. These are described in the following paragraphs.

OWSs. There are two OWSs (OWS 673A and 832) within Carve-out II-M. These OWSs are inactive. One has been assigned an ECP area type of Category 3 and one is Category 5. Details regarding these OWSs are provided in Table 10 and Figure 7.

Wash Racks. One wash rack (RFA 178) associated with Building 673 is situated within Carve-out II-M. This wash rack has been assigned an ECP area type of Category 1. Details regarding this wash rack are provided in Table 11 and Figure 7.

RAD Locations

There are three RAD locations, ((portion of) IRP5/APHO 46, RAD DRMO, and Radiological Nuclear, Biological, and Chemical area [RAD NBC]) within Carve-out II-M. One RAD site has been assigned an ECP area type of Category 6 and two are Category 7. A portion of IRP5/APHO 46 is located in this Carve-out and the remaining portion is located in Carve-out II-H. Details regarding these RAD sites are provided in Table 15 and Figure 10.

MSC LOCs

Two MSC LOCs (MSC D1 and 673T3) are situated within Carve-out II-M. One MSC site has been assigned an ECP area type of Category 1 and one is Category 2a. Details regarding these MSC sites are provided in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are four monitoring/bioventing/SVE wells (18 BGMW02A, 18 BGMW02C, 18 BGMW02D, and 18 BGMW02E) within Carve-out II-M for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12b and listed in Table 19.

4.2.2.13 CARVE-OUT II-N

Carve-out II-N is approximately 8.7 acres in size and contains no buildings/structures/facilities. This carve-out includes one type of LOC (IRP). The environmental concerns related to this IRP site are discussed below.

IRP Sites

Carve-out II-N encompasses the buffer zone for the groundwater plume of IRP Site 24-SGU. IRP Site 24-Vadose Zone has received NFA concurrence; however, the groundwater plume underlying this site (IRP Site 24-SGU) has not yet been remediated and has been assigned an ECP area type of Category 5. Details regarding this IRP Site are presented in Table 7 and Figure 5.

4.2.2.14 CARVE-OUT II-O

Carve-out II-O is approximately 0.9 acres in size and contains one building/structure/facility (Building 390). This carve-out includes five types of LOCs (RFA, TAA, AST, UST, and wash rack), a PRL, and four monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 390) within Carve-out II-O. This PRL site has been assigned an ECP area type of Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3b.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-O include RFA and TAA sites. These sites are described in the following paragraphs.

RFA Sites. There are two RFA sites (RFA 120 and 262) within Carve-out II-O. One RFA site has been assigned an ECP area type of Category 1 and one is Category 3. Details regarding these RFA sites are provided in Table 4 and Figure 4b.

TAA Sites. Two TAA sites (TAA 390A and 390B) are situated within Carve-out II-O. These TAA sites have been assigned an ECP area type of Category 3. Details regarding these TAA sites are provided in Table 5 and Figure 4b.

AST/UST LOCs

There are two AST sites (AST 390A and 390B) and two UST sites (UST 390A and 390B) within Carve-out II-O. One AST site has been assigned an ECP area type of Category 1 and one is Category 2a. Two UST sites have been assigned an ECP area type of Category 2c. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figure 6b.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-O include a wash rack site. This is described in the following paragraph.

Wash Racks. One wash rack (RFA 120) associated with Building 390 is situated within Carve-out II-O. This wash rack has been assigned an ECP area type of Category 3. Details regarding this wash rack are provided in Table 11 and Figure 7.

Monitoring/Bioventing/SVE Wells

There are four monitoring/bioventing/SVE wells (MW390SVE-1, TF390MW-01, TF390MW-02, and TF390MW-03) within Carve-out II-O for which the Navy will require continued access. There

are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12b and listed in Table 19.

4.2.2.15 CARVE-OUT II-P

Carve-out II-P is approximately 0.3 acres in size and contains one structure (Building 637). This carve-out includes two types of LOCs (AST and UST). The environmental concerns related to these sites are discussed below.

AST/UST LOCs

There is one AST site (AST 637) and three UST sites (UST 637-1, 637-2, and 637-3) within Carve-out II-P. The AST has been assigned an ECP area type of Category 1 and the three USTs are Category 2c. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figure 6a.

4.2.2.16 CARVE-OUT II-Q

Carve-out II-Q is approximately 89.6 acres in size and contains 63 buildings/structures/facilities (Buildings 114, 124, 125, 126, 127, *204*, *205*, *206*, *207*, *208*, *209*, *210*, *211*, *212*, *213*, *214*, *215*, 230, 231, *235*, *294*, 363, 372, *378*, 396, *398*, 558, 559, 560, 561, *574*, *575*, *576*, *577*, 642, 658, 659, 677, 698, 716, 747, 752, 763, 779, *902*, 903, 904, 905, 906, 907, 908, 909, 910, 911, 923, 938, 952, *1700*, 1804, *T-6*, *T-7*, *T-8*, *and* *T-9*). This carve-out includes eleven types of LOCs (RFA, TAA, APHO, IRP, AST, UST, OWS, wash rack, PCB transformer, non-transformer BCB, and MSC), eight PRLs, 55 monitoring/bioventing/SVE wells and two petroleum plumes. The environmental concerns related to this site are discussed below.

PRLs

There are eight PRLs (PRL 114, 127, 235, 372, 658, 716, 747, and 923) in Carve-out II-Q. One PRL has been assigned an ECP area type of Category 2e and seven are Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3a.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-Q include RFA, TAA, and APHO sites. These sites are described below.

RFA Sites. There are eight RFA sites (RFA 13, 15, 16, 40, 41, 210, 257, and 258) within Carve-out II-Q. Five RFA sites have been assigned an ECP area type of Category 1 and three are Category 3. Details regarding this RFA site are provided in Table 4 and Figure 4a.

TAA Sites. Three TAA sites (TAA 658, 698, and 779) are situated within Carve-out II-Q. One TAA site has been assigned an ECP area type of Category 5, one is Category 6, and one is Category 7. Details regarding these TAA sites are provided in Table 5 and Figure 4a.

APHO Sites. Four APHO sites (APHO 25, 50, 98, and 100) have been identified within Carve-out II-Q. Two APHO sites have been assigned an ECP area type of Category 1, one is Category 2e, and one is Category 3. Details regarding these sites are provided in Table 6 and Figure 4a.

IRP Sites

IRP Sites 4 and 25 are situated within Carve-out II-Q. These IRP sites have been assigned an ECP area type of Category 3. Details regarding these sites are presented in Table 7 and Figure 5.

AST/UST LOCs

There are three AST site (AST 126, 372, and 658) and 30 UST sites (UST 114A, 114B, 114C, 126, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 372A, 372B, 398, 658A, 658B, 716A, 763B, 902A, 902B, 902C, T-6, T-7, T-8, and T-9) within Carve-out II-Q. One AST has been assigned an ECP area type of Category 1, one is Category 2a, and one is Category 3. Two USTs have been assigned an ECP area type of Category 1, 23 are Category 2b, three are Category 2c, and two are Category 4. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figure 6a.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-Q include OWSs and wash racks. These are described in the following paragraphs.

OWSs. There are five OWSs (OWS 658C, 658D, 658E, 716B, and 763A) within Carve-out II-Q. Three have been assigned an ECP area type of Category 2a and two are Category 3. Details regarding these OWSs are provided in Table 10 and Figure 7.

Wash Racks. Six wash racks (RFA 15, 16, 41, 210, 257, and 258) associated with Buildings 576, 574, 127, 763, 575, and 577, respectively, are situated within Carve-out II-Q. Three wash racks have been assigned an ECP area type of Category 1 and three are Category 3. Details regarding these wash racks are provided in Table 11 and Figure 7.

PCB-Containing Transformers and Equipment

There are eight PCB-containing transformer location (PCB T14, T20, T21, T58, T60, T89, T94, and T109) and two non-transformer PCB equipment items associated with Buildings 208 and 372 within Carve-out II-Q. Details regarding these sites are provided in Tables 13 and 14, respectively and Figure 9. No evidence of a release has been identified for any of these sites.

MSC LOCs

There is one MSC LOC ([portion of] MSC JP5) situated within Carve-out II-Q. This site has been assigned an ECP area type of Category 2c. The remaining portions of MSC JP5 are situated within Carve-outs II-F and II-K. Details regarding these sites are presented in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are 55 monitoring/bioventing/SVE wells (03LYS1, TF6MW-01, TF6MW-02, 18BGMW01A, 18BGMW01B, 18BGMW01C, 18BGMW01D, 18BGMW01E, 04DGMW66A, 04DBMW40, 398AS-01, 398ASMW-01, 398ASMW-02D, 398MW-1, 398MW-2, 398MW-3, 398MW-4, 398MW-5, 398MW-6, 398MW-8, 398MW-9, 398MW-10, 398MW-11, 398MW-12, 398MW-13, 398MW-13D, 398MW-14, 398MW-15, 398MW-16, 398MW-17, 398MW-18, 398MW-19, 398MW-19D, 398MW-20, 398MW-21, 398MW-25, 398MW-26, 398MW-27, 398MW-28, 398MW-29, 398MW-30, AS398-01, AS398-02, RW398-01, SVE398-22, SVE398-23, SVE398-24, SVE398-27, SVE398-28/29/30, SVE398-31, SVE398-32/33, and SVE398-34) within Carve-out II-Q for which the Navy

will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12a and listed in Table 19.

Petroleum Plume LOC

Carve-out II-Q encompasses two petroleum plumes caused by leaking USTs at Tank Farm 5 and Building 398. These petroleum plumes have been assigned an ECP area type of Category 2c. Details regarding the storage tanks causing these plumes are presented in Table 9 and Attachment 8.

4.2.2.17 CARVE-OUT II-R

Carve-out II-R is approximately 1.1 acres in size and contains one building/structure/facility (Building 457). This carve-out includes five types of LOCs (RFA, APHO, UST, SRU, and PCB transformer) and a PRL. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 457) within Carve-out II-R. This PRL site has been assigned an ECP area type of Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3b.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-R include RFA and APHO sites. These sites are described in the following paragraphs.

RFA Sites. There is one RFA site (RFA 244) within Carve-out II-R. This RFA site has been assigned an ECP area type of Category 4. Details regarding this RFA site are provided in Table 4 and Figure 4b.

APHO Sites. One APHO site (APHO 42) has been identified within Carve-out II-R. This APHO site has been assigned an ECP area type of Category 1. Details regarding this APHO site are provided in Table 6 and Figure 4b.

AST/UST LOCs

There are no AST sites and one UST site (UST 457) within Carve-out II-R. This UST site has been assigned an ECP area type of Category 2b. Details regarding this storage tank are presented in Table 9 and Figure 6b.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-R include an SRU. This site is described below.

SRUs. One SRU (SRU 3C) associated with Building 457 is situated within Carve-out II-R. This SRU site has been assigned an ECP area type of Category 7. Details regarding this SRU are provided in Table 12 and Figure 8.

PCB-Containing Transformers and Equipment

There is one PCB-containing transformer location (PCB T74) within Carve-out II-R. This PCB containing transformer has been assigned an ECP area type of Category 4. Details regarding this transformer are provided in Table 13 and Figure 9.

4.2.2.18 CARVE-OUT II-S

Carve-out II-S is approximately 1.1 acres in size and contains seven buildings/structures/facilities (Buildings 374, 377, 447, 448, 566, *603*, and 726). This carve-out includes five types of LOCs (RFA, AST, UST, OWS, and PCB transformer) and a PRL. The environmental concerns related to these sites are discussed below.

PRLs

There is one PRL (PRL 374) in Carve-out II-S. This PRL site has been assigned an ECP area type of Category 7. Details regarding this PRL site are presented in Table 3 and Figure 3b.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-S include RFA sites. These are described in the following paragraphs.

RFA Sites. There is one RFA site (RFA 131) within Carve-out II-S. This RFA site has been assigned an ECP area type of Category 4. Details regarding these RFA sites are provided in Table 4 and Figure 4b.

AST/UST LOCs

There are five AST sites (AST 374A, 374B, 374C, 374D, and 374E) and four UST sites (UST 374A, 374B, 447A, and 447B) within Carve-out II-S. The five ASTs have been assigned an ECP area type of Category 2b. Four USTs are Category 2b. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figure 6b.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-S include OWSs.

OWSs. There is one OWS (OWS 447C) within Carve-out II-S. This OWS site has been assigned an ECP area type of Category 3. Details regarding this OWS are provided in Table 10 and Figure 7.

PCB-Containing Transformers and Equipment

There are two PCB-containing transformer locations (PCB T59 and T69) within Carve-out II-S. Details regarding these transformers are provided in Table 13. No evidence of a release has been identified for any of these transformers or equipment and Figure 9.

4.2.2.19 CARVE-OUT II-T

Carve-out II-T is approximately 0.4 acres in size and contains one building/structure/facility (Building 761). This carve-out includes five types of LOCs (RFA, TAA, UST, OWS, and wash rack). The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out II-T include RFA and TAA sites. These sites are described in the following paragraphs.

RFA Sites. There is one RFA site (RFA 204) within Carve-out II-T. This RFA site has been assigned an ECP area type of Category 3. Details regarding this RFA site are provided in Table 4 and Figure 4b.

TAA Sites. One TAA site (TAA 761) is situated within Carve-out II-T. This TAA site has been assigned an ECP area type of Category 3. Details regarding this TAA site are provided in Table 5 and Figure 4b.

AST/UST LOCs

There are no AST sites and one UST site (UST 761B) within Carve-out II-T. This UST site has been assigned an ECP area type of Category 3. Details regarding this storage tank are presented in Table 9 and Figure 6b.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out II-T include an OWS and a wash rack. These sites are described in the following paragraphs.

OWSs. There is one OWS (OWS 761A) situated within Carve-out II-T. This OWS site has been removed and has been assigned an ECP area type of Category 3. Details regarding this OWS site are provided in Table 10 and Figure 7.

Wash Racks. One wash rack (RFA 204) associated with Building 761 is situated within Carve-out II-T. This wash rack has been assigned an ECP area type of Category 3. Details regarding this wash rack are provided in Table 11 and Figure 7.

4.2.2.20 CARVE-OUT II-U

Carve-out II-U is approximately 3.8 acres in size and contains no buildings/structures/facilities. This carve-out includes one type of LOC (MSC). The environmental concerns related to this site are discussed below.

MSC LOCs

A portion of one MSC LOC (MSC DFSP Pipeline) is situated within Carve-out II-U. The remaining portion of this site is situated within Carve-out I-C. This MSC site has been assigned an ECP area type of Category 2e. Details regarding this MSC site are provided in Table 16 and Figure 11.

4.2.2.21 CARVE-OUT II-V

Carve-out II-V is approximately 43.2 acres in size and contains no buildings/structures/facilities. This carve-out includes a portion of land overlying a groundwater plume from an off station source, namely, IRP Site 2 (within FAA transfer parcel) and one associated groundwater monitoring wells. The environmental concerns related to these sites are discussed below.

Monitoring /Bioventing/SVE Wells

There is one monitoring/bioventing/SVE wells (02NEW22) within Carve-out II-V that the Navy will require continued access to. This well is associated with the portion of the IRP Site 2 (within the FAA transfer parcel) groundwater plume that affects station property. There are no specific environmental concerns related to this well, only access requirements. The location of this well is shown on Figure 12b.

4.2.3 Navy Sale Parcel III

4.2.3.1 CARVE-OUT III-B

Carve-out III-B is approximately 505.6 acres in size and contains 152 buildings/structures/facilities (Buildings 28, 29, *30,* 31, 32, 33, 34, 35, *36, 37,* 96, *154,* 155, 156, *159,* 174, 175, 175A, *184, 185, 186, 187, 224,* 242, 243, 244, 245, *247*, 248, 249, 250, 295, 296, 297, 298, 299, 300, 301, 302, 304, 305, 306, 307, 309, 310, 311, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 324, 325, 326, 333, 335, *351,* 355, 357, 358, 359, 360, 368, 369, 370, 375, 379, 383, 386, 387, 388, 435, 445, *446, 482, 493,* 496, 529, 530, 534, *567,* 599, 616, 631, *633, 635,* 655, 671, 672, 674, 675, 700, 717, 725, 742, 753, 758, 759, 760, 765, 769, 770, 771, 778, 789, 791, 800, 801, 802, *803, 804,* 818, 824, 825, 827, 853, 859, 862, 865, 866, 867, *875*, 889, 897, 918, 919, 920, 926, 945, 946, 949, *950*, 957, 962, 963, 1580, *1585,* 1595, 1601, *1649,* 1703, 1710, *1727, 1782, 1783*, *T-11*, and Railroad & Spurs. This carve-out includes twelve types of LOCs (RFA, TAA, APHO, IRP, AST, UST, OWS, wash rack, SRU, PCB transformer, non-transformer PCB, and MSC) 28 PRLs, ten RAD locations, and 130 monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

PRLs

There are 28 PRLs (PRL 154, 245, 295, 296, 297, 298, 299, 310, 312, 315, 324, 326, 359, 360, 368, 369, 370, 386, 388, 435, 445, 655, 671, 800, 1585, 1601, Railroads, and IRP Site 7 Unit 1, North Pavement Edge) in Carve-out III-B. One PRL has been assigned an ECP area type of Category 2e and 27 PRL sites are Category 7. Details regarding these sites are presented in Table 3 and Figure 3c.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out III-B include RFA, TAA, and APHO sites. These are described in the following paragraphs.

RFA Sites. There are 35 RFA sites (RFA 6, 7, 35, 71, 72, 74, 78, 79, 80, 81, 82, 88, 89, 94, 95, 98, 100, 103, 104, 105, 106, 110, 128, 170, 195, 198, 201, 216, 238, 243, 253, 274, 291, 299, 304) within Carve-out III-B. Thirteen RFA sites have been assigned an ECP area type of Category 1, nine are Category 3, one is Category 4, four are Category 5, seven are Category 6, and one is Category 7. Details regarding these RFA sites are provided in Table 4 and Figure 4c.

TAA Sites. There are 22 TAA sites (TAA 31A, 31B, 155A, 155B, 155C, 297, 306, 307, 314, 359B, 370, 388A, 388B, 529, 671, 672, 765, 769, 770, 771, 778, and 800) within Carve-out III-B. Seven of the TAA sites have been assigned an ECP area type of Category 3, one is Category 5, twelve are Category 6, and two are Category 7. Details regarding these TAA sites are provided in Table 5 and Figure 4c.

APHO Sites. Twenty-one APHO sites (APHO 6, 7, 11, 17, 18, 19, 54, 55, 56, 57, 84, 88, 96, 107, 111, 112, 113, 114, 120, 121, and 122) have been identified within Carve-out III-B. Four of the APHO sites have been assigned an ECP area type of Category 1, seven are Category 3, one is

Category 6, and nine are Category 7. Details regarding these sites are provided in Table 6 and Figure 4c.

IRP Sites

IRP Sites 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 22, 24, and 25 are situated within Carve-out III-B. Nine of the IRP sites have been assigned an ECP area type of Category 3 and three are Category 6. IRP Site 24-Vadose Zone has received NFA concurrence; however, the groundwater plume underlying this site (IRP Site 24-SGU) has not yet been remediated and has been assigned an ECP area type of Category 5. Details regarding these IRP Sites are presented in Table 7 and Figure 5.

AST/UST LOCs

There are 14 AST sites (AST 155, 245, 314, 315, 317, 318, 319, 322, 335, 386A, 386B, 717, 753, and 862) and 76 UST sites (UST 30, 32, 33, 34, 35, 36, 37, 155, 159, 175, 184, 185, 186, 187, 224, 243, 247, 248, 249, 250, 295, 296, 297A, 297C, 298A, 298B, 298D, 304, 306, 314A, 314B, 314D, 321, 322B, 324A, 324B, 324C, 324D, 324E, 324F, 324G, 326A, 326B, 335, 351, 359A, 359C, 368, 369, 375, 386A, 386C, 388A, 388B, 435, 445A, 445B, 493, 529, 655, 655B, 672, 672B, 674A, 675A, 758B, 759B, 760A, 765A, 800A, 800B, 800C, 800D, 800E, 800G, and T-11) within Carve-out III-B. Two ASTs have been assigned an ECP area type of Category 1, eight are Category 2a, two are Category 2c, one is Category 3, and one is Category 5. One UST has been assigned an ECP area type of Category 2a, 54 are Category 2b, four are Category 2c, 14 are Category 4, two are Category 5, and one is Category 6. Details regarding these storage tanks are presented in Tables 8 and 9, respectively and Figures 6c and 6d.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out III-B include OWSs, wash racks, and SRUs. These are described in the following paragraphs.

OWSs. There are 23 OWSs (OWS 297B, 298C, 314C, 324-1, 324-2, 357, 359B, 386B, 445, 655C, 672A, 674B, 674C, 675B, 675C, 758A, 759A, 760B, 765B, 800F, 802, 862, and 897) situated within Carve-out III-B. One OWS has been assigned an ECP area type of Category 2a, one is Category 2b, 15 are Category 3, one is Category 4, one is Category 5, and four are Category 6. Details regarding these OWSs are provided in Table 10 and Figure 7.

Wash Racks. There are ten wash racks (RFA 74, 98, 110, 195, 198, 201, 216, 243, 253, and 299) associated with Buildings 297, 359, 386, 758, 759, 760, 765, 96, 317, and 800, respectively, which are situated within Carve-out III-B. Six wash racks have been assigned an ECP area type of Category 1, two are Category 3, one is Category 5, and one is Category 6. Details regarding these wash racks are provided in Table 11 and Figure 7.

SRUs. One SRU (SRU 3) associated with Building 312 is situated within Carve-out III-B. This SRU has been assigned an ECP area type of Category 7. Details regarding this SRU are provided in Table 12 and Figure 8.

PCB-Containing Transformers and Equipment

There are 31 PCB-containing transformer locations and storage areas (PCB T4, T28, T29, T30, T31, T32, T33, T45, T49, T50, T51, T53, T54, T55, T61, T62, T68, T79, T84, T88, T106, T117, T118, T119, T120, IRP 8, IRP 11, IRP 12, PCB A1, PCB A2, and RFA 7) and ten non-transformer PCB equipment items associated with Buildings 302, 311, 360, 435, and 599 within Carve-out III-B.

Twenty five PCB-containing transformer locations have been assigned an ECP area type of Category 1, one is Category 3, one is Category 4, and four are Category 6. Nine non-transformer PCB equipment items have been assigned an ECP area type of Category 1 and one is Category 7. Details regarding these transformers and items are provided in Tables 13 and 14, respectively and Figure 9.

RAD Locations

There are ten RAD locations (RAD 242, 243, 244, 295, 296, 297, 319, 360, IRP 8, and IRP 12) within Carve-out III-B. Two of the RAD sites have been assigned an ECP area type of Category 6 and eight are Category 7. Details regarding these sites are provided in Table 15 and Figure 10.

MSC LOCs

Two MSC LOCs (MSC ST7GN1 and MSC ST15A) are situated within Carve-out III-B. These MSC sites have been assigned an ECP area type of Category 2b. Details regarding these sites are provided in Table 16 and Figure 11.

Monitoring/Bioventing/SVE Wells

There are 130 monitoring/bioventing/SVE wells (07DBMW43, 07DBMW70, 07DBMW100, 07DGMW71, 07DGMW72, 07DGMW91, 08DGMW73, 08DGMW74, 08UGMW29, 09DBMW45, 09DGMW75, 10DGMW77, 12UGMW31, 13DBMW49, 13DGMW78, 14DBMW50, 14DGMW79, 15DGMW51, 18BGMW03A, 18BGMW03B, 18BGMW03C, 18BGMW03D, 18BGMW04B, 18BGMW05A, 18BGMW05B, 18BGMW05C, 18BGMW05D, 18BGMW05E, 18RW2, 18BGMW101, 18BGMW103, 18DBMW48, 18DW135, 18DW250, 18DW350, 18DW450, 18IDP1, 18PS2, 18PS3, 18PS4, 18PS6, 18PS7, 18PS8, 18TIC055, 21DGMW56, 21UGMW37, 22DBMW47, 24EIN2, 24EX2, 24EX3, 24EX3-OB1, 24EX3-OB2, 24EX3-OB3, 24EX4, 24EX5, 24EX5-OB1, 24EX5-OB2, 24EX6, 24EX6-OB1, 24EX6-OB2, 24EX6-OB3, 24EX4-OB1, 24EX4-OB2, 24LN1, 24LN1-0B, 24NEW1, 24NEW4, 24NEW5, 24NEW6, 24NEW7, 24NEW8, 24SVE1, 24SVE2, 24SVE3, 24SVE4, 24SVE5, 24SVE6, 24SVE7, 24SVE8, 24SVE9, 24SVE10, 24SVE11, 24SVE12, 24SVE13, 24SVE14, 24SVE15, 24SVE16, 24SVE18, 24SVE21, 24SVE24, 24SVE32, 24SVE35, 24SVE36, 24SVE39A, 24SVE41, 24SVE45, 24SVE49, 24SVE50, 24SVE51, 24SVE53, 24SVE54, 24SVE55, 24SVE62, 24SVE67, 24SVE68, 24SVE77, 24SVE78, 24SVE89, 24SVE92, 24SVE94, 24SVE104B, 24SVE106, 24SVE107, 24SVE116, 24SVE117, 24SVE128B, 24SVE129, 24SVE131, 24SVE138A, 24SVE141A, 24SVE143A, 24SVE147A, 24SVE148A, 24SVE154, 24SVE161, AW-6, IN2OB1, IN2OB2, TF1MW-01, and TF1MW-02) within Carve-out III-B for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figures 12c, 12d, and 12e and listed in Table 19.

4.2.3.2 CARVE-OUT III-C

Carve-out III-C is approximately 0.8 acres in size and contains one building/structure/facility (Building 240). This carve-out includes six types of LOCs (RFA, TAA, APHO, UST, OWS, and wash rack). The environmental concerns related to these sites are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs within Carve-out III-C include RFA, TAA, and APHO sites. These are described in the following paragraphs.

RFA Sites. There is one RFA site (RFA 268) within Carve-out III-C. This RFA site has been assigned an ECP area type of Category 3. Details regarding this RFA site are provided in Table 4 and Figure 4c.

TAA Sites. There is one TAA site (TAA 240) situated within Carve-out III-C. This TAA site has been assigned an ECP area type of Category 3. Details regarding this TAA site are provided in Table 5 and Figure 4c.

APHO Sites. There is one APHO site (APHO 52) within Carve-out III-C. This APHO site has been assigned an ECP area type of Category 1. Details regarding this APHO site are provided in Table 6 and Figure 4c.

AST/UST LOCs

There are no AST sites and three UST (UST 240A, 240B, and 240D) sites within Carve-out III-C. All three USTs have been removed. Two of the UST sites have been assigned an ECP area type of Category 2b and one is Category 4. Details regarding these storage tanks are presented in Table 9 and Figure 6d.

Wastewater Treatment System LOCs

Types of wastewater treatment system LOCs within Carve-out III-C include an OWS and a wash rack. These are described in the following paragraphs.

OWSs. There is one OWS (OWS 240C) situated within Carve-out III-C. This OWS has been removed and has been assigned an ECP area type of Category 3. Details regarding this OWS are provided in Table 10 and Figure 7.

Wash Racks. One wash rack (RFA 268) associated with Building 240 is situated within Carve-out III-C. This wash rack has been assigned an ECP area type of Category 3. Details regarding this wash rack are provided in Table 11 and Figure 7.

4.2.3.3 CARVE-OUT III-D

Carve-out III-D is approximately 4.1 acres in size and contains 11 buildings/structures/facilities (Buildings 26, *176*, *177*, *178*, *179*, *180*, *181*, *182*, *183*, *T-4*, and *T-5*). This carve-out includes two types of LOCs (USTs and non-transformer PCB) and five monitoring/bioventing/SVE wells. The environmental concerns related to these sites are discussed below.

IRP Sites

IRP Site 13 is situated within Carve-out III-D. This IRP Site has been assigned an ECP area type of Category 3. Details regarding this IRP Site are presented in Table 7 and Figure 5.

AST/UST LOCs

There are no AST sites and ten UST (UST 176, 177, 178, 179, 180, 181, 182, 183, T-4, and T-5) sites within Carve-out III-D. All ten USTs have been removed. All ten of the UST sites have been assigned an ECP area type of Category 2b. Details regarding these storage tanks are presented in Table 9 and Figure 4d.

PCB-Containing Transformers and Equipment

There are two non-transformer PCB equipment items associated with Buildings 176 and 178 within Carve-out III-D. These two non-transformer PCB equipment items have been assigned an ECP area type of Category 1. Details regarding these non-transformer PCB equipment items are provided in Table 14 and Figure 9.

Monitoring/Bioventing/SVE Wells

There are 5 monitoring/bioventing/SVE wells (TF2MW-01, TF2MW-02, TF2MW-03, TF2MW-04, and 13UGMW32) within Carve-out III-D for which the Navy will require continued access. There are no specific environmental concerns related to these wells, only access requirements. The locations of these wells are shown on Figure 12d and listed in Table 19.

4.2.4 Basewide LOCs

Some LOCs are located in multiple parcels throughout former MCAS El Toro and have not been assigned a distinctive carve-out location due to their association with utility lines or drainage canals. One type of LOC is located basewide (RFA). The environmental concerns related to this site are discussed below.

Hazardous Substance LOCs

Types of hazardous substance LOCs located basewide include RFA sites. There are two RFA sites (RFA 12 and 247) located basewide. These sites have been assigned an ECP area type of Category 1. Details regarding these RFA sites are provided in Table 4.

5. NOTIFICATIONS AND RESTRICTIONS

The analysis conducted for the EBS identified environmental factors that may have impacted property within the carve-outs proposed for lease. Section 4.0 describes the environmental concerns associated with each of the carve-outs proposed for lease. The evaluation identified existing environmental concerns that may warrant notifications and/or restrictions on certain activities to assure that intended use of the FOSL areas during the leases is consistent with protection of human health and the environment. A discussion of notification(s) and/or restriction(s) for environmental factors is presented in this section. Table 17 provides a list of environmental factors considered for this FOSL. Additionally, no historic property has been identified on former MCAS El Toro; therefore, no notifications or restrictions are required for historic properties and are not discussed further in this section. Restrictions in this FOSL will be incorporated into the leases of affected properties within the FOSL areas. Notifications will be provided to the lessee by attaching a copy of this FOSL to each lease.

Pursuant to CERCLA Section 120(h)(1) and provisions of 40 Code of Federal Regulations Part 373, the lease will contain a notice of hazardous substances stored, released, or disposed of within the lease carve-outs at the former MCAS El Toro. This notice is provided in Attachment 4-Hazardous Substances Notification Table and Petroleum Products Notification Table. The Petroleum Products Notification Table lists the LOCs associated with petroleum products, which are within the scope of the CERCLA Petroleum Exclusion set forth in CERCLA Section 101(14).

The prospective lessee will be required to comply with all use restrictions set forth in the lease. Attachment 2 provides basic environmental provisions that define the parameters, as identified in the Base Realignment Implementation Manual (BRIM), that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL. Thus, the prospective lessee will be required to comply with the specific environmental restrictions defined in this FOSL. The restrictions may be lifted as they apply to a particular building/structure/facility or all or a portion of a carve-out parcel, if the need for the restriction is eliminated through clean-up or other means and the lessee submits a Lease Restriction Revision Form (LRRF) to DON for approval and it is approved (see Attachment 3).

5.1 PRLs

Notifications

There are 59 PRLs situated within the carve-outs proposed for lease. Summary information for these PRLs is presented in Table 3. PRLs are situated in Carve-outs I-B, I-H, I-I, I-J, II-B, II-D, II-E, II-K, II-L, II-M, II-O, II-Q, II-R, II-S, and III-B. The PRL locations are shown on Figures 3a- 3d. DON has not received concurrence for NFA from the FFA signatories for these PRLs; therefore restrictions are required for these sites.

Restrictions

Access to these buildings/structures/facilities and sites will be restricted pending the results of the PRL investigations. The results of the investigations must be approved by the regulatory agencies before the buildings/structures/facilities and sites are released for occupancy under the lease.

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where PRL sites are located, without prior review and written approval from FFA signatories.

This restriction applies to the surface and subsurface soils for all carve-outs associated with the 59 PRLs:

- Carve-out I-B: PRL 439
- Carve-out I-H: PRL 51
- Carve-out I-I: PRL 46, 47
- Carve-out I-J: PRL 22
- Carve-out II-B: PRL 105, 133, 634
- Carve-out II-D: PRL 380, 745
- Carve-out II-E: PRL 118, 605, 606. 643
- Carve-out II-K: PRL 617/618, 886/887
- Carve-out II-L: PRL Runway Infield Area
- Carve-out II-M: PRL 354, 442, 673
- Carve-out II-O: PRL 390
- Carve-out II-Q: PRL 114, 127, 235, 372, 658, 716, 747, 923
- Carve-out II-R: PRL 457
- Carve-out II-S: PRL 374
- Carve-out III-B: PRL 154, 245, 295, 296, 297, 298, 299, 310, 312, 315, 324, 326, 359, 360, 368, 369, 370, 386, 388, 435, 445, 655, 671, 800, 1585, 1601, Railroads, IRP Site 7 Unit 1 North Pavement Edge

5.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Notifications

Past activities within the carve-outs proposed for lease included the use and storage of hazardous substances and petroleum products. There is a potential for releases of hazardous substances and petroleum products to have occurred during these activities. A notice of hazardous substances and petroleum products stored, released, or disposed of at specific sites within the carve-outs proposed for lease is provided in Attachment 4 - Hazardous Substances Notification Table and Petroleum Products Notification Table.

Hazardous substance LOCs situated within the carve-outs proposed for lease include RFA sites, TAA sites, and APHO sites. Summary information, including regulatory agency status, for the 171 hazardous substance LOCs that are situated within the carve-outs proposed for lease is presented in Tables 4, 5, and 6. Hazardous substance LOCs are situated in Carve-outs I-B, I-E, I-F, I-G, I-H, I-J, II-B, II-C, II-D, II-E, II-F, II-G, II-H, II-I, II-K, II-M, II-O, II-Q, II-R, II-S, II-T, III-B, and III-C. Two hazardous substance LOCs (RFA 12 and RFA 247) are located basewide. The locations of the hazardous substance LOCs are shown on Figures 4a - 4d. Of these, 95 sites have received NFA concurrence. The remaining 76 sites have not received regulatory closure and are currently being evaluated. Restrictions are required for these sites.

Restrictions

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where hazardous substance sites are located, without prior review and written approval from FFA Signatories.

This restriction applies to the surface and subsurface soils for all carve-outs associated with the 76 FA hazardous substance LOCs:

- Carve-out I-B: TAA 651A, 651B
- Carve-out I-E: TAA 2
- Carve-out I-F: TAA 5B
- Carve-out I-G: TAA 7
- Carve-out I-H: TAA 51
- Carve-out I-J: TAA 22
- Carve-out II-B: TAA 130A, 130B, 130C, 634
- Carve-out II-C: APHO 59, 60, 61, 62, 63, 64, 65, 86
- Carve-out II-D: RFA 10
- Carve-out II-E: RFA 43, TAA 115, 605, 606, APHO 99, 110
- Carve-out II-F: APHO 44, 101
- Carve-out II-G: APHO 118
- Carve-out II-H: APHO 46 (portion of)
- Carve-out II-K: TAA 371A, 371B
- Carve-out II-M: RFA 185, TAA 673, APHO 38, 46 (portion of)
- Carve-out II-Q: TAA 658, 698, 779, APHO 98
- Carve-out III-B: RFA 72, 78, 79, 80, 81, 82, 89, 104, 105, 106, 110, 198, TAA 31A, 31B, 155A, 155B, 155C, 297, 370, 388A, 388B, 671, 672, 769, 770, 771, 800, APHO 11, 84, 88, 96, 107, 111, 113, 120, 121, 122

5.3 IRP SITES

This section discusses the notifications and/or restrictions associated with the use of the IRP Sites that are a part of FOSL areas. These notifications and restrictions are consistent with those specified in the final signed CERCLA RODs that document the selected remedies for the IRP sites. IRP Sites 3, 5, 8, and 12 do not have signed RODs.

Notifications

Seventeen IRP sites are situated within the carve-outs proposed for lease. These include IRP Sites 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 24, and 25. Additionally, the Navy Sale Parcel II portion of the groundwater plume associated with IRP Site 2 (located within FAA property), and the Navy Sale Parcel II portion of buffer zones associated with IRP Sites 2 and 17 (located in FAA Property; these sites have an Interim ROD) are also situated within the carve-outs proposed for lease. Summary information on the IRP sites situated within carve-outs proposed for lease is presented in Table 7. These sites are situated in Carve-outs I-D, I-F, II-D, II-F, II-H, II-K, II-L, II-N, II-Q, II-V,

III-B, and III-D. Their locations are shown on Figure 5. DON has obtained a signed CERCLA NFA ROD from FFA signatories for ten IRP sites (IRP 4, 7, 9, 10, 13, 14, 15, 21, 22, and 25) and NFA concurrence with pending completion of an NFA ROD on the vadose zone component of IRP Site 24 (specifically IRP Site 24 VOC Source Area). The remaining six IRP sites (IRP 3, 5, 8, 11, 12, and 16), the SGU component of IRP Site 24, the Navy Sale Parcel II portion of the groundwater plume associated with IRP Site 2 (located within FAA property), and the Navy Sale Parcel II portions of buffer zones associated with IRP Sites 2 and 17 have not received regulatory agency concurrence for NFA by means of a signed CERCLA NFA ROD from the FFA signatories; therefore, restrictions are required for these IRP sites.

Restrictions

Use restrictions will be applied through lease restrictions for each of the carve-outs (in entirety) where Navy Sale Parcel II portion of IRP Site 2 groundwater plume, Navy Sale Parcel II portions of IRP Sites 2 and 17 buffer zones, and IRP Sites 3, 5, 8, 11, 12, 16, and 24-SGU are located. In addition, concurrence with an NFA ROD on the vadose zone component of IRP Site 24 (specifically IRP Site 24 VOC source area) is pending. The prospective lessee will be required to comply with all use restrictions as set forth in the lease. Although IRP Sites 4, 7, 9, 10, 21, 22, and 25 have NFA RODs and require no restrictions, they are located above groundwater plumes at Tank Farm 5, Site 16, and/or Site 24. Site 25 also passes through the Carve-out associated with Site 3. Therefore, restrictions associated with this Carve-out (II-D) also apply to this portion of Site 25. IRP Sites 16 and 24 are subject to RODs requiring restrictions for groundwater. In addition, IRP Sites 14 and 15 have NFA RODs requiring no restrictions; however, they are located within the buffer zone for the groundwater plume at Site 24 and are subject to a ROD requiring restrictions for groundwater. The restrictions for Tank Farm 5, Sites 16, and/or Site 24 apply to the areas overlying the plumes and associated buffer zones, as appropriate. Attachment 2 provides basic environmental provisions that define the parameters, as identified in the BRIM, that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL.

The following General Restrictions will be applied to the carve-outs associated with the IRP sites requiring restrictions listed in the paragraph above:

A. Lessee shall not excavate, dig, drill, or disturb the soil without prior approval from DON or FFA Signatories. LRRFs will only be required if activity is requested in the vicinity of an LOC that was accorded NFA status subsequent to finalization of this FOSL.

B. Lessee shall not install new groundwater wells of any type or use contaminated groundwater without prior review and written approval from FFA signatories.

C. Lessee shall not install any well that has the potential to affect plume migration.

D. Lessee shall not alter, disturb or remove groundwater monitoring wells, response action equipment (e.g. pumps), security features, signs, or associated utilities.

Additional future restrictions specific to IRP Site 2 groundwater or IRP Sites 3, 5, 8, and 12 may be identified in CERCLA RODs or other CERCLA decision documents for those sites if CERCLA response actions are required. Such site-specific restrictions will be incorporated into quitclaim deeds and covenant agreements between the Navy and DTSC and, where appropriate, lease terms.

5.3.1 Navy Sale Parcel II Portion of IRP Sites 2 and 17 Buffer Zones (Carve Out II-V, Site 2 Buffer Zone and Carve-out II-F, Site 17 Buffer Zone)

The relevant land use restriction for the Navy Sale Parcel II portion of the buffer zone associated with IRP Sites 2 and 17 as specified in the Final Interim ROD for IRP Sites 2 and 17 (DON 2000) are as follows:

- The construction of structures within 1,000 feet of the edge of the landfill is prohibited without prior approval of the DON.

5.3.2 IRP Site 3 (Carve Out II-D), IRP Site 5 (Carve Out II-H), and Anomaly Area 3 (Carve Out II-C)

The restrictions for IRP Sites 3 and 5 and Anomaly Area 3 are as follows (Anomaly Area 3, a collection of APHOs, is addressed along with Sites 3 and 5):

- Residential use of the sites and construction of day care centers, hospitals, schools, or other permanently occupied structures on the sites.

- Construction of any structures including trailers without prior review and written approval from FFA signatories.

- The removal of or damage to security features (e.g. locks on monitoring wells), survey monuments, signs, or moving equipment and associated pipelines and appurtenances.

5.3.3 IRP Site 8 (Carve Out III-B), IRP 11 (Carve Out III-B), and IRP 12 (Carve Out III-B)

The restrictions for IRP Sites 8, 11, and 12 are as follows:

- Access to these sites will be restricted pending completion of associated remedial/removal actions.

5.3.4 IRP Site 16 Shallow Groundwater Unit (Carve Out I-F)

The restrictions for IRP Site 16 based upon the Final ROD (DON 2003b) are as follows:

- Installation of new groundwater wells of any type and the use of VOC contaminated groundwater is prohibited without prior review and written approval from FFA signatories until clean up objectives have been achieved.

- Alteration, disturbance or removal of groundwater monitoring wells, response action equipment (e.g. pumps) and associated utilities is prohibited without prior review and written approval from the FFA signatories.

- Lessee shall maintain positive drainage over the main pit area of Site 16 to minimize infiltration into soil at this location.

- The lessee and any future lessees must notify subsequent future lessees of all land use restrictions and access provisions set forth in the lease.

5.3.5 IRP Site 24 Shallow Groundwater Unit (Carve Out I-D, II-N, and III-B)

The restrictions for IRP Site 24 SGU specified in the Final ROD (DON 2002b) are as follows:

- No new wells of any type shall be installed within the Site 24 shallow groundwater plume or buffer zone without prior review and written approval from the FFA signatories. The lessee shall also obtain permits for such wells as required by OCHA and Irvine Ranch Water District (IRWD).

- Extraction, injection, and monitoring wells and associated piping and equipment that are included in the remedial action shall not be altered, disturbed, or removed without the prior review and written approval from the FFA signatories.

- The FFA signatories, and their authorized agents, employees, contractors and subcontractors shall have the right to enter upon the Site 24 portion of the Leased Premises to conduct investigations, tests, or surveys; inspect field activities; or construct, operate, and maintain the remedial action described in the ROD or undertake any other remedial response or remedial action as required or necessary under the cleanup program, including but not limited to monitoring well, pumping wells, and treatment facilities.

- The lessee and any future lessees must comply with all terms and conditions relating to land use restrictions set forth in the Final ROD (DON 2002b).

- The lessee and any future lessees must notify subsequent future lessees of all land use restrictions and access provisions set forth set forth in the lease.

5.4 USTs/ASTs

Notifications

Past activities within the carve-outs proposed for lease included the use of storage tanks, most of which contained petroleum products. A notice of petroleum products stored or disposed of at specific sites within the carve-outs proposed for lease is provided in Attachment 4 - Hazardous Substances Notification Table and Petroleum Products Notification Table. Summary information for the 232 UST/AST sites that are situated within the carve-outs proposed for lease is presented in Tables 8 and 9. Storage tank LOCs are situated within Carve-outs I-B, I-F, I-I, I-K, I-L, I-M, I-N, I-O, I-P, I-Q, I-R, II-B, II-D, II-E, II-F, II-I, II-K, II-M, II-O, II-P, II-Q, II-R, II-S, II-T, III-B, III-C, and III-D. The UST/AST LOC locations are shown on Figures 6a – 6d. Of these, 47 tanks either require completion of closure activities or require further evaluation. Restrictions are required for these tanks. The remaining 185 tanks have received regulatory concurrence for NFA.

Restrictions

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where UST/AST sites are located, without prior review and written approval from FFA signatories.

This restriction applies to the surface and subsurface soils for all carve-outs associated with the 47 FA UST/AST LOCs:

- Carve-out I-B: UST 651-1, 651-2, 651-3, 651-4
- Carve-out I-F: UST 101, 850A, 850B
- Carve-out I-K: UST 70, 72
- Carve-out I-L: UST 254
- Carve-out I-M: UST 65A
- Carve-out I-N: UST 1B
- Carve-out I-O: UST 98A
- Carve-out I-P: UST 75C, 75D
- Carve-out I-Q: UST 367
- Carve-out I-R: UST 364A
- Carve-out II-B: UST 105B
- Carve-out II-F: UST 547, 548, 549, 550, 551
- Carve-out II-I: UST 308, 392D, 764A
- Carve-out II-K: UST 891A, 891B, 891C
- Carve-out II-O: UST 390A, 390B
- Carve-out II-P: UST 637-1, 637-2, 637-3
- Carve-out II-Q: UST 114C, 206, 398
- Carve-out III-B: AST 314, 386A, 386B, UST 314A, 314B, 314D, 529, 655B, 765A, 800G

Current petroleum groundwater plumes are defined to include adequate buffer, since they have been depicted conservatively to account for possible future migration. A specific buffer zone of a single distance was not used for these plumes. Current monitoring has supported the plume depictions and indicates plumes are attenuating and not migrating significantly.

Land use restrictions for carve-outs where the UST 398 groundwater plume, Tank Farm 5 groundwater plume, and UST 651 groundwater plume exist will be implemented to limit the exposure to hazardous substances and to maintain the integrity of remedial actions until remediation is complete and federal and state cleanup levels have been met. Monitoring and inspections will be conducted to assure that land use restrictions are being followed. The following are land use restrictions for carve-outs overlying these petroleum groundwater plumes.

- Prohibit the installation of new groundwater wells of any type and prevent the use of contaminated groundwater without prior review and written approval from FFA signatories until cleanup objectives have been achieved.
- Prohibit the installation of any well that has the potential to affect plume migration.
- Prohibit the alteration, disturbance, or removal of groundwater monitoring wells, remedial action equipment (e.g., pumps), and associated utilities without prior review and written approval from FFA signatories.

These restrictions apply to carve-outs associated with the following petroleum groundwater plumes:

- Carve-out I-B: UST 651 Groundwater Plume
- Carve-out II-D: Tank Farm 5 Groundwater Plume
- Carve-out II-Q: Tank Farm 5 Groundwater Plume, UST 398 Groundwater Plume

5.5 WASTEWATER TREATMENT AND RELATED SYSTEMS

Notifications

Wastewater treatment and related system LOCs situated within the carve-outs proposed for lease include OWSs, septic tanks, wash racks, and SRUs. Summary information, including regulatory agency status, for the 69 wastewater treatment and related system LOCs that are situated within the carve-outs proposed for lease is presented in Tables 10, 11, and 12. Wastewater treatment and related system LOCs are situated in Carve-outs I-B, I-F, I-I, II-B, II-E, II-I, II-M, II-O, II-Q, II-R, II-S, II-T, III-B, and, III-C. The wastewater treatment and related system LOC locations are shown on Figures 7 and 8. Regulatory concurrence for NFA decisions has been obtained for 54 of these sites. FA is required for the remaining 15 sites and restrictions are required at these sites.

Restrictions

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where wastewater treatment and related system sites are located, without prior review and written approval from FFA signatories.

These restrictions apply to the surface and subsurface soil for carve-outs associated with the following wastewater treatment and related system LOCs and associated buildings/structures/facilities identified below:

- Carve-out I-B: SRU 1 (Building 439)
- Carve-out I-F: OWS 850E
- Carve-out I-I: SRU 3A (Building 46)
- Carve-out II-B: SRU 3B (Building 133)
- Carve-out II-I: OWS 764B
- Carve-out II-M: OWS 832
- Carve-out II-R: SRU 3C (Building 457)
- Carve-out III-B: OWS 674B, 674C, 675B, 675C, 765B, RFA 110, 198 (Buildings 386 and 759, respectively), SRU 3 (Building 312)

5.6 PCBS

Notifications

PCB-Containing Transformers and PCB-Containing Transformer/Equipment Storage Areas. The EBS identified 50PCB-containing transformer locations and 6 PCB-containing transformer/equipment storage areas within the carve-outs proposed for lease. No transformers containing concentrations of PCBs of 50 ppm or greater are present. Former PCB-containing transformers within the carve-outs proposed for lease are listed in Table 13. Former PCB-containing transformer locations are present in Carve-outs I-B, I-F, I-M, II-B, II-E, II-F, II-K, II-Q, II-R, II-S, and III-B. Their locations are shown on Figure 9.

Four sites (Building 369 [IRP 11], DRMO Yard [IRP 8], IRP 12, Tank 175 [PCB A1]) have been identified for further evaluation. Based on the VSIs conducted for the 2003 EBS, no evidence or documentation of a release was identified for the remaining 52 transformers within the carve-outs proposed for lease.

Non-Transformer PCB equipment. A 1992 survey of former MCAS El Toro for items and equipment, other than transformers and fluorescent light fixtures, that possibly contained PCBs has been conducted (Kennedy/Jenks 1992). The survey identified items suspected of containing PCB insulation or fluid. Within the carve-outs proposed for lease, 21 items contained dielectric fluid and were sampled and analyzed for PCB concentrations**.** Table 14 lists these items and the analytical results. Non-transformer PCB equipment locations are present in Carve-outs I-B, II-E, II-F, II-Q, III-B, and III-D. Their locations are shown on Figure 9. Because these items contain PCBs below 50 parts per million (ppm), they are classified by the Toxic Substances Control Act (TSCA) as non-PCB items and are not required to be removed from service.

PCB Light Fixtures. Ballasts in fluorescent light fixtures made prior to 1979 may contain sealed PCB-containing components. A survey of station buildings/structures/facilities for PCB-containing light ballasts has not been conducted; however, it is assumed that buildings/structures/facilities constructed prior to 1979 have PCB light fixtures. It should be noted that many buildings/structures/facilities that were constructed prior to 1979 have had interior renovations and new light fixtures installed that do not contain PCBs.

Fluorescent light ballasts manufactured before 1979 often contain PCB small capacitors that may be disposed of as municipal solid waste. No action is required at the buildings/structures/facilities unless large quantities of PCB-containing fluorescent light ballasts are removed. According to DON guidance on disposal of fluorescent light ballasts containing PCBs (DON 1989), large quantities of PCB small capacitors generated from fluorescent light ballasts, such as when the fixtures in a large office or an entire building/structure/facility are replaced, should be disposed of as regulated PCB equipment.

Fluorescent light ballasts that contain PCBs have approximately 1.0 to 1.5 ounces of PCB fluid in each capacitor. There are approximately 3.1 to 4.7 pounds of PCB fluid for every 50 PCB small capacitors in fluorescent light ballasts. If the lessee plans to dispose of fluorescent light ballasts containing 3 or more pounds of PCB fluid, these light ballasts should be processed as regulated items.

Restrictions

There are four PCB-containing transformer storage areas (including the sludge drying beds – IRP 12) and one non-transformer PCB equipment site within the lease areas that require further evaluation. These PCB sites are within Carve-out III-B and include IRP 8, IRP 11 (Building 369), IRP 12, PCB A1 (Tank 175), and Building 360.

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where PCB-containing transformers, transformer storage areas, or non-transformer PCB equipment sites are located, without prior written approval from FFA signatories.

There are no restrictions for the remaining PCB transformers or the remaining non-transformer PCB equipment.

5.7 MEDICAL/BIOHAZARDOUS WASTE

Notifications

Medical/biohazardous waste generated at medical and dental clinics at former MCAS El Toro were handled and transported off station for incineration by a commercial waste disposal contractor. Based on the real property record for former MCAS El Toro, Buildings 105, 439, and 457 within the areas proposed for lease (Carve-outs I-B, II-B, and II-R) have been identified as previous medical and/or dental clinics. No documentation or evidence of a release of medical/biohazardous waste was identified.

Restrictions

There are no restrictions due to medical/biohazardous waste.

5.8 ORDNANCE

Notifications

The carve-outs proposed for lease include buildings/structures/facilities where ordnance was stored/used include II-M, II-Q, and III-B. The eight ordnance–related buildings/structures/facilities within these carve-outs include Buildings 296, 307, 631, 787, 832, and pistol/skeet ranges at demolished Buildings 235 and 354. All environmental investigations conducted at the former MCAS El Toro have indicated that ordnance and/or explosive hazards do not remain on the property.

Restrictions

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where ordnance (PRL) sites are located, without prior review and written approval from FFA signatories.

Though no ordnance and/or explosive hazards remain on the property, two locations have been identified as PRLs for further evaluation of potential soil contamination. This restriction applies to the surface and subsurface soils for carve-outs associate with the following ordnance-related PRL locations:

- Carve-out II-M: PRL 354
- Carve-out II-Q: PRL 235

Please refer to Table 3 and Figures 3a and 3b for information pertaining to these PRL locations.

5.9 PESTICIDES

Notifications

Agricultural areas are present on the FOSL areas. The land that former MCAS El Toro occupies was used for agricultural purposes prior to its development for military purposes in the early 1940s. There are 32.4 acres of agricultural property within two carve-outs (28.7 acres within Carve-out II-F and 3.7 acres within Carve-out II-Q). The following discussion provides notifications that are required based on previous use of pesticides and herbicides at these areas.

Pesticide application on agricultural lease areas is accomplished by the current lessee. The lessee is responsible for complying with applicable federal, state, and county standards for the prevention, control, and abatement of environmental pollution. Pesticide applications are accomplished in

accordance with DoD requirements for safety, effectiveness, and environmental protection. The lessee is responsible for obtaining any state or county permits for application of pesticides. Information concerning the lessee's proposed pesticide application program is furnished annually prior to any pesticides being applied. Only those pesticides reported to and approved by the DON can be utilized.

In addition to being used on the agricultural areas, pesticides and herbicides had also been used at former MCAS El Toro to control rodents and weeds. A certified pest control contractor was utilized to control roaches, spiders, ants, and other pests.

Available documentation was reviewed and VSIs were conducted in support of the EBS to evaluate potential inappropriate handling or application of pesticides in the agricultural lease. No evidence of any such inappropriate uses was identified or observed. Sampling that was conducted in the agricultural lease areas in 1994 and 2002 (as part of the 2003 EBS) identified one area (pesticide mixing area) where elevated concentrations of pesticides were detected. This area was further evaluated in 2003 and contaminant concentrations were below action levels (Earth Tech 2003b).

At the time of lease, the DON will provide the lessee with documentation regarding past pesticide use on the property.

Restrictions

There are no restriction due to the past use or storage of pesticides.

5.10 RADIOLOGICAL MATERIALS INVESTIGATION LOCATIONS

Notifications

The carve-outs proposed for lease include areas of potential radiological contamination. The 17 radiological materials release locations include Buildings 242, 243, 244, 295, 296, 297, 319, 360, 860, the NBC Area (Buildings 787, 1789, 1803, and the APHO 38 area), the RAD ADAPT Building, DRMO Yard 3, IRP Site 3 (Original Landfill), IRP Site 5 (Perimeter Road Landfill) and APHO-46, IRP Site 8 (DRMO Yard 1), IRP Site 12 (Former Location of Industrial Waste Treatment Plant and Drying Beds), and APHO 59, 62, 63, 64, and 65 (Anomaly Area 3) in Carve-outs I-B, II-C, II-D, II-H, II-J, II-M, and III-B. Several of these sites are also APHO, RFA, or IRP LOCs. These sites all require further investigation or initiation of response actions. Summary information on these sites is presented in Table 15. Their locations are shown on Figure 10.

Restrictions

Access to these buildings/structures/facilities and sites will be restricted pending the results of the RAD survey. The survey results must be approved by the regulatory agencies before the buildings/structures/facilities and sites are released for occupancy under the lease.

These restrictions apply to carve-outs (in entirety) associated with the following RAD material investigation locations:

- Carve-out I-B: Suspected Former Radium Plaque Adaptometer Building (RAD ADAPT)
- Carve-out II-C: Anomaly Area 3 (APHOs 59, 62, 63, 64, and 65)
- Carve-out II-D: IRP Site 3
- Carve-out II-H: (portion of) IRP Site 5/APHO 46
- Carve-out II-J: Building 860 (RAD 860)
- Carve-out II-M: The Radiological Nuclear, Biological, and Chemical Area comprised of Buildings 787, 1789, 1803, and the APHO 38 area (RAD NBC), Defense Reutilization and Marketing Office Yard No. 3 (RAD DRMO), (portion of) IRP Site 5/APHO 46
- Carve-out III-B: Buildings 242, 243, 244, 295, 296, 297, 319, 360 (RAD 242, 243, 244, 295, 296, 297, 319, 360, respectively), IRP Site 8, IRP Site 12

5.11 MISCELLANEOUS LOCS

Notifications

There are 12 MSC LOCs situated within the carve-outs proposed for lease. These are found in Carve-outs I-C, I-F, II-C, II-F, II-H, II-K, II-M, II-Q, II-U, and III-B. Summary information, including regulatory agency status, for these LOCs is presented in Table 16. The MSC LOC locations are shown on Figure 11. Seven of these LOCs have received regulatory agency concurrence for NFA decisions by obtaining a letter of NFA from the FFA signatories. Restrictions are required for the remaining five MSC LOCs for which FA is required.

JP-5 was supplied via an 8-inch diameter pipeline from Norwalk, California to MCAS El Toro (approximately 30 miles) by DFSP. The pipeline entered the station from the northwest (see Figure 11) and terminated at Tank Farm 555. The DFSP pipeline within the station boundaries is not an asset of former MCAS El Toro. The pipeline was closed in June 1999. The entire length was "pigged", water-washed, and "pigged" again to remove any remaining solids and moisture. The pipeline was filled with nitrogen gas and sealed. No known impacts have been documented for the DFSP pipeline within the boundaries of former MCAS El Toro (Groundwater Technology, Inc. 2003). Pending the approval of the closure of the DFSP pipeline by the regulatory agencies, it has been designated as a MSC category LOC and designated as MSC DFSP Pipeline with an ECP category of 2e.

Restrictions

The lessee shall not conduct or permit its sublessees to conduct any excavation, digging, drilling, or other disturbance of the soil within each of the carve-outs (in entirety) where MSC LOC sites are located, without prior review and written approval from FFA signatories.

This restriction applies to carve-outs associated with the five FA MSC LOCs:

- Carve-out I-C: MSC DFSP Pipeline
- Carve-out I-F: MSC B3 (Building 850)
- Carve-out II-C: MSC R1
- Carve-out II-F: MSC JP5
- Carve-out II-K: MSC JP5, MSC ST19B (Building 891)
- Carve-out II-Q: MSC JP5

- Carve-out II-U: MSC DFSP Pipeline

5.12 MONITORING/BIOVENTING/SVE WELLS

Notifications

Past activities within the carve-outs proposed for lease included the installation of monitoring/bioventing/SVE wells for characterizing groundwater. Monitoring/bioventing/SVE wells are situated within Carve-outs I-B, I-F, I-N, I-R, II-C, II-D, II-F, II-H, II-M, II-O, II-Q, II-V, III-B, and III-D. The well locations are shown on Figures 12a – 12e and are listed in Table 19. Restrictions are required for these monitoring/bioventing/SVE well locations.

Restrictions

The lessee will be prohibited from altering, disturbing, or removing groundwater monitoring/bioventing/SVE wells and associated equipment without prior review and written approval from FFA signatories.

5.13 ASBESTOS-CONTAINING MATERIAL

DoD policy with regard to Asbestos-Containing Material (ACM) is to manage ACM in a manner protective of human health and the environment, and to comply with all applicable federal, state, and local laws and regulations governing ACM hazards. Therefore, unless it is determined by a certified asbestos inspector that the ACM in the property poses a threat to human health at the time of lease, all property containing ACM will be conveyed, leased or otherwise conveyed "as is" through the BRAC process. ACM is considered to be a threat to human health if it is located within the interior of a building/structure/facility, <u>and</u> is friable, accessible, and damaged (FAD). DoD policy with respect to ACM (DoD 1994b) is contained in Attachment 5.

Prior to property disposal, all available information on the existence, extent, and condition of ACM shall be provided via the EBS report or other appropriate document to be provided to the lessee. The survey report or document will include:

- Reasonably available information on the type, location, and condition of asbestos in any building/structure/facility or improvement on the property;
- Available results of testing for asbestos, including results of a site-specific FAD ACM survey performed to revalidate the condition of the ACM;
- A description of asbestos control measures taken for the property; and
- Available information on costs or time necessary to remove remaining ACM; however, special studies or tests to obtain this information will not be provided by DON.

As a general matter, DON will perform asbestos surveys when a building/structure/facility is scheduled for reuse, or if its status is to be determined, but DON is not required to conduct a FAD ACM survey for a building/structure/facility to be demolished. For buildings/structures/facilities at former MCAS El Toro, DON anticipates all or nearly all such buildings/structures/facilities will be demolished by the lessee(s). Furthermore, a FAD ACM survey is not required if ACM has never been identified in the interior of a building/structure/facility during previous asbestos surveys, or if an asbestos survey conducted after 31 December 1996, found no damaged ACM and there is no reason to suspect that damaged ACM is present. Therefore, rather than perform new surveys for all buildings/structures/facilities, use or occupancy of buildings/structures/facilities for which DON

would otherwise perform new surveys will be restricted pending (1) performance of asbestos surveys and any necessary abatement, or (2) demolition by lessee(s).

NFECSW SDIEGO believes that it is a sound practice to reinspect ACM to assess its physical condition (i.e., good or damaged) every 3 years when there are still active operations underway at an installation. This is consistent with the approach taken to address similar issues under the Asbestos Hazard Emergency Response Act. Since base closure occurred in 1999 and activity that could potentially damage ACM ceased then, qualified inspections performed after 1 January 1997, or later in buildings/structures/facilities that have been vacant since closure are considered to be in conformance with this approach.

When buildings/structures/facilities are scheduled for demolition by the lessee, the lease document shall prohibit occupation of the buildings/structures/facilities prior to demolition. The lessee shall assume responsibility for the management of any ACM, including surveys, removal and/or management of ACM prior to or during demolition, in accordance with applicable laws. Buildings/structures/facilities that are to be demolished may be occupied on an interim basis only if the lessee conducts the necessary ACM surveys and abatement according to all local, state, and federal requirements.

The following sections summarize specific notifications and restrictions regarding the presence of ACM in some of the buildings/structures/facilities situated within the carve-outs proposed for lease.

Notifications

Available information on the existence, extent, and condition of ACM at buildings/structures/facilities within the carve-outs proposed for lease is provided in Table 18. This information was collected from five ACM surveys conducted at the former MCAS El Toro. ACM surveys were conducted at former MCAS El Toro in 1989 by IT Corporation, 1991 by Ecology and Environmental, Inc., 1995 and 1996 by Navy Public Works Center (PWC), 1999 by CABACO/Tait, and 2000 and 2001 by Brown and Caldwell (USMC/SWDIV 2003). The 2000 and 2001 surveys were limited to FAD ACM. Copies of the ACM survey reports will be included in the lease documentation. Buildings/structures/facilities that have never been surveyed for ACM are not listed in Table 18.

In connection with its use and occupancy of the property, including, but not limited to, (1) removal of ACM discovered during demolition or renovation of buildings/structures/facilities, and (2) demolition of any buildings/structures/facilities containing or presumed to contain asbestos or ACM, the lessee shall manage asbestos and/or ACM in accordance with all applicable federal, state and local laws and other requirements relating to asbestos and ACM.

Restrictions

The prospective lessee(s) will be required to comply with the specific restrictions listed below, and with additional asbestos- or ACM-related lease provisions substantially similar to those provided in Attachment 2. The buildings/structures/facilities within the carve-outs proposed for lease have been separated into the following four categories based on the survey findings to assist in determining the restrictions associated with asbestos. (Buildings/structures/facilities that were not part of the historic ACM surveys, including those building/structures/facilities due to their physical features [such as antennas, playing fields, etc.] were reevaluated for the need for an ACM survey. These buildings/structures/facilities were categorized as either category ‘b’ or ‘d’, defined below, and are italicized.):

a) Buildings/Structures/Facilities containing FAD ACM
b) Buildings/Structures/Facilities requiring an ACM survey
c) Buildings/Structures/Facilities with non-FAD ACM
d) Buildings/Structures/Facilities with no ACM

(a) Buildings/Structures/Facilities Containing FAD ACM

- Access or occupancy shall be prohibited except for short-term tours and emergency maintenance conducted with prior DON notification and approval.
- Buildings/structures/facilities may be occupied only after the lessee conducts all necessary surveys and abatement according to all local, state, and federal requirements. Occupancy restrictions may not be removed from these buildings/structures/facilities without prior approval of FFA signatories.
- The lessee shall be responsible for the management of ACM, including surveys, removal, and/or management of ACM prior to or during renovation or demolition in accordance with applicable regulatory requirements.
- The lessee shall not demolish any such building/structure/facility without prior written approval of DON.

These restrictions are applicable to the following buildings/structures/facilities:

- Carve-out I-B: Buildings 439 and 649
- Carve-out II-E: Buildings: 605 and 606
- Carve-out II-F: Building 555
- Carve-out II-I: Building 392
- Carve-out II-M: Building 442
- Carve-out II-O: Building 390
- Carve-out II-R: Building 457
- Carve-out III-B: Buildings 296, 297, 312, 321, 322, 324, 326, 360 369, 375, and 445

(b) Buildings/Structures/Facilities Requiring an ACM Survey

Buildings/Structures/Facilities require a survey if: they have never been surveyed for ACM; non-FAD ACM was detected in a survey that was conducted prior to but not since 1997 (i.e., not within the last 3 years of station operation); or they were surveyed for FAD ACM only and, therefore, the presence of non-FAD ACM is unknown.

- Access or occupancy shall be prohibited except for short-term tours and emergency maintenance conducted with prior DON notification and approval.
- Buildings/structures/facilities may be occupied only after necessary surveys and abatement are conducted according to all local, state, and federal requirements. Occupancy restrictions may not be removed from these buildings/structures/facilities without prior approval of FFA signatories.
- The lessee shall be responsible for the management of ACM, including surveys, removal and/or management of ACM prior to or during renovation or demolition in accordance with applicable regulatory requirements.

- The lessee shall not demolish any such building/structure/facility without prior written approval of DON.

This restriction is applicable to the following buildings/structures/facilities:

- Carve-out I-B: Building *783T*
- Carve-out I-F: Building *5*
- Carve-out I-H: Building 51
- Carve-out I-I: Building *47*
- Carve-out II-B: Buildings 130 and 133
- Carve-out II-D: Buildings *131, 380,* 734, 735, 748, 749, *796*, and *858*
- Carve-out II-E: Buildings 695, 696, 697 and *914*
- Carve-out II-F: Buildings *552* and 556
- Carve-out II-I: Building 308 and *764*
- Carve-out II-J: Building *860*
- Carve-out II-K: Buildings *617* and *618*
- Carve-out II-M: Buildings 673, *673 T3, 772,* and *798*
- Carve-out II-P: Building *637*
- Carve-out II-Q: Building 658, 698, 752, *763, 779, 903, 923,* and 1804
- Carve-out II-S: Buildings *447,* and 726
- Carve-out II-T: Building *761*
- Carve-out III-B: Buildings *28, 155*, 244, *245,* 306, 309, *311, 314*, 325, *335*, *379,* 383, 388, *496,* 529, *599,* 616, 671, *700, 725, 742, 758, 759, 760, 765, 769, 770, 771, 778, 789, 801, 825, 862, 865, 866, 867, 889, 926*, 1595, 1601, and 1703

(c) Buildings/Structures/Facilities Containing Non-FAD ACM

This category includes buildings/structures/facilities for which ACM surveys have been conducted since 1 January 1997 (i.e., within the last 3 years of station operations) that detected non-FAD ACM.

- The lessee shall be responsible for the removal and/or management of ACM prior to or during renovation or demolition in accordance with applicable regulatory requirements.

This restriction is applicable to the following buildings/structures/facilities:

- Carve-out I-B: Buildings 443, 650, 651, 693, 743, and 783
- Carve-out I-E: Building 2
- Carve-out I-F: Building 6
- Carve-out I-K: Building 718
- Carve-out I-M: Building 65
- Carve-out I-N: Building 1
- Carve-out I-O: Building 98
- Carve-out I-P: Building 75
- Carve-out I-Q: Building 367
- Carve-out I-R: Building 364
- Carve-out II-B: Building 634
- Carve-out II-D: Buildings 745 and 746
- Carve-out II-E: Buildings 115, 118, 119, and 139
- Carve-out II-M: Building 787
- Carve-out II-Q: Buildings 114, 124, 125, 372, and 716
- Carve-out II-S: Buildings 374
- Carve-out III-B: Buildings 29, 31, 32, 33, 34, 35, 248, 249, 250, 295, 298, 299, 300, 301, 302, 304, 307, 310, 313, 315, 317, 318, 320, 359, 368, 370, 386, 435, 655, and 717,

(d) Buildings/Structures/Facilities Containing No ACM

This category includes buildings/structures/facilities that have been surveyed for ACM and for which no ACM was detected or are of a construction type that does not include ACM (e.g., metal frame structure).

- There are no restrictions based on the presence of asbestos or ACM. If ACM is discovered during renovation or demolition, the lessee shall be responsible for removal and/or management of ACM in accordance with applicable regulatory requirements.

This is applicable to the following buildings/structures/facilities:

- Carve-out I-B: Buildings 930, and *966*
- Carve-out I-F: Buildings *399, 419, 850,* and *851*
- Carve-out I-G: Building 7
- Carve-out I-I: Building 46
- Carve-out I-J: Building 22
- Carve-out II-B: Buildings 105, *932,* and *933*
- Carve-out II-D: Buildings *349,* 385, 750, 751, and 900
- Carve-out II-E: Buildings 639, 640, 641*, 643, 892, 912, 913, 936, 937, 940,* and *972*
- Carve-out II-K: Buildings: *886, 887, 891,* and *915*

- Carve-out II-M: Buildings 832, *928, 965,* 1656, 1662, 1719, and *1789*
- Carve-out II-Q: Buildings 126, 127, 230, 231, 363*, 396, 558, 559, 560, 561,* 642, *659,* 677, 747, *904, 905, 906, 907, 908, 909, 910, 911, 938,* and *952*
- Carve-out II-S: Buildings *377, 448, and 566*
- Carve-out III-B: Buildings 96, *156, 174, 175/175A,* 242, 243, 305, 319, 333, 355, 357, 358, *387, 530, 534,* 631, 672*, 674, 675,* 753, 791, 800, *802, 818*, 824, *827, 853, 859, 897, 918, 919, 920, 945, 946, 949, 957, 962, 963,* 1580, and 1710
- Carve-out III-C: Building 240
- Carve-out III-D: Building 26

5.14 LEAD-BASED PAINT

The following sections summarize specific notifications and restrictions regarding the presence of lead-based paint (LBP) in some of the buildings/structures/facilities situated within the carve-outs proposed for lease. DON policy for residential buildings is contained in the joint EPA/DoD interim final *Lead-Based Paint Guidelines for Disposal of Department of Defense Residential Real Property – A Field Guide* (DoD/EPA 1999).

Notifications

Notifications of potential LBP at buildings/structures/facilities within the carve-outs proposed for lease are based primarily on the age of construction (i.e., constructed before the Consumer Product Safety Commission's 1978 ban on LBP for residential use). The carve-outs proposed for lease contain buildings/structures/facilities that were built prior to 1978 and may contain LBP. Target housing within carve-outs proposed for lease that have been surveyed for LBP include Buildings 32, 33, 34, 35 (no LBP identified at these units), and Buildings 248, 249, and 250 (interior and exterior wood identified with LBP).

The age of many of the structures on the property suitable for lease suggests the likelihood that LBP may be present on some of these structures. This in turn creates the possibility that, through the action of normal weathering and maintenance, there may be lead from LBP in the soil surrounding these structures.

Demolition of non-residential buildings/structures/facilities built prior to 1978 creates the possibility of lead being found in the soil as a result of such activities. With respect to any such non-residential buildings/structures/facilities which the lessee intends to demolish and redevelop for residential use, the lessee may, pursuant to applicable law or regulation, be required by DTSC or other regulatory agencies to evaluate the soil adjacent to such non-residential buildings/structures/facilities for soil-lead hazards, and to abate any such hazards that may be present, after demolition of such non-residential buildings/structures/facilities and prior to occupancy of any newly constructed residential structures.

Table 1 provides a list of all non-demolished buildings/structures/facilities within the carve-outs proposed for lease and their corresponding dates of construction. The lessee will be referred to the EBS for a summary of LBP surveys for buildings/structures/facilities within the carve-out areas.

Restrictions

The prospective lessee will be required to comply with the specific restrictions listed below, and with additional LBP-related lease provisions substantially similar to those provided in Attachment 2. The

buildings/structures/facilities within the carve-outs proposed for lease have been separated into two categories to assist in determining the restrictions associated with LBP: a) buildings/structures/facilities built prior to 1978, or that have an unknown construction date, and b) buildings/structures/facilities built after 1978. Building construction dates are provided in Table 1.

(a) Buildings/Structures/Facilities Built Prior to 1 January 1978, or Construction Date is Unknown

- Buildings/structures/facilities may be used for residential purposes or child-occupied buildings/structures/facilities only after the lessee conducts any necessary LBP surveys and abatement in accordance with all local, state, and federal requirements. Residential or child-occupied use of these buildings/structures/facilities will be subject to approval of FFA signatories.
- The lessee shall not demolish any buildings/structures/facilities containing LBP without prior written approval of the DON. The lessee shall be responsible for demolishing buildings/structures/facilities in accordance with applicable local, state, and federal regulatory requirements.
- The lessee shall be responsible for conducting post-demolition soil sampling and any necessary abatement of soil-lead hazards at target housing or residential real property.

(b) Buildings/Structures/Facilities Built After 1 January 1978

There are no restrictions due to LBP for any buildings/structures/facilities constructed after 1 January 1978.

5.15 RADON

Notifications

Radon is a naturally occurring, colorless, and odorless radioactive gas that is produced by radioactive decay of naturally occurring uranium. Uranium decays to radium, of which radon gas is a by-product. Radon is found in high concentration in rocks containing uranium such as granite, shale, phosphate, and pitchblende. Atmospheric radon is diluted to insignificant concentrations. Radon that is present in the soil, however, can enter a building/structure/facility through small spaces and openings, accumulating in enclosed areas such as basements. The cancer risk caused by exposure through the inhalation of radon is a topic of concern.

DoD policy is to disclose available and relevant radon assessment data pertaining to BRAC property being leased or transferred for inclusion in property lease/transfer documents. However, there is currently no federal requirement to perform follow-on radon assessment or mitigation in federal buildings, including those to be transferred to the public or private sector.

A radon survey was conducted at former MCAS El Toro in 1991. In accordance wit DoD guidance (DoD 1994b), radon screening results were based upon a representative sampling of buildings/structures/facilities. The buildings/structures/facilities surveyed included the station hospital (Building 431), the childcare center (Building 656), and approximately 185 locations in the family housing areas. The results indicated that none of the buildings/structures/facilities or housing units exceeded the radon threshold value of 4 picocuries per liter (pCi/l). Therefore, no mitigative action or further testing was recommended (JEG 1995). Based on these sampling results, it is anticipated that radon levels in other buildings/structures/facilities at former MCAS El Toro should

not be significantly different from those surveyed (levels should not exceed 4 pCi/l) (USMC/SWDIV 1999).

Restrictions

There are no restrictions due to radon for any buildings/structures/facilities.

5.16 SCHOOL SITE CONSIDERATIONS

Notifications

If, subsequent to lease, any portion of the property found suitable for lease by this FOSL is considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with the California Education Code section 17210 et seq. will need to be conducted by the lessee and approved by the DTSC (School Property Evaluation and Cleanup Division). The California Education Code requires that a comprehensive evaluation of natural and manmade hazardous materials be conducted for school properties. This comprehensive evaluation requires additional investigation of hazardous materials outside the scope of CERCLA hazardous substances. This additional evaluation includes: legally applied pesticides and herbicides, imported fill materials, naturally occurring hazardous substances such as heavy metals (e.g., chromium, mercury, nickel), metalloids (e.g., arsenic, selenium), gases (e.g., methane, hydrogen sulfide), and radioactive elements (e.g., radon gas) and naturally occurring petroleum deposits. The evaluation also includes ACM and LBP at concentrations that fall outside the scope of CERCLA. Any requirements associated with the evaluation of any property for compliance with the California Education Code are the sole responsibility of the lessee.

This notification is for information purposes and the lessee should contact the California EPA, as appropriate, regarding this notification.

6. SUMMARY OF RESTRICTIONS

The prospective lessee will be required to comply with the specific restrictions listed in Section 5 of this FOSL. Attachment 2 provides basic environmental provisions that define the parameters, as identified in the BRIM, that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL. Tables 20a and 20b provide a cross reference to the section in this document where the notifications and restrictions applicable to each carve-out or buildings/structures/facilities included in this FOSL can be found.

7. RIGHT OF ACCESS

The leases will contain appropriate provisions reserving access to the properties for DON and appropriate regulatory agency personnel including but not limited to FFA signatories to conduct investigations, surveys, sampling, monitoring, and remedial activities.

In addition to reserving such access during the lease period, DON recognizes that in the future it may need to reserve similar access rights when it ultimately conveys previously-leased real property by deed. When conveying property at former MCAS El Toro that has previously been leased pursuant to this FOSL, DON shall reserve, in the deeds for such conveyances, access to monitoring wells, surface gauging locations, and landfill gas monitoring probes used for sampling and water-level measurements, as necessary, for itself and for appropriate regulatory agency personnel, including, but not limited to, FFA signatories.

8. CONCLUSIONS/FINDING OF SUITABILITY TO LEASE

Pursuant to CERCLA Section 120(h) and the provisions of 40 Code of Federal Regulations Part 373, the lease will contain a notice of hazardous substances stored, released, or disposed within the applicable lease carve-outs at former MCAS El Toro. A potential or known release or disposal of hazardous substances or petroleum products has occurred within the lease boundaries of carve-outs included in this FOSL. The Hazardous Substances Notification Table and Petroleum Products Notification Table are provided in Attachment 4. The Petroleum Products Notification Table lists the UST/AST and PRL sites (containing petroleum products), which are within the scope of the CERCLA Petroleum Exclusion set forth in CERCLA Section 101(14).

Based on the foregoing information and analysis, I find that the properties identified in this FOSL (Carve-outs within Parcels I, II, and III) are suitable for lease, subject to the conditions, notifications, and restrictions set forth in this document. The properties can be used pursuant to the terms of the leases, with the specified use restrictions in the leases, with acceptable risk to human health and the environment and without interference with the environmental restoration process.

Date: 3 AUG 2004 Signature: D P K

D.P. KING
Captain, CEC, U.S. Navy
Commander

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Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
Navy Sale Parcel I / II / III				
I / II / III	N/A	Agua Chinon Wash	N/A	N/A
I / II / III	N/A	Bee Canyon Wash	N/A	80,000
I / II / III	N/A	Runways and Taxiways	N/A	N/A
I / II / III	N/A	Active Sanitary Sewer Lines	<1943	Unknown
I / II / III	N/A	Irrigation Pipelines	<1952	Unknown
Navy Sale Parcel I				
I-B	439	Branch Dental/Medical Clinic	1959	70,167
I-B	443	Photography Lab/Academic Instruction/ LTV Center	1959	31,246
I-B	651	Exchange Auto Repair Station/ Exchange Supplemental Gas Station	1971	13,839
I-B	693	Occupational Field Training (KC-130)	1977	5,467
I-B	783T	MCAS El Toro Credit Union	Unknown	Unknown
I-B	966	Hazardous Waste Storehouse	<1997	130
I-B	649	Cafeteria/Exchange Retail Store/Exchange Warehouse	1970	109,364
I-B	650	Exchange Retail Store Warehouse	1970	3,800
I-B	743	Exchange	1971	3,304
I-B	783	Exchange Administrative Building	1984	21,720
I-B	930	MWR Exchange Video Store	1993	1,156
I-E	2	Maintenance Hanger	1943	10,370
I-F	5	Auto Organizational Shop	1943	10,370
I-F	6	Provost Marshal/ Security Headquarters	1943	9,226
I-F	399	VORTAC Facility	Unknown	Unknown
I-F	419	Saluting Battery	<1958	Unknown
I-F	850	Crash Crew Burn Pit	<1997	N/A
I-F	851	Crash Crew Burn Pit	<1997	N/A
I-G	7	Storage	1943	10,370
I-H	51	Vacant (Auto Organizational Shop)	1943	6,240
I-I	46	Reproduction Office	1943	2,280
I-I	47	Vacant (former Construction Shop)	1943	2,980
I-J	22	Electrical and Communications	1943	6,240
I-K	718	Lampost Pizza, Modular Club	Unknown	Unknown
I-M	65	Station Headquarters	1943	16,320
I-N	1	Squadron Headquarters Telephone Exchange	1943	Unknown
I-O	98	Fire Station #1	1943	6,732
I-P	75	Administrative Offices	<1948	Unknown
I-Q	367	Bachelor Enlisted Quarters	<1954	Unknown
I-R	364	Mess Hall #2	1952	40,817
Navy Sale Parcel II				
II-B	105	Dental Clinic/Flight Line Aid Station	1943	24,038
II-B	130	Aviation Paint Area	1943	2,906

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
II-B	133	Office/Training Facility	1943	3,390
II-B	634	Avionics Shop/ Maintenance Hanger/ Engine Maintenance Shop	1969	54,891
II-B	932	Hazardous Material Storehouse	<1997	120
II-B	933	Hazardous Waste Storehouse	<1997	272
II-D	131	Storage	1943	6,240
II-D	349	Aircraft Beacon	<1948	Unknown
II-D	380	Standby Generator Building	<1954	Unknown
II-D	385	Electrical Distribution Substation # 4	1954	160
II-D	734	Public Toilet/Van Complex	1980	560
II-D	735	Generator Building/Van Complex	1980	1,100
II-D	745	Warehouse	Unknown	Unknown
II-D	746	Flight Simulator	1984	22,516
II-D	748	Public Toilet/Van Complex	1983	560
II-D	749	Public Toilet/Van Complex	1983	560
II-D	750	Sentry Booth/Van Cmplex	1983	60
II-D	751	Hazardous and Flammable Materials Storehouse	1983	126
II-D	796	Substation Chiller Building	1984	1,518
II-D	858	Guard House – Gate #2	1988	96
II-D	900	Hazardous and Flammable Materials Storehouse	1993	8,800
II-E	115	Maintenance Hanger	1966	23,090
II-E	118	Maintenance Hanger	1943	6,240
II-E	119	Maintenance Hanger	1943	6,240
II-E	139	3rd Marine Air Wing Embarkation area	1943	6,240
II-E	605	Maintenance Hanger	1962	23,598
II-E	606	Maintenance Hanger	1965	23,598
II-E	639	Electric Power Plant	1969	144
II-E	640	Electric Power Plant	1969	144
II-E	641	Electric Power Plant	1969	144
II-E	643	Fixed Aircraft Start System	<1973	14,915
II-E	695	Line Maintenance Shelter	1975	900
II-E	696	Line Maintenance Shelter	1975	900
II-E	697	Line Maintenance Shelter	1975	900
II-E	892	Aircraft Washrack Pavement	1991	672
II-E	912	Hazardous and Flammable Materials Storehouse	1993	150
II-E	913	Hazardous and Flammable Materials Storehouse	1993	150
II-E	914	Vacant Hazardous and Flammable Materials Storehouse	1993	150
II-E	936	Hazardous Waste Storehouse	Unk.	Unk.
II-E	937	Hazardous Waste Storehouse	<1997	51

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
II-E	940	Hazardous Waste Storage	<1997	Unknown
II-E	972	LOX Shelter	Unknown	Unknown
II-F	552	Miscellaneous POL Pipeline Facility	1954	304
II-F	555	POL Sampling/Testing Building	1955	800
II-F	556	Miscellaneous POL Pipeline Facility	1955	543
II-I	308	Ground Support Equipment Storage	1944	720
II-I	392	Aircraft Ground Support Equipment	1955	6,400
II-I	764	Vehicle Washrack Utility Building	1984	228
II-J	860	Aircraft Line Operations Building	1988	240
II-K	617	Aircraft Noise Abatement Facility	<1967	N/A
II-K	618	Aircraft Noise Abatement Facility	<1967	N/A
II-K	886	Aircraft Direct Fueling Station, 600 GPM	<1997	N/A
II-K	887	Aircraft Direct Fueling Station, 600 GPM	<1997	N/A
II-K	891	Unknown	Unknown	Unknown
II-K	915	Hazardous / Flammable Materials Storehouse	Unknown	Unknown
II-L	N/A	Runway Infield Area	<1943	N/A
II-M	442	Aviation Armaments	1959	6,220
II-M	673	Aircraft Ground Support Equipment Shop/Aircraft Ground Equipment Shed	1974	13,800
II-M	673 T3	RCRA Storage Facility	Unknown	Unknown
II-M	772	Hazardous Waste Collection Facility	1983	204
II-M	787	NBC Defense Training	1984	4,000
II-M	798	Aircraft Decontamination Training	1985	Unknown
II-M	832	NBC Chamber	1987	2,680
II-M	928	DRMO Toilet, Disposal Yard 3	Unknown	Unknown
II-M	965	Hazardous Waste Storehouse	Unknown	Unknown
II-M	1656	Squadron Headquarters	1947	960
II-M	1662	NBC Applied Instruction	1947	960
II-M	1719	Applied Instruction Building	1946	960
II-M	1789	Hazardous and Flammable Materials Storehouse	1959	64
II-M	N/A	DRMO Storage Yard No. 3	1991	N/A
II-M	N/A	Golf Course	<1952	N/A
II-O	390	Golf Cart Shop	1955	6,400
II-P	637	Exchange Gas Station	<1973	Unknown
II-Q	114	Maintenance Hanger	1966	32,921
II-Q	124	Maintenance Hangar/Vacant Snack Bar	1943	6,240
II-Q	125	Maintenance Hangar	1943	4,224
II-Q	126	Maintenance Hanger	1943	4,224
II-Q	127	Tire Storage Plant	1943	4,026
II-Q	230	Paint Locker	1943	78
II-Q	231	Paint Locker	1943	78
II-Q	363	Misc POL Pipeline Shelter	1952	200

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
II-Q	372	Airfield Operations /Control Tower/Field Lighting Vault/ Operations /Standby Generator/ Vacant Snack Bar	1954	26,375
II-Q	396	Aircraft Truck Fueling	<1958	Unknown
II-Q	558	Aircraft Truck Fueling Facility	<1973	N/A
II-Q	559	Aircraft Truck Fueling Facility	<1973	N/A
II-Q	560	Aircraft Truck Fueling Facility	<1973	N/A
II-Q	561	Aircraft Truck Fueling Facility	<1973	N/A
II-Q	642	Electric Power Plant	1969	144
II-Q	658	Engine Test Cell	1972	2,894
II-Q	659	25,000 Gallon Storage Tank Nonpotable	<1973	N/A
II-Q	677	Meteorological Building	<1973	8
II-Q	698	Line Maintenance Shelter	1975	900
II-Q	716	Hush House	1978	8,880
II-Q	747	Contract Refueler Facility	1983	1,200
II-Q	752	Fuel Farm #5 Office	1983	348
II-Q	763	Aircraft Washrack Utility Building	1984	684
II-Q	779	Hazardous Waste Collection Facility	1983	204
II-Q	903	Shelter	<1997	315
II-Q	904	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	905	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	906	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	907	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	908	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	909	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	910	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	911	Aircraft Fueling Station, 600 GPM	<1997	N/A
II-Q	923	Drop Tank Rinse Facility	1993	576
II-Q	938	Vacant Hazardous Waste Storehouse	<1997	272
II-Q	952	Hazardous Waste Storehouse	<1997	272
II-Q	1804	Vacant Maintenance Hangar	1966	480
II-R	457	Branch Dental Clinic/Enlisted Mess Hall/ Vacant Barber Shop/Vacant Group HQ.	1960	25,000
II-S	374	Conversion Station/Heating Plant Building	1954	5,586
II-S	377	Water Storage Tank	<1954	316,000 Gal.
II-S	447	Engine Test Cell	1959	2,715
II-S	448	Storage Tank Nonpotable	<1973	25,000 Gal.
II-S	566	Storage Tank/Potable Water	<1973	50,000 Gal.
II-S	726	Line Maintenance Shelter	Unknown	Unknown
II-T	761	Aircraft Washrack Utility Building	1984	684
Navy Sale Parcel III				
III-B	28	Food Services	1943	4,160
III-B	29	NIS Field Office/Storage	1943	6,240

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
III-B	31	Utilities Shop/TAFDS	1943	6,240
III-B	32	Bachelor Officer Quarters	1943	Unknown
III-B	33	Bachelor Officer Quarters	1943	Unknown
III-B	34	Bachelor Officer Quarters	1943	Unknown
III-B	35	Bachelor Officer Quarters	1943	Unknown
III-B	96	Transportation Office	1943	4,128
III-B	155	Grounds Equipment Shed	1943	260
III-B	156	10,000 Gallon Storage Tank/Potable Water	<1948	N/A
III-B	174	1,000,000 Gallon Storage Tank/Potable Water	1943	N/A
III-B	175	1,000,000 Gallon Storage Tank/Potable Water	1943	N/A
III-B	175A	Underground Storage Tank	Unknown	N/A
III-B	242	Museum	1944	6,240
III-B	243	Historical Center	1944	4,160
III-B	244	Historical Collection	1944	10,370
III-B	245	Storage Air/Ground	1944	6,400
III-B	248	Bachelor Officer Quarters	1945	8,756
III-B	249	VIP Quarters (Transients)	1945	Unknown
III-B	250	VIP Quarters (Transients)	1945	Unknown
III-B	295	Maintenance Hanger	1944	40,418
III-B	296	Vacant (Ground Support Equipment Shop)/ Maintenance Hanger/ Vacant Storage/ Armory/ Transformer Room/ Boiler Room	1944	172,268
III-B	297	Maintenance Hanger / Boiler Room	1944	155,439
III-B	298	Ground Maintenance Equipment	1944	14,559
III-B	299	Ground Maintenance Equipment	1944	4,268
III-B	300	AFGC Office/Environment Office/ Public Works Office	1945	6,019
III-B	301	Public Works Administration/ Labor Shop	1945	5,120
III-B	302	Public Works Electrical Shop	1945	5,120
III-B	304	Academic Instruction/ Administration Office/ Civilian Credit Union	1944	10,818
III-B	305	Group Headquarters	1944	4,000
III-B	306	Vacant Water Treatment Area/ Public Works Pipe/ Heating/ Refrigeration Shop.	1944	16,712
III-B	307	SOMS Recovery HQ/ EAF Storage and Weight Handling Equipment/ Vacant Storage	1944	35,337
III-B	309	Group Headquarters	1944	10,368
III-B	310	Vehicle Maintenance Facility	1944	1,796
III-B	311	Fire Station # 2	1944	3,913
III-B	312	Vacant Photography Building	1944	5,243
III-B	313	Field Maintenance Shop/ Storage	1944	50,000
III-B	314	Highbay Storage	1945	6,123
III-B	315	Squadron Headquarters	1954	3,444
III-B	317	Laundry Pick up Point/Marine Corps Supply /Office	1945	126,322

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
III-B	318	General Warehouse Navy/MTIS Building	1945	122,409
III-B	319	General Warehouse Navy and Marine	1945	126,729
III-B	320	Hazardous Materials and Flammable Materials Storehouse	1945	17,100
III-B	321	Administration Office/General Warehouse	1945	71,900
III-B	322	Vacant Mess Hall	1945	10,653
III-B	324	Vacant Applied Instruction/CO_2 Storage/ Storage	1945	45,858
III-B	325	Vacant Hazardous and Flammable Storage	1945	251
III-B	326	Hazardous and Flammable Storehouse	1945	11,446
III-B	333	Field Maintenance Shop	1945	2,160
III-B	335	Water Distribution Building	1945	1,125
III-B	355	Vacant Snack Bar	1943	900
III-B	357	Hazardous and Flammable Materials Storehouse	1951	192
III-B	358	Water Distribution Building	1951	711
III-B	359	MTIS Building	1952	13,065
III-B	360	Storage Marine Air/Ground Organic Unit	1952	124,920
III-B	368	Installations/Environmental	1954	37,818
III-B	369	Servmart	1954	29,568
III-B	370	PW Paint/Carpentry/Metal Trades	1954	15,280
III-B	375	Bachelor Officer Quarters	1954	Unknown
III-B	379	Truck Weighting Facility	<1954	Unknown
III-B	383	Electrical Distribution Substation # 2	1954	160
III-B	386	Construction Equipment Shop	1955	7,136
III-B	387	Loading/Unloading Ramp	<1958	159
III-B	388	Field Maintenance Shop	1955	7,040
III-B	435	Aircraft Fire and Rescue Station	1957	11,440
III-B	445	Vacant Test Cell/ Hazardous and Flammable Storage	1959	6,713
III-B	496	Shop Storage Building	1948	480
III-B	529	Public Works Expended WP Storage	1944	3,040
III-B	530	Storage Tank Potable Water	<1973	10,000
III-B	534	Hazardous and Flammable Materials Storehouse	1946	800
III-B	599	Liquid Oxygen Facility	1960	884
III-B	616	Administration Office	1966	792
III-B	631	Applied Instruction Building	1968	12,870
III-B	655	Field Maintenance Shop	1970	18,600
III-B	671	Refueler Administration	1973	840
III-B	672	Refueling Maintenance Shop	1973	1,600
III-B	674	Oil Water Separator	<1973	N/A
III-B	675	Oil Water Separator	<1973	N/A
III-B	700	Filling Station C-Pool	1976	36
III-B	717	Crash, Fire, Rescue Storage	1978	1,000
III-B	725	Gate Sentry House Gate # 9	1979	24

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
III-B	742	Electrical Shop Storage	1980	800
III-B	753	Pest Control Building	1984	1,118
III-B	758	Vehicle Washrack Utility Building	1984	228
III-B	759	Vehicle Washrack Utility Building	1984	228
III-B	760	Vehicle Washrack Utility Building	1984	228
III-B	765	Vehicle Washrack Utility Building	1984	228
III-B	769	Hazardous Waste Collection Facility	1983	204
III-B	770	Hazardous Waste Collection Facility	1983	204
III-B	771	Hazardous Waste Collection Facility	1983	204
III-B	778	Hazardous Waste Collection Facility	1983	204
III-B	789	Sewage Monitoring Station	1984	36
III-B	791	Officers Club	1985	22,500
III-B	800	Vehicle Maintenance Facility	1986	30,661
III-B	801	Dispatcher	1986	240
III-B	802	Washrack	1986	4,000
III-B	818	Sewage Lift Station, 100 GPM	<1997	Unknown
III-B	824	Crash Crew and Station Recovery	1986	2,112
III-B	825	Hazardous Waste Material Locker	1986	250
III-B	827	Supply Loading Ramp	<1997	N/A
III-B	853	Loading / Unloading Ramp	<1997	N/A
III-B	859	Recreation Vehicle Dump Site	<1997	N/A
III-B	862	Hazardous Waste Storage Transfer	1986	739
III-B	865	Sentry House # 3	1988	75
III-B	866	Sentry House # 4	1988	75
III-B	867	Sentry House # 5	1988	75
III-B	889	Vintage Aircraft Display Shelter	Unknown	Unknown
III-B	897	Oil/Water Separator	Unknown	Unknown
III-B	918	Hazardous and Flammable Materials Storehouse	1993	150
III-B	919	Hazardous and Flammable Materials Storehouse	1993	150
III-B	920	Hazardous and Flammable Materials Storehouse	1993	150
III-B	926	DRMO Office Disposal Yard # 1	1993	613
III-B	945	Hazardous Waste Storehouse	<1997	288
III-B	946	Hazardous Waste Storehouse	<1997	27
III-B	949	Hazardous Waste Storehouse	<1997	288
III-B	957	Hazardous Waste Storehouse	<1997	320
III-B	962	Hazardous Materials Storehouse	<1997	180
III-B	963	Hazardous Waste Storehouse	<1997	272
III-B	1580	General Warehouse Navy	1945	375
III-B	1595	Public Works Maintenance Storage	1945	1,722
III-B	1601	Public Works Maintenance Storage	1945	1,522
III-B	1703	Hazardous and Flammable Materials Storehouse	1952	480

Table 1: Buildings/Structures/Facilities Within Carve Out Areas Proposed for Lease

Carve-out	Building/Structure/Facility Number	Building/Structure/Facility Name/Description	Year of Construction	Square Feet
III-B	1710	Public Works Maintenance Storage	1946	560
III-B	N/A	Railroad and Spurs	<1943	N/A
III-C	240	EOD Storage	1944	2,000
III-D	26	Communications Shop	1943	6,240

Source: Earth Tech 2003b.
Note: Buildings/structures/facilities that have been demolished or removed are not shown.

< = before
CO_2 = Carbon Dioxide
DRMO = Defense Reutilization and Marketing Office
EAF = Laundry
EOD = Explosive Ordnance Disposal
GPM = gallons per minute
HQ = Headquarters
LOX = Liquid Oxygen
MCAS = Marine Corps Air Station
MTIS = Material Turned into Stores
MWR = Morale, Welfare, and Recreation
N/A = Not Applicable
NBC = Nuclear, Biological, Chemical
POL = Petroleum, Oil, and Lubricants
PW = Public Works
SOMS = Standard Operations and Maintenance System
TAFDS = Tactical Air Fuel Dispensing System
VORTAC = Very High-Frequency Omnidirectional Range Tactical Air Navigation
WP = Wading Pool

Table 2: Department of Defense Environmental Condition of Property Area Types[a]

Area Type	Description
1	Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas)
2	Areas where only release or disposal of petroleum products has occurred
3	Areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require a removal or remedial action
4	Areas where release, disposal, and/or migration of hazardous substances have occurred, and all remedial actions necessary to protect human health and the environment have been taken
5	Areas where release, disposal, and/or migration of hazardous substances have occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken
6	Areas where release, disposal, and/or migration of hazardous substances have occurred, but required response actions have not yet been implemented
7	Areas that have not been evaluated or require additional evaluation

Note: [a] According to the Base Realignment and Closure Cleanup Plan Guidebook, properties classified as Area Types 1 through 4 may be considered suitable for transfer, and properties classified as Area Types 5 through 7 are considered unsuitable for transfer.
Source: DoD 1996

Category 2 has been divided by the Navy into five subcategories to further define petroleum product releases. Subcategories 2a through 2e correspond to Categories 3 through 7, except the Category 2 definitions refer to petroleum products rather than hazardous substances. Category 2 definitions are as follows:

- **Category 2a.** Facilities where release, disposal, and/or migration of petroleum products have occurred, but at concentrations that do not require a response action
- **Category 2b.** Facilities where release, disposal, and/or migration of petroleum products have occurred, and all response actions to protect human health and the environment have been taken
- **Category 2c.** Facilities where release, disposal, and/or migration of petroleum products have occurred, and response actions are underway, but all required response actions have not been completed
- **Category 2d.** Facilities where release, disposal, and/or migration of petroleum products have occurred but required response actions have not yet been implemented
- **Category 2e.** Facilities that are not evaluated or require additional investigation. Category 2e facilities include areas that may have had a release of petroleum products, but have had no sampling or field screening and require such investigation to confirm that a release has or has not occurred.

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	PRL 439	439	Medical and Dental Facility	N/A	N/A	Site identified as a former SRU, which was operational until 1999 at the hospital/dental clinic (SRU 01). Possible release of hazardous wastes identified. Floor drains were identified throughout this facility and were susceptible to incidental releases of mercury. Medical equipment such as thermometers and dental procedures would have been the source of these releases. In addition, floor drains were situated in the facility darkrooms, as well as a sink with a biohazardous waste trap. The facility also contained several x-ray rooms and an analytical laboratory. Sampling investigation was conducted in 2003 to assess whether releases of waste have occurred to the environment as a result of past operations at this facility. Analytical results of the drain sample collected was compared with RCRA and California desginated haszardous waste criteria. Cadmium, chromium, lead, mercury, and silver exceeded RCRA hazardous waste designation. Copper, lead, and zinc exceeded California hazardous waste designations. Based on the results, further evaluation is required.	7
I-H	PRL 51	51	Automobile Organization Shop	N/A	N/A	Based on the industrial use of the facility, waste may have been released to the sanitary sewer system through an industrial sink situated at the west end of the facility. Other areas of possible releases include a former aircraft wash rack, assorted sumps and grease traps, and a former paint booth. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility by way of leaks in the sanitary sewer lines.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-I	PRL 46	46	Reproduction Office	N/A	N/A	Site identified as a former SRU at a photography laboratory (SRU 03A). Site is recommended for further evaluation for potential discharges of contaminants to the building drainage system. Discharges of contaminants could have occurred prior to installation of the SRU. Discharges could have also occurred during the operation of the SRU based on operator error or failure in the integrity of the system. Soil sampling investigation was conducted during April 2000. Based on the results, DTSC required additional sampling, which was conducted during 2003. Further evaluation is required based on these results.	7
I-I	PRL 47	47	Paint and Dope Shop/Paint Booth	N/A	N/A	A concrete floor sump was identified at this building during the 2002 VSI conducted in support of the EBS and found to contain an oil/water mixture (approximately 12 to 15 gallons). Petroleum hydrocarbons, barium, chromium, copper, lead, and other analytes were detected at or above reporting limits in liquid samples taken in July 2002 from the sump. Additionally, former paint-related activities and storage in the building might have resulted in releases of wastes to the ground or sewer through floor drains. Further evaluation is recommended to assess whether a release(s) of wastes has occurred to the environment as a result of past industrial operations at this facility and to determine the condition of the floor sump so that it may either be reused by future property owners or removed/repaired to prevent any further releases.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-J	PRL 22	22	Electronics and Communications Shop	N/A	N/A	Floor drains were identified within the facility during the 2002 VSI conducted in support of the EBS. Etched concrete was observed surrounding the floor drain in the battery shop during the 2002 VSI conducted in support of the EBS. This indicates that possible discharges of wastes may have occurred in the past to the sewer system. Further investigation is recommended. A crack in the floor of the building was observed during the 2002 VSI. However, the building area where the crack is located was only used for storage and there is no evidence that industrial processes took place in this area that could have resulted in a release of wastes to the ground through the damaged floor.	7
Navy Sale Parcel II							
II-B	PRL 105	105	Dental Clinic/Flight Line Aid Station	N/A	N/A	Facility is a former dental/medical clinic. X-ray/photographic development chemicals and/or dental amalgam may have been released to the sanitary sewer. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-B	PRL 133	133	Office/Training Facility	N/A	N/A	Site identified as a former SRU at a photography laboratory (SRU 03B). Site is recommended for further evaluation for potential discharges of contaminants to the building drainage system. Discharges of contaminants could have occurred prior to installation of the SRU. Discharges could have also occurred during the operation of the SRU based on operator error or failure in the integrity of the system. Sampling investigation was conducted in 2003 to assess whether releases of waste have occurred to the environment as a result of past operations at this facility. Based on the results, further evaluation is required.	7
II-B	PRL 634	634	Avionics Shop	N/A	N/A	The original floor plans for this facility outline the areas for shops such as Cleaning and Preservation, Decanning, Machine, Metal, Engine, Cleaning, Sand Blasting, X-ray Room, Plating Shop, etc. A major renovation took place in the 1980s; however, the main activities continued. Floor drains and service sink drains were identified throughout the facility, as well as floor drains in the Cleaning and Plating Shop, and an SRU in the X-Ray Processing and Control Room. Sampling investigation of this facility was conducted in 2003. Based on the results, further evaluation is required.	7
II-D	PRL 380	380	Standby Generator Building	N/A	N/A	AST was identified as a 150-gallon tank containing diesel. The tank is associated with a generator. A release of petroleum products within the generator pit was observed during the 2002 VSI conducted in support of the EBS. Further evaluation is recommended to assess whether releases of petroleum products have occurred from the tank.	2e

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-D	PRL 745	745	Warehouse	N/A	N/A	Sign in greenbelt area adjacent to the building indicates 'Contaminated Speedy Dry' is present.	5
II-E	PRL 118	118	Maintenance Hangar	N/A	N/A	A wash rack near the north end of the building was identified during 2002 VSI conducted in support of the EBS. Wash rack has not been evaluated for potential releases of wastes. The outfall of the wash area is unknown, and cracks and vegetation were noted in the wash area. Based on the industrial use of the building, releases of waste may have occurred during past operations. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-E	PRL 605	605	Maintenance Hangar	N/A	N/A	Past operations may have included touch up painting of aircraft and aircraft washing. Stained asphalt and sumps are situated on the exterior asphalt situated outside the facility. Storm drains associated with aircraft parking area are situated adjacent to hazardous materials and hazardous waste storage areas. Any release of waste may have been discharged to the storm sewer system. Sampling investigation of this facility was conducted in 2003. Based on the results, further evaluation is required.	7
II-E	PRL 606	606	Maintenance Hangar	N/A	N/A	Facility was utilized for aircraft touch-up, painting, and cleaning. A drainage ditch and sump at the facility could have possibly received discharges from activities at the facility. Sampling investigation of this facility was conducted in 2003. Based on the results, further evaluation is required in order to determine the extent of arsenic in one portion of the site..	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	PRL 643	643	Fixed Aircraft Start System	N/A	N/A	The building was listed as Compressed Air Plant in the 1973 list. The building was listed as Fixed Aircraft Start System (engine start test facility) in the 1997 list, which appears to be incorrect as there is no evidence that the site was used for anything except as a compressed air plant. Piping for condensate from compressors, storage tanks, and water coolers was placed underground and discharged to an oil/water separator.	7
II-K	PRL 617/618	617/618	Aircraft Sound Abatement Facilities	N/A	N/A	Facilities were identified as possible former wash racks during 2002 VSI conducted in support of the EBS. Three drains are located in the center of each facilitie; the discharge point from these drains is not known. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-K	PRL 886/887	886/887	Aircraft Fueling Stations	N/A	N/A	These facilities are situated in the southeast portion of the installation adjacent to Agua Chinon Wash and north of Building 371. Facilities are similar to those identified by RFA sites 15, 16, 257, and 258 (northeast flight line), but have not yet been investigated to determine if JP-5 has been released to the soil. No evidence of staining on concrete fueling pad or in the surrounding soils was noted during the VSI conducted in 2002 in support of the EBS. Additionally, distressed vegetation was observed to the north, northwest of the fueling stations. Further evaluation is recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-L	PRL Runway Infield Area	Northwest Quadrant	Station's Runways	Draft EBS 2/1/2003 by Earth Tech	DTSC/EPA 4/11/2003 and 4/24/2003	Because waste petroleum products may have been applied as dust control agents along the unpaved shoulders of the installations runways and taxiways, this LOC was recommended for further evaluation. Based on the review of available documentation, including similar activities of other DoD installations, and in concurrence with the regulatory agencies, sampling along the edges of concrete runways was conducted during 2003. Similarly, impacts under the existing concrete runways where runway extensions were added after the construction of the original runway were also evaluated. Sample results identified contaminant concentrations below action levels with the exception of one sample at the northern end of the runway. Further investigation is required in this area and is denoted as ECP Category 7. The remaining portion of the runway is denoted as ECP Category 3.	3/7
II-M	PRL 354	354	Former Skeet Range	N/A	N/A	Site is a former skeet range, utilized between 1943 and 1948, that was situated in the current location of the golf course. No evidence of ordnance was identified during the 2002 VSI conducted in support of the EBS. However, an evaluation has not been conducted for the potential presence of lead or other metals in the soil from historic use of the range. Further evaluation is recommended to assess whether releases have occurred.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	PRL 442	442	Aviation Armament/Missile Maintenance Equipment Shop	N/A	N/A	Drains at the bottom of pits release directly to soil outside the facility. Based on the industrial use of the facility, this indicates a potential for release of waste to the environment. Drains are situated in an area designated as an "Open Work Area." Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-M	PRL 673	673	Aircraft Ground Support Equipment Shop	N/A	N/A	Room in southwest corner of building with fume hood appears to be the former battery shop. The concrete floor leading to and surrounding the central floor drain is damaged indicating a potential release of wastes. The acid neutralization tank was not identified during the VSI. A release from the battery shop was reported and a cast iron sewer was damaged by battery acid and replaced. Reported activities undertaken, and equipment and substances used at the facility, including a parts dip tank, hydraulic lifts, and abrasive blast and vaculast units, welding, engine maintenance, may have resulted in releases of wastes to the ground or sewer. The areas surrounding the hydraulic lifts were in good condition with no signs of oil leaks or releases. However, further evaluation is required to determine if any subsurface leaks have occurred.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-O	PRL 390	390	Golf Cart Shop	N/A	N/A	Floor was noted to be in poor condition in battery shop and the battery acid neutralizing pit during the 2002 VSI conducted in support of the EBS. A paint spray booth, vehicle service bays, a hoist area floor drains, and sumps are also situated at this facility. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-Q	PRL 114	114	Maintenance Hangar	N/A	N/A	Aircraft wash area associated with maintenance hangar. Further evaluation is recommended.	7
II-Q	PRL 127	127	Tire Storage Plant	N/A	N/A	Building 127 was a former propeller shop with floor drains and trench drains in the facility. A wash rack (RFA 41) was associated with the operations. Oily stains around the drain in the mechanical room of the building that were identified during the 2002 VSI conducted in support of the EBS indicate that petroleum products or other waste may have been released to the sanitary sewer. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-Q	PRL 235	235	Former Bore Sighting Range/Pistol Range	N/A	N/A	This facility is a former bore sighting range/pistol range. Facility has been removed. No evidence of ordnance-related activities was identified during the 2002 VSI conducted in support of the EBS. However, an evaluation has not been conducted for the potential presence of lead or other metals in the soil from historic use of the range. Further evaluation is recommended to assess whether releases to the environment have occurred.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	PRL 372	372	Airfield Operations/Control Tower	N/A	N/A	A 1,000-gallon UST containing fuel oil was identified on an as-built drawing for Building 372 during research conducted in support of the EBS. No records of tank removal and site closure were available. Further evaluation is recommended to assess whether the tank is present and if releases of tank contents have occurred.	2e
II-Q	PRL 658	658	Engine Test Cell	N/A	N/A	The sump/OWS containment area is situated over a sewer access; possible releases of hazardous waste to the sanitary sewer may have occurred through this access. An exterior F-18 engine test pad is situated northeast of Building 658 and may be a site of potential releases. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-Q	PRL 716	716	Engine Test Cell	N/A	N/A	A possible release of a waste. Staining on concrete pad and nearby soil and stressed vegetation was observed. A catch basin for stormwater is situated outside the building. Sumps and trench drains are situated in the facility. A floor drain was identified in a former engine test cell. A hydraulic pit is situated in the facility. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	PRL 747	747	Contract Refueler Facility	N/A	N/A	Stained areas were noted within concrete berm and at certain locations surrounding concrete bermed area during 2002 VSI. Possible releases of fuel may have occurred due to fuel sampling activities conducted in the past. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
II-Q	PRL 923	923	Drop Tank Rinse Facility	N/A	N/A	This building was utilized as a drop tank rinse facility.	7
II-R	PRL 457	457	Dental Clinic	N/A	N/A	Site identified as a former SRU at a photography laboratory in a dental clinic (SRU 03C). Site is recommended for further evaluation for potential discharges of contaminants to the building drainage system. Discharges of contaminants could have occurred prior to installation of the SRU. Discharges could have also occurred during the operation of the SRU based on operator error or failure in the integrity of the system. Records do not indicate that evaluation of this site has occurred. Site is recommended for further evaluation.	7
II-S	PRL 374	374	Heating Plant and Conversion	N/A	N/A	Stained concrete adjacent to a compressor in the electrical room and in drainage pits was noted during the 2002 VSI conducted in support of the EBS. Althrough past activities in the building do not pose a concern of waste releases to the environment, the staining in the electrical room was near a floor drain, which may have resulted in releases to the sanitary sewer and ground. Further evaluation is recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel III							
III-B	PRL 154	154	Well/Pumphouse	N/A	N/A	Facility has been demolished. A 280-gallon UST containing diesel fuel was identified on a drawing for Building 154 during research conducted in support of the EBS. No records of tank removal and site closure were available. Further evaluation is recommended to assess whether the tank is present and if releases of tank contents have occurred.	2e
III-B	PRL 245	245/246	DRMO Yard	N/A	N/A	The building was listed as Squadron Storehouse (1948 through 1950), Storehouse (1954), Squadron Electronics and Camera Shop (1958), Storage (Marine Corps) in 1973, and Storage Air/Ground in 1997. Based on past activities, releases may have occurred at the DRMO yard (RAD), former salvage yard, and former railroad spur near Building 246. Further evaluation has been recommended.	7
III-B	PRL 295	295	Maintenance Hangar	N/A	N/A	Aircraft touch-up painting identified in MCAS El Toro survey report dated 10 May 1978. Evidence of debris disposal near IRP Site 7, NE of Building 295, near former well site AW-1, observed during inspections of 2001 and 2002. Further evaluation has been recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 296	296	Aircraft Maintenance Hangar/Armory	N/A	N/A	Release(s) of waste may have occurred due to industrial activities conducted in this facility in the past, which may include electroplating processes, an abrasive blast unit, parts cleaning tank, vacublast portable recycling units, battery room, and assorted metal working furnaces. A historic drawing depicts several outfalls on the south portion of this facility to the now abandoned industrial waste system. This portion of the facility also contains two possible floor sumps. Further evaluation is recommended to assess whether a release of waste occurred at this facility as a result of industrial processes that occurred at this building.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 297	297	Aircraft Maintenance Hangar	N/A	N/A	Release(s) of waste may have occurred due to industrial activities, including electroplating, conducted in this facility in the past. Historic drawing depicts several outfalls on the south portion of this facility to the now abandoned industrial waste system. Historic documents show degreasing and processing pits, sumps, and parts cleaning tanks situated in the building. Electroplating usually involves a series processing including the use of solvents/degreasers to clean metal surfaces followed by a series of rinsing procedures. Seams in the concrete flooring at the south end of the building may have been pits associated with an electroplating process. Also, a small shed on the outside of Building 297 contains a soil-filled pit with the remnants of a plumbing system (that emerges from the facility). Further evaluation is recommended to assess whether a release of waste occurred at this facility as a result of industrial processes that occurred at this building. In March 1992, a mercury spill (3-quarts) occurred within the building, the spill was contained and cleaned up by base personnel; no further action was required at the spill area.	7
III-B	PRL 298	298	Ground Maintenance Equipment	N/A	N/A	Floor drain outfall and corroded concrete around the floor drain in the former battery shop (northwest corner of the facility) were identified during the 2002 VSI conducted in support of the EBS. Additionally, it was noted that the hydraulic lifts within this facility may be leaking fluids and the facility contained a washrack. Further evaluation is recommended to assess whether releases of waste occurred to the environment as a result of past operations at this facility.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 299	299	Ground Maintenance Equipment	N/A	N/A	This facility contains a wash rack east of the building, sumps and hydraulic hoists, and a paint booth. Further evaluation of these areas was recommended.	7
III-B	PRL 310	310	Vehicle Maintenance Facility	N/A	N/A	Makeshift drain situated approximately 100 feet south of facility was identified during the 2002 VSIs conducted in support of the EBS. Drain was identified as a 5-foot by 5-foot by 3-foot pit lined with marsdon matting with bare soil on the bottom. A drainpipe releases to the pit from Building 310. Additionally, a metal pipe (situated west of Building 310) appears to drain a low/depressed area that drains the concrete apron. The outfall of this pipe is not known. A paint booth that contained floor drains is also located in this facility. Further evaluation is recommended.	7
III-B	PRL 312	312	Vacant Photography Building	N/A	N/A	Site identified as a former SRU at a photography laboratory (SRU 03). Site is recommended for further evaluation for potential discharges of contaminants to the building drainage system. Installation floor drains discharge into the sanitary sewer and the abandoned Industrial Sewer System. Discharges of contaminants could have occurred prior to installation of the SRU. Discharges could have also occurred during the operation of the SRU based on operator error or failure in the integrity of the system. Records do not indicate that evaluation of this site has occurred. Site is recommended for further evaluation.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 315	315	Maintenance Shop	N/A	N/A	A fume hood and floor drain are situated in the southeast corner of the facility. The industrial process that would utilize the hood and associated floor drain is not known; therefore, it is possible that waste was released to the sanitary sewer system. Industrial processes suspected to have occurred at this facility include equipment painting, abrasive blast paint removal, chrome plating, and welding. Further evaluation is recommended.	7
III-B	PRL 324	324	CO2 Instruction/ Storage/Engine Test Cell	N/A	N/A	A valve situated in the mechanical room of this building appeared to be leaking hydraulic fluid during the 2002 VSI conducted in support of the EBS. This may be an indication that the hydraulic testing system (situated in the northwest portion of the facility) may still contain fluid. Activities known to have occurred at this facility include chrome plating, degreasing, equipment cleaning activities, and a machine shop. Assorted pits, sumps and an industrial sink associated with these activities are potential release locations. The floor drain release location for the shop (situated at the southwest corner of facility) is unknown. Further evaluation is recommended.	7
III-B	PRL 326	326	Hazardous Materials/Transfer Facility	N/A	N/A	Facility may have contained an engine test cell. A former paint booth and sumps may have been located in this facility. Pits in center of each bay were identified as potential hydraulic lifts during the 2002 VSI conducted in support of the EBS (pits were not able to be accessed). Additionally, severely damaged asbestos pipe insulation is present in the center of the facility. Further evaluation of the hydraulic pits recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 359	359	MTIS Building	N/A	N/A	Served as an engine preservation facility from the late 1940's through the early 1960's. Engine preservation activities were moved to another facility in the 1960's, and the building was used for storage of supplies from that time until base closure. As part of engine preservation operations, two TCE degreaser tanks were located inside the southwest portion of the building. Metal conduit lines, housed within four concrete trenches recessed into the flooring of the building, connected the degreaser tanks to a UST located just outside the west wall of the building. Since the closure of the degreaser tanks, the conduit lines have been removed. The facility contains degreasing and processing pits, a steam cleaner, a parts dip tank, and a vapor degreaser. Further evaluation has been recommended.	7
III-B	PRL 360	360	Storage Marine Air/Ground Organic Unit	N/A	N/A	Building 360 was used to store government property. A release of fluid from switch equipment within Building 360 was observed during the VSIs conducted in April-May 2002. Based on the inventory of non-transformer PCB items it was determined that these switches contain small concentrations (less than 0.005 to 2.8 milligrams per liter [mg/l]) of PCBs. The release is confined to the concrete floor within the building; no exterior surfaces or soil are affected. Further evaluation has been recommended due possible PCB contamination.	7
III-B	PRL 368	368	Installations/ Environmental	N/A	N/A	PRL 368 is a sewer dump station and is located adjacent to Building 368, on the site of a former wash rack (SWMU 110). Further evaluation has been recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 369	369	Servmart	N/A	N/A	Area was identified during the 2002 VSI conducted in support of the EBS. Wash area identified as an area where current maintenance crews empty and wash out street sweeping unit; rinse water flows directly into storm drain located near the southeast corner of the facility. Wash area has not been evaluated for potential releases. Further evaluation is recommended to assess whether releases have occurred.	7
III-B	PRL 370	370	Public Works/Allied Trades/Metal Shops	N/A	N/A	Flooring of machine and sheet metal shop is made of wood blocks. The flooring was noted to be saturated with cutting oil during the 2002 VSI conducted in support of the EBS. Although likely, it is not known if a concrete foundation is below the wooden blocks. Further evaluation is recommended to assess whether releases of waste have occurred to the environment through the flooring. A sump pump for the paint booth water curtain and the paint booth have been identified for this facility and will require further evaluation.	7
III-B	PRL 386	386	Construction Equipment Maintenance Shop	N/A	N/A	Outside hydraulic hoist contains a substantial amount of oil in the bottom of the pit. Hydraulic oil tank remains inside service bay. Petroleum hydrocarbons, nonchlorinated solvents and metals were detected above reporting limits in samples of the fluid. Floor drains and hydraulic hoists situated in east end of facility. Fume hood and floor drain situated in the west end of the facility, use of the fume hood unknown, release of waste via the floor drains to the sanitary sewer possible. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 388	388	Field Maintenance Shop	N/A	N/A	No containment system was identified in the battery shop. A battery neutralizing pit is located at the shop. Shop activities may have released acids to the sanitary sewer system. Based on observations made during the 2002 VSIs, some sort of equipment testing may have been conducted at the west end of facility. Floor drains are situated the hoist area. A parts cleaning tank and an automotive paint spray booth were situated at this facility. A former medical dispensary was near Building 388 (demolished Building 333) that may be a concern for medical waste. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
III-B	PRL 435	435	Aircraft and Fire Rescue Station	N/A	N/A	VOCs identified in soil during water line excavation at the southeast corner of facility. Further action is required.	7
III-B	PRL 445	445	Vacant Test Cell/Hazardous and Flammable Storage	N/A	N/A	A 1957 site drawing shows that Building 445 included two underground storage tanks and an oil/water separator, with associated piping. Test cell facility was replaced in 1973 with the construction of the facility at Building 447. Subsequent to 1973, Building 445 was used for hazardous and flammable material storage. Potential release locations include floor drains and sumps in former engine test cell. Further evaluation has been recommended.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 655	655	Field Maintenance Shop	N/A	N/A	Floor drains were identified in the maintenance area of this building during the 2002 VSI conducted in support of the EBS. Hydraulic hoists, lubrication racks, and a parts cleaning tank were also identified. Seams/metal railing in foundation (east end of facility) indicate that some sort of equipment testing may have been conducted at this facility. Based on the industrial nature of this shop, releases of waste may have occurred to the environment. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
III-B	PRL 671	671	Refueling Vehicle Parking Area	N/A	N/A	Damaged asphalt in refueling vehicle parking area, possibly due to waste dicharges, was observed during the 2002 VSI conducted in support of the EBS. Discharge of the parking area is to the southwest with subsequent discharge to a storm drain situated at the intersection of R Street and South Marin Way. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7
III-B	PRL 800	800	Vehicle Maintenance Facility	N/A	N/A	Oil was noted to be collecting in the bottom of one of the hydraulic hoist pits. One of the hydraulic hoist pits was partially filled with an oily liquid. Etched concrete floor surrounding the floor drain in the battery shop may be a possible source of waste discharge to sewer or ground. Potential releases may be associated with the former underground acid neutralizing tank. Further evaluation is recommended to assess whether releases of waste have occurred to the environment as a result of past operations at this facility.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	PRL 1585	1585	Wash Rack	N/A	N/A	Former wash rack area identified during 2002 VSI conducted in support of the EBS. The concrete pad was found to be in poor condition. Outfall from collection sump is unknown and no visible signs of an OWS were noted during the VSI. Wash rack has not been evaluated for potential releases. Further evaluation is recommended.	7
III-B	PRL 1601	1601	Public Works Storage	N/A	N/A	Drums of used absorbent material improperly labeled. Labels painted over, labeled “empty,” labeled “unused,” or not labeled at all. Drums are stored in an open/bermed area north of Quonset huts. In addition, Building 1601 utilized paint stripping machines. Further evaluation is recommended to determine the location of the equipment and if any release to the environment occurred.	7
III-B	PRL Railroads	Southwest Quadrant	Railroads Spurs at the South end of the Station	N/A	N/A	The railroad spurs have been identified as an LOC due to the potential for a release of hazardous substances during loading and unloading operations. Additionally, railroad ties are typically treated with creosote and herbicides are applied along railroad grades for weed control; therefore, these substances may be present in the soils. Further investigation recommended.	7
III-B	IRP Site 7 Unit 1 North Pavement Edge	Southwest Quadrant	IRP Site 7 Unit 1 North Pavement Edge	N/A	N/A	There is a possible disposal area near Building 435 and Taxiway 4 with surface debris and unknown buried debris.	7

Table 3: Potential Release Locations[a]

Carve-out ID	PRL ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category

Note: [a] All PRLs listed in Table 3 were identified during preparation of the 2003 EBS.
Source: Earth Tech 2003b.

AST = Aboveground Storage Tank
CO2 = Carbon Dioxide
DoD = Department of Defense
DRMO = Defense Reutilization and Marketing Office
DTSC = Department of Toxic Substances Control
EBS = Environmental Baseline Survey
ECP = Environmental Condition of Property
EPA = Environmental Protection Agency
ID = Identification
IRP = Installation Restoration Program
JP-5 = Jet Propulsion Fuel, Grade 5
LOC = Location of Concern
MCAS = Marine Corps Air Station
N/A = Not Applicable
NFA = No Further Action
OWS = Oil/Water Separator
PCB = Polychlorinated Biphenyl
PRL = Potential Release Location
RAD = Radiological
RCRA = Resource Conservation and Recovery Act
RFA = RCRA Facility Assessment
SRU = Silver Recovery Unit
SWMU = Solid Waste Management Unit
TACAN = Tactical Air Navigation
TCE = Trichloroethene
UST = Underground Storage Tank
VOC = Volatile Organic Compound
VSI = Visual Site Inspection

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	RFA 164	651	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 651-8 is associated with this wash rack. Site was identified in the RFA and has been investigated. DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
Navy Sale Parcel II							
II-B	RFA 293	130	Cleaning Tank	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
II-D	RFA 10	385	Abandoned well 24-4274	N/A	N/A	To be addressed in the compliance program. Site lies within the boundaries of IRP Site 3. Response actions required; however, response actions have not yet been implemented.	6
II-D	RFA 44	143	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	RFA 14	605	Drop Tank Fuel Storage Area	Summary Report, Site Verification at Former Aricraft Drop Tank Fuel Storage Aea near Building 606, SWMU Number 14 11/9/1999 by NAVFAC EFD Southwest	RWQCB 3/31/2000	RWQCB concurred with NFA in a letter dated 3/31/2000. No further action required.	2a
II-E	RFA 43	139	Drum Storage Area	N/A	N/A	Open drums and stained soil were identified during additional evaluation following RFA conducted in 2002. Based on an April 11, 2003 DTSC review of photographs of drum storage areas taken during a site visit by the DHS on October 29, 1980, further evaluation is required.	7
II-E	RFA 150	605 (on tarmac)	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area situated on tarmac. Site is inactive. OWS 605C is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	RFA 152	606 (on tarmac)	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area on the tarmac outside of Building 606 (Maintenance Hangar). Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
II-E	RFA 267	605	Drop Tank Fuel Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	2a
II-I	RFA 213	764	Vehicle Wash Rack	Data Summary Report, Solid Waste Management Unit 213 12/13/2002 by CDM and Supplementary Information Package, Solid Waste Management Unit (SWMU) 213, Vehicle Washrack at Building 392 12/27/2002 by NAVFAC EFD Southwest	RWQCB 2/20/2003 DTSC 3/3/2003	Inactive vehicle wash rack. OWS 764B is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). Additional soil samples were collected in 2002. Based on sampling results, RWQCB and DTSC have concurred with recommendation of no further action.	4

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	RFA 178	673	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 673A is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
II-M	RFA 181	673	Landfarming Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3
II-M	RFA 182	673	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	RFA 183	673	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
II-M	RFA 184	673	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
II-M	RFA 185	673	Drum Storage Area	N/A	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. Stained drums identified during additional evaluation following RFA conducted in 2002. Based on DTSC review, further evaluation is recommended.	7

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	RFA 264	DRMO Lot No. 3	DRMO Storage Yard No. 3	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
II-O	RFA 120	390	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurrence obtained in a letter dated 7/23/96. Wash rack was demolished and moved during the removal of the adjacent tanks, UST 762B and OWS 762A, that were closed by OCHCA in a letter dated 7/2/97. No further action required.	3
II-O	RFA 262	390	Fuel Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	RFA 13	114 and 115	Drop Tank Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
II-Q	RFA 15	576	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site situated southwest of Fueling Station 576. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 16	574	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site situated northwest of former Fueling Station 574. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 40	127	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	RFA 41	127	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 210	763	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 763A is associated with this wash rack. A 1989 RWQCB letter from 1989 indicates that the surface was free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
II-Q	RFA 257	575	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site near former Aircraft Direct Fueling Station. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	RFA 258	577	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site near former Aircraft Direct Fueling Station. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
II-R	RFA 244	457	PCB Spill Area Near Building 457	Closure Report, Solid Waste Management Unit 244 10/28/1998 by OHM	DTSC 12/17/1998	Removal of impacted soils was completed in 1997. All required response actions have been completed. DTSC concurred with NFA in a letter dated 12/17/1998. No further action required.	4
II-S	RFA 131	447	Engine Test Cell	Closure Report, Solid Waste Management Unit (SWMU) 131, Engine Test Cell 5/14/1999 by OHM and Supplement to Closure Report, SWMU 131 6/16/1999 by OHM	DTSC 7/19/1999 RWQCB 6/6/2000	Near surface soils were removed in 1997. All required response actions have been completed. DTSC concurred with NFA in a letter dated 7/19/1999. RWQCB concurred with NFA in a letter dated 6/6/2000. No further action required.	4

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-T	RFA 204	761	Vehicle Wash Rack	Final Site Assessment Report, SWMU 204 9/23/2002	DTSC 8/22/2000 RWQCB 12/18/2002	Inactive wash rack. OWS 761A is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). Soil samples were collected at the wash rack and adjacent tank sites, UST 761B and OWS 761A, in 2002. Regulatory concurrence with NFA recommendation obtained. No further action required.	3
Navy Sale Parcel III							
III-B	RFA 6	Northwest Bee Canyon Wash	Landfarming Site	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	No analytes were detected above action levels during RFA sampling visit. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3
III-B	RFA 7	East of Bee Canyon Wash	Transformer Storage Area	Closure Report, Solid Waste Management Unit 7 10/23/1998 by OHM	DTSC 11/24/1998	Soils were excavated and removed in 1997. DTSC concurred with NFA in a letter dated 11/24/1998. No further action required.	3

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 35	96	< 90-Day Accumulation Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-B	RFA 71	295	< 90-Day Accumulation Area	Summary Report, Solid Waste Management Unit (SWMU) 71 11/4/1999	DTSC 1/27/2000	Site is situated within the investigation boundary of IRP Site 7, Unit 1 (North Pavement Edge). DTSC concurred with NFA in a letter dated 1/27/2000. No further action required.	3
III-B	RFA 72	296	90-Day Accumulation Area	N/A	N/A	To be addressed in the compliance program. Site lies within the boundaries of IRP Site 7, Unit 3 (new East Pavement Edge), but will not be addressed under the IRP. Further action required.	6
III-B	RFA 74	297	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area situated on tarmac. Site is inactive. OWS 297B is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 78	297	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. To be evaluated with TAA 297 based on DTSC comments dated 11/5/2002.	6
III-B	RFA 79	297	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. To be evaluated with TAA 297 based on DTSC comments dated 11/5/2002.	6
III-B	RFA 80	297	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. To be evaluated with TAA 297 based on DTSC comments dated 11/5/2002.	6

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 81	297	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. To be evaluated with TAA 297 based on DTSC comments dated 11/5/2002.	6
III-B	RFA 82	297	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. To be evaluated with TAA 297 based on DTSC comments dated 11/5/2002.	6
III-B	RFA 88	306	PCB Storage Area	Closure Report, Solid Waste Management Unit (SWMU) 88 5/21/2001 and Closure Report Supplemental Attachments, SWMU 88 2/19/2002	DTSC 4/23/2002	Contaminated soils were excavated and removed from the storage area. DTSC concurred with NFA in a letter dated 4/23/2002.	4

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 89	306	Drum Storage Area	N/A	N/A	Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. Stained drums and product dispensing from a horizontal tank was identified during additional evaluation following RFA conducted in 2002. Based on DTSC review, further evaluation is required.	7
III-B	RFA 94	320	< 90-Day Accumulation Point	Summary Report, Solid Waste Management Unit (SWMU) 94 9/2/1999	DTSC 10/7/1999	Site is situated within the investigation boundary of IRP Site 21. DTSC concurred with NFA in a letter dated 10/7/1999. No further action required.	3
III-B	RFA 95	324	Engine Test Cell	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3
III-B	RFA 98	359	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. Site was identified in the RFA and has been investigated. OWS 359B associated with this wash rack. DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 100	359	TCE Degreaser	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3
III-B	RFA 103	359	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-B	RFA 104	360	< 90-Day Accumulation Point	Summary Report, Solid Waste Management Units (SWMUs) 104, 105, and 106 8/3/1999	DTSC 8/25/1999	Regulatory agency concurrence with NFA recommendation for RFA site. However, NFA concurrence pending radiological survey per DTSC letter dated 25 August 1999.	5
III-B	RFA 105	360	< 90-Day Accumulation Point	Summary Report, Solid Waste Management Units (SWMUs) 104, 105, and 106 8/3/1999	DTSC 8/25/1999	Regulatory agency concurrence with NFA recommendation. However, NFA concurrence pending radiological survey per DTSC letter dated 25 August 1999.	5

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 106	360	< 90-Day Accumulation Point	Summary Report, Solid Waste Management Units (SWMUs) 104, 105, and 106 8/3/1999	DTSC 8/25/1999	Regulatory agency concurrence with NFA recommendation. However, NFA concurrence pending radiological survey per DTSC letter dated 25 August 1999.	5
III-B	RFA 110	386	Vehicle Wash Rack	N/A	N/A	Inactive vehicle wash rack. OWS 386B is associated with this wash rack. Site was identified in the RFA and has been investigated; RFA recommended repair of cracks in pavement. RWQCB is regulatory agency lead.	6
III-B	RFA 128	445	Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-B	RFA 170	655	Drum Storage Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. Photographs of drum storage areas were taken during a site visit by the DHS on October 29, 1980. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 195	758	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 758A is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
III-B	RFA 198	759	Vehicle Wash Rack	N/A	N/A	Inactive vehicle wash rack. OWS 759A is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). No analytes were detected above action levels. Repairs were completed in 1998. Awaiting DTSC concurrence.	5
III-B	RFA 201	760	Vehicle Wash Rack	Summary Report, Repairs to Vehicle Wash Rack at Building 388, SWMU Number 201 2/15/1999	DTSC 8/22/2000 RWQCB 1/17/2001	Inactive vehicle wash rack. OWS 760B is associated with this wash rack. Site was identified in the RFA and has been investigated. RFA recommended further action to repair cracks in pavement. DTSC is regulatory agency lead; NFA decision date of 8/22/00. RWQCB concurred with NFA recommendation on 1/17/01. No further action required.	3

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 216	765	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 765B is associated with this wash rack. Site was identified in the RFA and has been investigated. A 1989 RWQCB letter from 1989 indicates that the surface was free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
III-B	RFA 238	1727	< 90-Day Accumulation Point	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Not located during RFA; no releases identified. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-B	RFA 243	96	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Vehicle wash rack. Facility has been demolished. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained through acceptance of Final RFA Report. No further action required.	3

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 253	317	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained through acceptance of Final RFA Report. No further action required.	1
III-B	RFA 274	31	Stockpiled Soil	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-B	RFA 291	96	Oil/Water Separator	Site Assessment Report, Former Oil/Water Separator (OWS) Site 96 and Adjacent Washrack 6/30/1998	RWQCB 7/22/1999	Also known as OWS 96; closed in place; RWQCB concurred with NFA in a letter dated 7/22/1999. No further action required.	3
III-B	RFA 299	800	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. Wash rack was identified in the RFA and has been investigated. Surface of the wash rack was noted to be free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 304	359	Trenches Inside Building 359	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1
III-C	RFA 268	240	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 240C is associated with this wash rack. Site was identified in the RFA and has been investigated. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3
Stationwide							
Stationwide	RFA 12	N/A	Active Sanitary Sewer Lines	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Table 4: RCRA Facility Assessment Sites[a]

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Stationwide	RFA 247	Southwest and Southeast portions of installation	Irrigation Pipeline	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	1

Notes: [a] All RFA sites listed in Table 4 are previously identified LOCs.

Sites noted with a SWMU designation were originally identified during the RFA and were subsequently categorized as an RFA LOC.

The RFA study initially identified 305 SWMU/AOCs for further evaluation, of which 3 were located at MCAS Tustin, 15 were duplicates, and 4 were phantom sites. Of the remaining 283, 8 were addressed in the IRP; 1 addressed as PCB LOC; 76 addressed as UST LOCs; 30 addressed as OWS LOCs; 66 addressed as TAA LOCs; and 102 addressed as RFA LOCs. Of these 102, 9 were deleted as phantom or non-existent during 2002, with a remaining total of 93 RFA LOCs.

Source: Earth Tech 2003b.

<	=	less than
BCT	=	BRAC Cleanup Team
DHS	=	Department of Health Services
DRMO	=	Defense Reutilization and Marketing Office
DTSC	=	Department of Toxic Substances Control
ECP	=	Environmental Condition of Property
ID	=	Identification
IRP	=	Installation Restoration Program
LOC	=	Location of Concern
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
NFA	=	No Further Action
OCHCA	=	Orange County Health Care Agency
OHM	=	OHM Remediation Services Corporation
OWS	=	Oil/Water Separator
PCB	=	Polychlorinated Biphenyl
RCRA	=	Resource Conservation and Recovery Act
RFA	=	RCRA Facility Assessment
RWQCB	=	Regional Water Quality Control Board
TAA	=	Temporary Accumulation Area
UST	=	Underground Storage Tank

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	TAA 651A	651	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 155. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
I-B	TAA 651B	651	< 90-Day Accumulation Point	N/A	N/A	Former accumulation area on asphalt-paved area adjacent to Building 651.	6
I-E	TAA 2	2	< 90-Day Accumulation Point/Hazardous Materials Storage	N/A	N/A	No evidence of a release was observed during the 2002 VSI conducted in support of the EBS. A site inspection conducted as part of the RFA Addendum found the parking apron in excellent condition, and found no visible staining. This resulted in an NFA recommendation. Awaiting regulatory agency concurrence.	5

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-F	TAA 5A	5	< 90-Day Accumulation Point	Summary Report, TAA 5A 7/17/2002 by IT	DTSC 3/4/2003	SWMU/AOC 25. During a 1991 visual site inspection, light stains were observed on the concrete surrounding the TAA. However, during subsequent inspections from 1993 through 2000, no stains or significant cracks were observed. No visible signs of a release were noted during the 2002 VSI conducted in support of the EBS. NFA was recommended and DTSC concurred with NFA. No further action required.	3
I-F	TAA 5B	5	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 26. Stained soils was identified at this site during a site visit conducted in support of the RFA. Subsequent soil sampling identified TPH in the soils at levels below residential PRGs. As a result, the removal of contaminated soils has been recommended but not yet implemented. Further action required.	5

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-G	TAA 7	7	< 90-Day Accumulation Point	N/A	N/A	Sampling results exceed residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. DTSC recommended further evaluation in letter dated 11 March 2003.	5
I-G	TAA 7B	7	< 90-Day Accumulation Point	Summary Report, TAA 7B 7/17/2002 by IT	DTSC 3/4/2003	During visual site inspection in 1998 and 1999, no stains or significant cracks on the concrete were observed. No visible signs of release noted during 2002 VSI conducted in support of the EBS. DTSC concurred with NFA recommendation. No further action required.	3
I-H	TAA 51	51	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 33. Stained soils and sampling show presence of TPH. Soil removal recommended. Site is under investigation. Further action required.	6
I-J	TAA 22	22	< 90-Day Accumulation Point	N/A	N/A	No evidence of a release during numerous site visits by Navy and contract personnel. NFA recommended. Awaiting regulatory agency concurrence.	5

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel II							
II-B	TAA 130A	130	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 294. No evidence of a release during numerous site visits, by Navy and contract personnel. Soil sampling to be conducted.	6
II-B	TAA 130B	130	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 295. No evidence of a release during numerous site visits, by Navy and contract personnel. Soil sampling to be conducted.	6
II-B	TAA 130C	130	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 42. No evidence of a release during numerous site visits, by Navy and contract personnel. Soil sampling to be conducted.	6
II-B	TAA 634	634	< 90-Day Accumulation Point	N/A	N/A	N/A	7
II-D	TAA 900	900	< 90-Day Accumulation Point	Summary Report, TAA 900 1/9/2003 by IT	DTSC 9/15/2003	Site not identified as part of RFA or RFA addendum. Activities at this facility are largely unknown. Closure report submitted to DTSC in January 2003. DTSC concurred with NFA in a letter dated 9/15/2003.	1

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	TAA 115	115/914	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 39. Sampling results below residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. NFA recommended based on RFA sampling results and the 2002 VSI. Awaiting regulatory agency concurrence.	5
II-E	TAA 605	605/912	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 149. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
II-E	TAA 606	606/913	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 255. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
II-I	TAA 392A	392	< 90-Day Accumulation Point	Closure Report, TAA 392A and 392B 2/27/2001	DTSC 3/10/2003	SWMU/AOC 124. Sampling results detected contaminants in soils below action levels. No further action required.	3
II-I	TAA 392B	392	< 90-Day Accumulation Point	Closure Report, TAA 392A and 392B 2/27/2001	DTSC 3/10/2003	SWMU/AOC 271. Sampling results detected contaminants in soils below action levels. No further action required.	3
II-K	TAA 371A	371	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 107. Sampling results below residential PRGs. Further sampling recommended.	6

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-K	TAA 371B	371/915	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 242. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
II-M	TAA 673	673	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 186. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
II-M	TAA 772	772	< 90-Day Accumulation Point	Closure Report, TAA 772 6/26/2003 by OHM	DTSC 11/7/2003	SWMU/AOC 225. Soil sampling identified contaminants between residential and industrial PRGs. Due to results of risk screening, soil management recommended. DTSC concurred with NFA in a letter dated 11/7/2003. No further action required.	3
II-O	TAA 390A	390	< 90-Day Accumulation Point	Closure Report, TAA 390A and 390B 4/30/1999	DTSC 6/10/1999	SWMU/AOC 122. Site closure and regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3
II-O	TAA 390B	390	< 90-Day Accumulation Point	Closure Report, TAA 390A and 390B 4/30/1999	DTSC 6/10/1999	SWMU/AOC 261. Site closure and regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	TAA 658	658	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 171. Soil sampling identified contaminants in shallow soils above residential PRGs. Soil management recommended. Site is under investigation. Further action required.	5
II-Q	TAA 698	698	< 90-Day Accumulation Point	N/A	N/A	Concrete pad is in excellent condition, and no stains or evidence of a release were visible during the 2002 VSI conducted in support of the EBS. Further sampling conducted in 2003.	7
II-Q	TAA 779	779	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 227. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
II-T	TAA 761	761	< 90-Day Accumulation Point	Summary Report, Former TAA 761, SWMU 236 9/20/2002 by NAVFAC EFD Southwest	DTSC 3/10/2003	SWMU/AOC 236. Investigated in association with IRP Site 6. No further action required.	3

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel III							
III-B	TAA 31A	31	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 272. Sampling results below residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. Awaiting regulatory agency concurrence.	7
III-B	TAA 31B	31	< 90-Day Accumulation Point	N/A	N/A	Sampling results below residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. Additional sampling conducted.	5
III-B	TAA 155A	155	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 240. No evidence of a release during numerous site visits, by Navy and contract personnel. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 155B	155	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 241. Sampling results below residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. NFA recommended. Awaiting regulatory agency concurrence.	6

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	TAA 155C	155	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 45. Sampling results below residential PRGs. No visible signs of release noted during 2002 VSI conducted in support of the EBS. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 297	297	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 73. Sampling results identified contaminants in soil up to 5 feet below ground surface; soil removal recommended. Site closure report submitted in March 2002. Site has been expanded.	6
III-B	TAA 306	306	< 90-Day Accumulation Point	Closure Report, Solid Waste Management Unit (SWMU) 88 5/21/2001 by OHM	DTSC 4/23/2002	TAA 306 was investigated along with SWMU/AOC 88. Pesticides and metals were detected in soil samples. Screening risk assessment indicated no risk to human health or environment. DTSC concurred with NFA recommendation. No further action required.	3
III-B	TAA 307	307	< 90-Day Accumulation Point	Closure Report, TAA 307 3/29/2001 by OHM	DTSC 7/17/2001	Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	TAA 314	314	Fuel Storage Locker	Closure Report, TAA 314 12/23/1998 by OHM	DTSC 3/16/1999	SWMU/AOC 269. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3
III-B	TAA 359B	359	< 90-Day Accumulation Point	Summary Report, TAA 359B 3/21/2000 by NAVFAC EFD Southwest	DTSC 10/30/2002	SWMU/AOC 99. Sampling results below residential PRGs. No further action required.	3
III-B	TAA 370	370	< 90-Day Accumulation Point (Hazardous Material Storage)	N/A	N/A	No evidence of a release during numerous site visits. NFA recommended. Awaiting regulatory agency concurrence.	7
III-B	TAA 388A	388	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 116. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 388B	388	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 251. No evidence of a release during numerous site visits, by Navy and contract personnel. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 529	529	< 90-Day Accumulation Point	Closure Report, TAA 529 3/17/2000 by OHM	DTSC 10/17/2002	SWMU/AOC 144. Closure report prepared 17 March 2000 recommended NFA and regulatory concurrence obtained. No further action required.	3

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	TAA 671	671	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 172. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 672	672	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 177. No evidence of a release during numerous site visits. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 765	765	< 90-Day Accumulation Point	Closure Report, TAA 765 7/21/1998 by OHM	DTSC 11/17/1998	SWMU/AOC 266. Site closure and regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3
III-B	TAA 769	769	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 222. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 770	770	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 223. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
III-B	TAA 771	771	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 224. Closure report prepared 10 December 1999 recommending NFA. Awaiting regulatory agency concurrence.	6

Table 5: Temporary Accumulation Areas[a]

Carve-out ID	TAA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	TAA 778	778	< 90-Day Accumulation Point	Closure Report, TAA 778 3/21/2001 by OHM	DTSC 10/17/2002	SWMU/AOC 226. Regulatory agency concurrence of NFA recommendation has been received. No further action required.	3
III-B	TAA 800	800	< 90-Day Accumulation Point	N/A	N/A	SWMU/AOC 229. Sampling results below residential PRGs. NFA recommended. Awaiting regulatory agency concurrence.	6
III-C	TAA 240	240	< 90-Day Accumulation Point	Closure Report, TAA 240 6/23/2003	DTSC 12/30/2003	SWMU/AOC 64. Closure report prepared 23 June 2003 recommending NFA; regulatory concurrence obtained. No further action required.	3

Notes: [a] All TAA sites listed in Table 5 are previously identified LOCs.
For sites that received NFA concurrence after the September 2003 Final EBS (Earth Tech 2003b), additional site-specific information is provided.
Sites noted with a SWMU/AOC designation were originally identified during the RFA and were subsequently categorized as a TAA LOC.

Source: Earth Tech 2003b.

<	=	less than
AOC	=	Area of Concern
DTSC	=	Department of Toxic Substances Control
EBS	=	Environmental Baseline Survey
ECP	=	Environmental Condition of Property
ID	=	Identification
LOC	=	Location of Concern
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
NFA	=	No Further Action
OHM	=	OHM Remediation Services Corporation
PCB	=	Polychlorinated Biphenyl
PRG	=	Preliminary Remediation Goal
RFA	=	RCRA Facility Assessment
SWMU	=	Solid Waste Management Unit
TAA	=	Temporary Accumulation Area
TPH	=	Total Petroleum Hydrocarbons
VSI	=	Visual Site Inspection

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-F	APHO 26	Crash Crew Pit No. 2	Disturbed Ground and Excavation	Summary Report, APHO 26 10/30/1999 by NAVFAC EFD Southwest	DTSC 1/4/2000	Records review, comparison of other LOCs in the vicinity of the site, and the 2002 VSI conducted in support of the EBS did not identify evidence of a release. No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
I-F	APHO 92	Compass Rose No. 1	Stain	Information Package, APHOs 83, 91, and 92 4/17/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003 DTSC 4/20/2004	Identified on a 1960 photograph. No staining was noted near the area of the Compass Rose. Due to the lack of staining and a Visual Site Inspection that was conducted in June 2003, both RWQCB and DTSC concurred with NFA. No further action is required.	1
Navy Sale Parcel II							
II-B	APHO 109	129/130	Drum Storage	Information Package, APHOs 87, 99, 98, 99, 100, and 109 5/2003 by NAVFAC EFD Southwest and NFA Determination for APHOs (site visit by DTSC on 6/13/2003)	DTSC 6/25/2003 RWQCB 8/14/2003	Identified on a 1974 photograph. There are TAAs associated with these facilities (Facility 130 was a paint shop) and likely contained drums for the use of these facilities. The TAAs are under evaluation as part of the RFA program as of April 2003. Two USTs (UST 130A and 130B) were removed from the area between these buildings and were closed in 1998. Based on a Visual Site Inspection conducted in June 2003, DTSC and RWQCB concurred with recommendation of NFA. No further action required.	1

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 59	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 60	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 61	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 62	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 63	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 64	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a “former refuse disposal area” in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-C	APHO 65	Northwest of Military Family Housing Area	Disturbed Ground and Excavation	N/A	N/A	Based on the review of APHOs 59 through 65, the encompassed area of approximately 9 acres was designated as miscellaneous refuse (MSCR) 1, a "former refuse disposal area" in the BRAC Business Plan update. MSCR 1 is currently identified as Anomaly Area 3. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. The results were presented in a Draft Expanded Site Inspection Report and submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7
II-C	APHO 86	16th Street and T Street	Trench	N/A	N/A	Identified on a 1952 photograph. A trench was noted northeast of N 16th Street. This area coincides with the location of Anomaly Area 3 (APHOs 59, 60, 61, 62, 63, 64, and 65). Consequently, APHO 86 was evaluated as part of Anomaly Area 3 and is addressed in the Draft Expanded Site Inspection Report that was submitted to the FFA Signatories. Comments have been received and the Navy is in the process of developing responses.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	APHO 37	115	Stains and Wet Soil	Summary Report, APHO 37, Possible Stain 8/20/1999 by NAVFAC EFD Southwest	DTSC 9/9/1999 EPA 11/4/1999 RWQCB 3/31/2000	Records reviews, site visits, and comparison of LOCs in the vicinity of the site identified no evidence of releases. No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
II-E	APHO 99	139	Soil Stains	Information Package, APHO 87, 90, 98, 99, 100, and 109 5/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1967 photograph. The anomaly was recorded as three parallel lines on the westerly side of Facility 139. Facility 139 was a public works shop located east of former Tank Farm 4. The area of the anomaly is within the former tank farm boundaries. All fuel tanks were removed and the site was closed in 1996. Based on the location and the fact that all sites within the former tank farm are closed, no further action was recommended for APHO 99. Based on a Visual Site Inspection conducted in June 2003, RWQCB concurred with NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 2e.	2e
II-E	APHO 110	121	Liquid	Information Package, APHO 110 4/28/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1974 photograph. The facility associated with this APHO is a fire station and the liquid flowing from the facility is probably water used in routine operations at the fire station. Based on a Visual Site Inspection conducted in June 2003, RWQCB concurred with recommendation of NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 7.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	APHO 119	Edge of Aircraft Apron between 605 and 606	Stains	Information Package, APHO 119 4/22/2003 by NAVFAC EFD Southwest and NFA Determination for APHOs (site visit by DTSC on 6/13/2003)	DTSC 6/25/2003 RWQCB 8/14/2003	Identified on a 1983 photograph. The APHO area was visually inspected in April 2003. No evidence of staining was found. An inlet for the storm drain was noted in that location. Two TAAs (TAA 605 [SWMU 149] and TAA 606 [SWMU 255]) are between Facility 605 and 606. These TAAs are under evaluation in the RFA program. Based on a Visual Site Inspection conducted in June 2003, DTSC and RWQCB concurred with recommendation of NFA for APHO 119. No further action required.	1
II-F	APHO 44	Quarry Road	Disturbed Ground and Excavation	N/A	N/A	Response actions are to be conducted under IRP Site 17. Additional site investigation is required.	5
II-F	APHO 101	Tank Farm 555	Areas of extraction and Filling	Information Package for Various Aerial Photograph Anomaly Sites (APHOs 89, 101, 106, 113) 4/15/03 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1967 photograph. The APHO area coincides with the location of former Tank Farm 555. Corrective action is in progress at the former tank farm. No further action was recommended for this APHO. Based on a Visual Site Inspection conducted in June 2003, RWQCB concurred with NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 2c.	2c

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-G	APHO 118	Perimeter Road	Disturbed Ground	Information Package, APHO 118 4/24/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1979 photograph. A large area of disturbed ground (200 by 250 feet) was noted in this photograph. This area is located near Anomaly Area 5, containing APHOs 31, 43, 66, 67, and 68. Four of these anomalies are areas of disturbed ground. After investigation of Anomaly Area 5, a no further action declaration was granted in February 2003. APHO 118 borders the northeastern end of the investigation area for IRP Site 5, Perimeter Road Landfill. Due to the proximity of this APHO to IRP Site 5, further evaluation of this APHO was recommended during the development of a remedial program for IRP Site 5. RWQCB concurred with NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 7.	7
II-H, II-M	APHO 46	Golf Course – Hole No. 5; overlaps IRP Site 5	Disturbed Ground and Excavation	N/A	N/A	The extent of the anomaly has been investigated by subsurface geophysical survey, which identified only a relatively small area of surficial debris. Surface debris was also observed during 2002 VSI conducted in support of the EBS. Characterization of debris piles and associated areas is being conducted as part of the pre-design investigation for IRP Site 5. Response actions, if required, will be conducted as part of the remedial action for IRP Site 5.	6
II-K	APHO 9	Agua Chinon Wash	Stains and Wet Soil	Summary Report, APHO 9 8/31/1999 by NAVFAC EFD Southwest	DTSC 10/6/1999 RWQCB 10/6/1999 EPA 11/4/1999	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	APHO 20	DRMO Yard No. 3	Disturbed Ground and Excavation	Summary Report, APHO 20 & APHO 21 11/30/1999 by NAVFAC EFD Southwest	DTSC 3/3/2000	Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
II-M	APHO 27	DRMO Yard No. 3	Stains and Wet Soil	Summary Report, APHOs 23, 27, 58 (Area 2) 3/7/2000 by NAVFAC EFD Southwest	RWQCB 10/18/2000	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Sampling results below residential PRGs. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	2a
II-M	APHO 38	1789	Disturbed Ground and Excavation	N/A	N/A	No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. However, additional site investigation is required. Sampling plan for site characterization has been submitted by the Navy to the regulatory agencies.	6
II-M	APHO 51	673	Stains and Wet Soil	Summary Report, APHO 51 2/24/2000 by NAVFAC EFD Southwest	DTSC 6/14/2000 RWQCB 10/18/2000	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
II-Q	APHO 25	Agua Chinon Wash	Disturbed Ground and Excavation	Summary Report, APHO 25, Mounded Material 8/10/1999 by NAVFAC EFD Southwest	DTSC 8/31/1999 EPA 10/6/1999 RWQCB 3/31/2000	Records review, comparison of other LOCs in the vicinity of the site, and the 2002 VSI conducted in support of the EBS did not identify evidence of a release. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	APHO 50	Tank Farm No. 5	Disturbed Ground and Excavation	Summary Report, APHO 50, Former Trench or other Linear Feature 9/29/1999 by NAVFAC EFD Southwest	DTSC 11/30/1999 RWQCB 3/31/2000	Records review and site visits, including the 2002 VSI conducted in support of the EBS, identified no evidence of a release. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
II-Q	APHO 98	372	Wet Soil	Information Package, APHO 87, 90, 98, 99, 100, and 109 5/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1967 photograph. Wet soil was noted near Facility 1793 and Facility 372, and near the edge of an aircraft parking apron. There were three former fuel storage tanks located adjacent to Facility 372 (USTs 902A, 902B, and 902C). The tanks were removed and the site was closed in 2000. A separate storage tank, Tank 398 was located adjacent to Facility 372 and corrective actions are in progress. No further action was recommended at APHO 98, due to the proximity of this anomaly to a former fuel storage area. RWQCB concurred with recommendation of NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 2e.	2e

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	APHO 100	114	Liquid Flowing	Information Package, APHOs 87, 90, 98, 99, 100, and 109 5/2003 by NAVFAC EFD Southwest	DTSC 6/25/2003 RWQCB 8/14/2003	Identified on a 1967 photograph. Liquid was reported to be flowing from Facility 114. Facility 114 is adjacent to a former wash rack. The wash rack was evaluated and granted a no further action status in 1996. The tank (UST 763B) and OWS (OWS 763A) associated with the wash rack have been removed and closed. No further action was recommended for APHO 100 based upon results of sampling for the wash rack and the removal of the associated tank and OWS. TAAs 698 and TAA 779 are located adjacent to the wash rack and are being evaluated under the RFA program. Based on a Visual Site Inspection conducted in June 2003, DTSC and RWQCB concurred with recommendation of NFA. No further action is required for APHO 100.	3
II-R	APHO 42	457	Stains and Wet Soil	Summary Report, APHO 42 12/15/1999 by NAVFAC EFD Southwest	DTSC 3/27/2000 RWQCB 10/18/2000	Records reviews, site visits, and comparison of LOCs in the vicinity of the site identified no evidence of releases. No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
Navy Sale Parcel III							
III-B	APHO 6	306	Liquid Flow or Impoundment	Summary Report, APHO 6 3/19/2002 by IT	DTSC 11/12/2002	APHO 6 consists of a slurry bed. Verification soil sampling was conducted within the slurry beds. Risk screening indicated no risk to human health or the environment. DTSC concurred with NFA recommendation. No further action required.	3
III-B	APHO 7	369 and 386	Stains and Wet Soil	Summary Report, APHO 7, Former Wet Soil or Stains 7/14/1999 by NAVFAC EFD Southwest	DTSC 8/20/1999 EPA 10/6/1999 RWQCB 10/18/2000	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 11	307	Disturbed Ground and Excavation	N/A	N/A	Former sludge drying bed area; white, chalky powder in soils. Additional site investigation will be conducted to better characterize the site. Further action required.	6
III-B	APHO 17	357	Stains and Wet Soil	Summary Report, APHO 17 7/9/1999 by NAVFAC EFD Southwest	DTSC 8/20/1999 EPA 10/6/1999 RWQCB 10/6/1999	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
III-B	APHO 18	324	Stains and Wet Soil	Summary Report, APHO 18, Former Stains 6/24/1999 by NAVFAC EFD Southwest	DTSC 7/26/1999 EPA 10/6/1999 RWQCB 3/31/2000	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
III-B	APHO 19	309	Stains and Wet Soil	Summary Report, APHO 19, Former Stains 7/23/1999 by NAVFAC EFD Southwest	DTSC 8/19/1999 EPA 10/6/1999 RWQCB 10/6/1999	Records review and site visits, including 2002 VSI, identified no evidence of a release. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1
III-B	APHO 54	Tank Farm No. 1	Disturbed Ground and Excavation	Summary Report, APHO 54, 55, 56, & 57 (Area 1) 11/19/1999 by NAVFAC EFD Southwest	RWQCB 10/18/2000	No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. Sampling results below residential PRGs. Site evaluated as Anomaly Area 1. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 55	Tank Farm No. 1	Disturbed Ground and Excavation	Summary Report, APHO 54, 55, 56, & 57 (Area 1) 11/19/1999 by NAVFAC EFD Southwest	RWQCB 10/18/2000	No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. Sampling results below residential PRGs. Site evaluated as Anomaly Area 1. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3
III-B	APHO 56	Tank Farm No. 1	Disturbed Ground and Excavation	Summary Report, APHO 54, 55, 56, & 57 (Area 1) 11/19/1999 by NAVFAC EFD Southwest	RWQCB 10/18/2000	No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. Sampling results below residential PRGs. Site evaluated as Anomaly Area 1. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3
III-B	APHO 57	Tank Farm No. 1	Disturbed Ground and Excavation	Summary Report, APHO 54, 55, 56, & 57 (Area 1) 11/19/1999 by NAVFAC EFD Southwest	RWQCB 10/18/2000	No evidence of ground disturbance identified during 2002 VSI conducted in support of the EBS. Sampling results below residential PRGs. Site evaluated as Anomaly Area 1. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	3

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 84	Perimeter Road	Unidentified Object	Information Package, APHO 84 and APHO 88 9/30/2003 by NAVFAC EFD Southwest	RWQCB 11/24/2003	Identified on a 1946 photograph. An unidentified object or mound was noted on the north side of Perimeter Road about 800 feet northwest of Bee Canyon. This mound is located near APHO 88 (a shallow trench). Both sites could have been related to maintenance activities of the roadway or adjacent culverts. Groundwater monitoring wells for IRP Sites 18 and 24 are located near this APHO and it is above the Operable Unit 1 groundwater plume. This area was visually inspected in 2003 and no evidence of a mound or other objects was noted. RWQCB concurred with NFA in a letter dated 11/24/2003; however, DTSC has not concurred with NFA.	7
III-B	APHO 88	Perimeter Road	Trench	Information Package, APHO 84 and APHO 88 9/30/2003 by NAVFAC EFD Southwest	RWQCB 11/24/2003	Identified on a 1952 photograph. This trench like anomaly is in the vicinity of APHO 84. Both sites could have been related to maintenance activities of the roadway or adjacent culverts. No drainage channels or trenches were noted during a visual inspection of the area in 2003. RWQCB concurred with NFA in a letter dated 11/24/2003; however, DTSC has not concurred with NFA.	7
III-B	APHO 96	358	Unidentified Object, Stains, Wet Soil, Excavation	Information Package, APHO 96 4/19/2003 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1964 photograph. This area was located near a potable water pumping station and it is possible that maintenance activities at the pumping station released water onto the soil. Based on the former use of the area and the lack of other industrial activities in the area, a declaration of no further action was recommended. RWQCB concurred with NFA in a letter dated 8/14/03; awaiting DTSC concurrence.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 107	West of Former Sludge Drying Beds	Excavation and Fill Area	Information Package, APHOs 107 10/9/2003 by NAVFAC EFD Southwest	RWQCB 12/1/2003	Identified on a 1973 photograph. The area noted in the photograph is located near the Bee Canyon wash, (IRP Site 25), near a former transformer storage area (SWMU 7), and west of IRP Site 12 (Sludge Drying Beds). Although IRP Site 25 and IRP Site 6 have NFA declarations, a final Record of Decision for IRP Site 12 has not been completed as of April 2003. RWQCB concurred with NFA in a letter dated 12/1/2003; however, DTSC has not concurred with NFA.	7
III-B	APHO 111	360	Wet Soil	Information Package, APHO 111 4/21/03 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1975 photograph. The area noted in this APHO is included within the boundaries of IRP Site 24 and adjacent to IRP Site 8, Unit 5 (Old Salvage Yard). This area has been investigated and is undergoing remediation as of April 2003. Due to the location of this APHO within the boundaries of IRP Site 24 and adjacent to IRP Site 8, Unit 5, no further action was recommended for this APHO as all investigations and remedial actions taking place for VOC releases at IRP Site 24 will include the APHO. RWQCB concurred with recommendation of NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 7.	7
III-B	APHO 112	672	Drum Storage	Information Package, APHOs 112 and 114 6/16/2003 by NAVFAC EFD Southwest	DTSC 6/25/2003	Identified on a 1975 photograph. The location of the APHO is within the boundaries of IRP Site 24 (VOC Source Area). Two hazardous waste areas (TAA 671 [SWMU 172] and TAA 672 [SWMU 117]) are near Facility 672 and are under investigation as part of the RFA program. Based on a Visual Site Inspection conducted in June 2003, DTSC concurred with recommendation of NFA. No further action is required.	3

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 113	Tank 175	Wet Soil	Information Package, APHOs 89, 101, 106, and 113 4/15/2002 by NAVFAC EFD Southwest	RWQCB 8/14/2003	Identified on a 1976 photograph. The tank noted in the description of this APHO is a potable water tank installed in 1943. The liquid causing the discoloration of the soil is likely to be water. No further action was recommended. RWQCB concurred with NFA; awaiting DTSC concurrence. Until DTSC concurrence is obtained, this site will retain its initial ECP Type of 7.	7
III-B	APHO 114	Drop Tank Drainage Area No. 2	Drum Storage	Information Package, APHOs 112 and 114 6/16/2003 by NAVFAC EFD Southwest and NFA Determination for APHOs (site visit by DTSC on 6/13/2003)	DTSC 6/25/2003	Identified on a 1976 photograph. This site within the boundaries of IRP Site 7 (Drop Tank Drainage Area Number 2) and IRP Site 24 (VOC Source Area). Soil sampling was conducted for IRP Site 7 and a No Further Action declaration was granted for IRP Site 7 in 2001. Based on a Visual Site Inspection conducted in June 2003, DTSC concurred with NFA for APHO 114. No further action is required.	3
III-B	APHO 120	305	Stains and Wet Soil	N/A	N/A	Identified on a 1984 photograph. APHO 120 is located between the boundaries of IRP Sites 21 and 24. The facility was originally an electronics shop when built in the 1940's. The facility was eventually used for administrative purposes. Visual and other evaluations of Building 305 and the surrounding area are recommended.	7

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	APHO 121	369	Liquid	Information Package, Aerial Photograph Anomaly (APHO) 121 5/23/2003	RWQCB 8/14/2003	Identified on a 1984 photograph. The area of this APHO is within the boundaries of IRP Site 24. A former wash rack (SWMU 110) is located in this area. This wash rack is being investigated as part of the RFA program as of April 2003. A sewer inlet located in this area is also being evaluated as a Potential Release Location (PRL 368). The appearance of flowing liquid may be due to vehicle washing activities at this wash rack. Due to the proximity of the APHO to SWMU 110 and the PRL, no further action was recommended for the APHO because the other investigations will encompass this area. RWQCB has concurred with NFA awaiting DTSC concurrence.	7
III-B	APHO 122	317	Open Storage	N/A	N/A	Identified on a 1955 photograph. APHO 122 is located in an area that includes a former loading dock, a former lumber storage area, and an abandoned railroad spur. The nearby facility (Facility 317) was used as a supply and spares warehouse and a laundry pickup location. The APHO is also located near the boundary of IRP Site 12 (Sludge Drying Beds). Further investigation and visual inspections of this area are recommended.	7
III-C	APHO 52	240	Stains and Wet Soil	Summary Report, APHO 29 & APHO 52 7/2/1999 by NAVFAC EFD Southwest	DTSC 8/24/1999 EPA 10/6/1999 RWQCB 10/18/2000	No evidence of staining or a release identified during 2002 VSI conducted in support of the EBS. Regulatory agency concurrence of NFA recommendation has been obtained. No further action required.	1

Table 6: Aerial Photograph Anomaly Sites[a]

Carve-out ID	APHO ID	Building Number/Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category

Notes: [a] All APHO sites listed in Table 6 are previously identified LOCs.
For sites that received NFA concurrence after the September 2003 Final EBS (Earth Tech 2003b), additional site-specific information is provided.

Source: Earth Tech 2003b.

APHO	=	Aerial Photograph Features/Anomalies
BRAC	=	Base Realignment and Closure
DRMO	=	Defense Reutilization and Marketing Office
DTSC	=	Department of Toxic Substances Control
EBS	=	Environmental Baseline Survey
ECP	=	Environmental Condition of Property
EPA	=	Environmental Protection Agency
ID	=	Identification
IRP	=	Installation Restoration Program
LOC	=	Location of Concern
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
NFA	=	No Further Action
OWS	=	Oil/Water Separator
PRG	=	Preliminary Remediation Goal
RFA	=	RCRA Facility Assessment
RWQCB	=	Regional Water Quality Control Board
SWMU	=	Solid Waste Management Unit
TAA	=	Temporary Accumulation Area
UST	=	Underground Storage Tank
VOC	=	Volatile Organic Compound
VSI	=	Visual Site Inspection

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
Navy Sale Parcel I										
I-F	IRP 16	Crash Crew Pit No. 2 (OU-3) Associated groundwater plume and buffer zone	Burned JP-5, AVGAS, hydraulic fluid, crankcase oil, white phosphorus, magnesium phosphate, and napalm in unlined pits for fire training.	1972 to 1985	Final RI, FS, PP, and ROD completed. Pilot study conducted during 2000-2001. Remedy being implemented.	N/A	N/A	N/A	Soil zone: 3 acres Groundwater Plume/Buffer Zone: 45 acres	6
Navy Sale Parcel II										
II-D	IRP 3	Original Landfill (OU-2C)	Municipal solid waste, scrap metal, incinerator ash, construction debris, paint residues, unspecified oily waste, industrial solvents, hydraulic fluid, engine coolants, and various inert wastes.	1943 to 1955	RI, FS, and PP complete. Draft ROD submitted in 1999. Pre-design investigation underway. Landfill cap to be installed and long-term monitoring to occur.	N/A	N/A	Includes SWMUs/ AOCs 10, 194, and 300	11	6
II-H	IRP 5	Perimeter Road Landfill (OU-2C)	Municipal solid waste, unspecified fuels, solvents and cleaning fluids, scrap metals, paint residues, unspecified oily wastes, and various inert wastes.	1955 to late 1960s	RI, FS, and PP complete. Draft ROD submitted in 1999. Pre-design investigation underway. Landfill cap to be installed and monitoring to occur.	N/A	N/A	N/A	2	6
II-Q	IRP 4	Ferrocene Spill Area (OU-3)	Ferrocene spill material from engine test cell.	1983	ROD signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	0.11	3

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
Navy Sale Parcel III										
III-B	IRP 7	Drop Tank Drainage Area No. 2 (OU-3)	JP-5 and lubrication oils in rinse water from aircraft drop tanks.	1969 to 1983	ROD signed in June 2001.	Final Record of Decision, OU 3B, No Action Sites 7 & 14 6/26/2001 by Bechtel National	RWQCB 5/14/1997 (Unit 1 Only) EPA, DTSC, RWQCB 6/26/2001	Includes SWMUs/ AOCs 71 and 72	11	3
III-B	IRP 8	DRMO Storage Yard (OU-3)	Release of PCB-containing transformer fluid.	Mid-1970s to Mid-1999	Draft ROD recommended NFA for Units 1, 2, and 4 and FA for Units 3 and 5 was issued in September 1999. Revised risk evaluation proposed in December 1999 based on the updated exposure factors and toxicity indices. A Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 was issued in February 2003; Unit 5 of Site 8 was determined to require NFA based on revised risk calculations. Stationwide Historical Radiological Assessment identified Site 8 as potentially radiologically contaminated. Radiological investigations currently underway. An Action Memorandum is currently under development for Non-Time Critical Removal Action (NTCRA) at Site 8. The Final ROD will be issued following completion of NTCRA.	N/A	N/A	Includes SWMUs/ AOCs 104, 105, and 106	7	6

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
III-B	IRP 9	Crash Crew Pit No. 1 (OU-3)	Burned leaded AVGAS, JP-5, and crankcase oil in unlined pit for fire training.	1965 to 1971	ROD signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	1	3
III-B	IRP 10	Petroleum Disposal Area (OU-3)	Crankcase oil, antifreeze, hydraulic and transmission fluids, motor fuel, and solvents.	1952 to 1970	ROD signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	27	3
III-B	IRP 11	Transformer Storage Area (OU-3)	Stored PCB-containing transformers.	1968 to 1983	ROD recommending NFA for Unit 3 and FA for Units 1 and 2 was issued in September 1999. Revised risk evaluation proposed in December 1999 based on the updated exposure factors and toxicity indices. A Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 was issued in February 2003. An Explanation of Significant Differences (ESD) describing changes to the risk-based cleanup goals was issued in May 2003. A Remedial Design/Remedial Action work plan is currently under development to implement the Selected Remedy documented in the ROD as amended by the ESD.	N/A	N/A	N/A	1	6

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
III-B	IRP 12	Sludge Drying Beds (OU-3)	Wastewater sludges applied to land.	1943 to 1972	Draft ROD recommending NFA for Units 1, 2, and 4 and FA for Unit 3 was issued in September 1999. Revised risk evaluation proposed in December 1999 that updated the remedial goals identified in the ROD. A Final Technical Memorandum Risk Reevaluation for Sites 8, 11, and 12 was issued in February 2003. Stationwide Historical Radiological Assessment identified Site 12 as potentially radiologically contaminated. Radiological investigations currently underway. An Action Memorandum is currently under development for a Non-Time Critical Removal Action (NTCRA) at Site 12. The Final ROD will be issued following completion of the NTCRA.	N/A	N/A	Includes SWMU/AOC 90	5	6
III-B and III-D	IRP 13	Oil Change Area (OU-3)	Releases of crankcase oil.	1977-1983	ROD signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	1	3
III-B	IRP 14	Battery Acid Disposal Area (OU-3)	Vehicle battery acid, lubrication oil, and paint residue.	1977 to 1983	ROD was signed in June 2001.	Final Record of Decision, OU 3B, No Action Sites 7 & 14 6/26/2001 by Bechtel National	EPA, DTSC, RWQCB 6/26/2001	N/A	2	3

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
III-B	IRP 15	Suspended Fuel Tanks (OU-3)	Diesel fuel leaked onto soil.	1979 to 1984	Site consisted of 2 units. Unit 1 was removed from the IRP and closed under the Petroleum Corrective Action Program on 14 May 1997. ROD for Unit 2 signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	0.25	3
III-B	IRP 21	Materials Management Group, Building 320 (OU-3)	Outdoor drum storage area for chemical storage, including temporary storage of chemicals with expired shelf life.	1946 to 1995	ROD was signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	Includes SWMU/ AOC 94	0.3	3
III-B	IRP 22	Tactical Air Fuel Dispensing System (TAFDS) (OU-3)	Air fueling station with history of undocumented fuel spills and leaks; location of several fuel bladder revetments.	1952 to 1986	ROD was signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	N/A	2	3
Stationwide										
I-D, II-N, III-B	IRP 24	VOC Source Area (OU-2A): Soil Medium-Vadose Zone Groundwater Medium-Shallow Groundwater Unit (SGU)	Various activities in this area, including former metal plating operations, may have contributed to the regional VOC groundwater contamination.	N/A	Interim ROD-Vadose Zone-signed in September 1997. Vadose zone remediation conducted in 1999-2000. Draft Final Closure Report for the Vadose Zone was issued in June 2002; NFA concurrence obtained from BCT. However, pending completion of decision documents, VOC source area is considered active. Final PP for groundwater at Sites 18 and 24 released for public comment in November 2001. ROD for groundwater remedy for Sites 18 and 24 issued in 2002.	Draft Final Closure Report, Vadose Zone Remediation, VOC Source Area 6/2002 by Earth Tech	EPA, DTSC, RWQCB 7/18/2002	Includes SWMU/ AOC 265	VOC Source Area: 200 SGU: 300	5

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category
I-D, I-F, II-D, II-K, II-L, II-Q, and III-B	IRP 25	Major Drainages (OU-2A)	Four drainage channels that flow through or adjacent to the Station and receive storm water discharges from the Station. Concentrations of metals, pesticides, and petroleum products below levels requiring response actions were detected at the site.	N/A	ROD was signed in September 1997.	Draft Final Record of Decision, OU 2A & 3A, No Action Sites 9/30/1997	EPA, DTSC, RWQCB 9/30/1997	Includes SWMUs/ AOCs 3, 4, 5, and 11	22	3

Table 7. Installation Restoration Program Sites

Carve-out ID	IRP ID	Site Description	Site Contamination	Date of Operation	Status	Closure Report Title/Date	NFA Letter Agency/Date	Comments	Approximate Area (acres)	ECP Category

Note: Carve-outs II-F and II-V have been created to accommodate the Navy Sale Parcel portion of the buffer zones associated with IRP Sites 2 and 17 (located in FAA property and are therefore not part of this FOSL). Carve-out II-V also encompasses a small portion of the groundwater plume (and associated 200-foot buffer) associated with IRP Site 2 which has migrated onto Navy Sale Parcel II.

Sites noted with a SWMU/AOC designation were originally identified during the RFA and were subsequently investigated as part of the IRP.

Source: Earth Tech 2003a, 2003b, 2003c.

AOC = Area of Concern
AVGAS = Aviation Gasoline
BCT = BRAC Cleanup Team
DRMO = Defense Reutilization and Marketing Office
DTSC = Department of Toxic Substances Control
ECP = Environmental Condition of Property
EPA = Environmental Protection Agency
ESD = Explanation of Significant Differences
FA = Further Action
FOSL = Finding of Suitability to Lease
FS = Feasibility Study
ID = Identification
IRP = Installation Restoration Program
JP-5 = Jet Propulsion Fuel, Grade 5
N/A = Not Applicable
NFA = No Further Action
NTCRA = Non Time-Critical Removal Action
OU = Operable Unit
PCB = Polychlorinated Biphenyl
PP = Proposed Plan
RFA = RCRA Facilities Assessment
RI = Remedial Investigation
ROD = Record of Decision
RWQCB = Regional Water Quality Control Board
SGU = Shallow Groundwater Unit
SWMU = Solid Waste Management Unit
TAFDS = Tactical Air Fuel Dispensing System
VOC = Volatile Organic Compound

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	AST 439	439	500 Gallon Propane Tank	Summary Report, Former AST Sites 245 & 439 7/5/2000 by NAVFAC EFD Southwest	RWQCB 8/28/2000	Horizontal tank; tank has been removed; no releases identified; no further action required; NFA decision date of 28 August 2000. No further action required.	1
I-B	AST 651	651	1000 Gallon Propane Tank	Summary Report, former AST 651 7/19/1999 by NAVFAC EFD Southwest	RWQCB 8/28/2000	Horizontal tank; tank formerly situated on west side of Building 651; tank has been removed; no releases identified; no further action required; NFA decision date of 28 August 2000. No further action required.	1
I-I	AST 47	47	25 Gallon Diesel Tank	Information Package, AST 47 5/1/2002 by RIOCC Los Angeles	RWQCB 9/5/2002	Diesel dry tank for boilers. Tank was closed in place. RWQCB concurred with NFA in a letter dated 9/5/2002. No further action required.	2a
I-N	AST 1	1	55 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tank (AST) 1 12/18/2000 by IT	RWQCB 1/17/2001	Tank operated from mid-1940s to 1999; Tank was used as a fuel tank for an emergency generator. Tank has been removed. No releases identified. No further action required. NFA decision date of 17 January 2001. No further action required.	1
Navy Sale Parcel II							
II-D	AST 380	380	635 Gallon Diesel Tank	Tank Closure Report, AST 380 12/11/2000 by IT	RWQCB 1/17/2001	Tank has been removed. No further action required; NFA decision date of 17 January 2001. No further action required.	2a

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-O	AST 390A	390	500 Gallon Unleaded Tank	Summary Report, ASTs 390A and 390B 6/24/1999 by NAVFAC EFD Southwest and Memorandum, AST Sites 146, 390A & 390B 12/3/2002 by NAVFAC EFD Southwest	RWQCB 12/30/2002	Vertical tank; associated with golf course maintenance; tank is still active; no releases identified; no further action required; NFA decision date of 12/30/2002. No further action required.	1
II-O	AST 390B	390	500 Gallon Diesel Tank	Summary Report, ASTs 390A and 390B 6/24/1999 by NAVFAC EFD Southwest and Memorandum, AST Sites 146, 390A & 390B 12/3/2002 by NAVFAC EFD Southwest	RWQCB 12/30/2002	Vertical tank; associated with golf course maintenance; tank is still active; no releases identified; no further action required: NFA decision date of 12/30/2002. No further action required.	2a
II-P	AST 637	637	500 Gallon Propane Tank	Information Package, Aboveground Storage Tank 637 10/24/2001 by NAVFAC EFD Southwest	DTSC 5/10/1995	Tank has been removed. No releases identified; no further action required; Determination of NFA was by concurrence with the 1995 EBS. No further action required. The Information Package is not a Closure Report. It was prepared subsequent to obtaining NFA concurrence to document and track the closure process.	1

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	AST 126	126	300 Gallon Oil Tank	Information Package, AST 126 11/06/2001 by NAVFAC EFD Southwest	DTSC 5/10/1995	Tank has been removed. No releases identified; Determination of NFA was by concurrence with the 1995 EBS. No further action required. The Information Package is not a Closure Report. It was prepared subsequent to obtaining NFA concurrence to document and track the closure process.	1
II-Q	AST 372	372	275 Gallon Diesel Tank	Summary Report, Former AST 372 7/24/2000 by NAVFAC EFD Southwest	RWQCB 8/28/2000	Tank has been removed. No further action required; NFA decision date of 28 August 2000. No further action required.	2a
II-Q	AST 658	658	200 Gallon Ferrocene Tank	Information Package, AST 658 4/4/2002 by NAVFAC EFD Southwest	DTSC 3/10/2003	Formerly situated at Building 658 near IRP Site 4. Tank has been removed. AST was found abandoned at Building 463. Samples collected near AST site as part of IRP Site 4; based on sampling results, IRP site requires no further action. Past and current location at Buildings 658 and 463 were inspected and found to be in excellent condition. NFA decision date of 10 March 2003. No further action required.	3
II-S	AST 374A	374	100 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tanks (ASTs 374A, B, C, D, & E) from Building 374 10/10/2000 by IT	RWQCB 10/18/2000	Day tank for fire water pumps at Building 374; tank operated from the 1970s to 1999; tank has been removed; no further action required; NFA decision date of 18 October 2000. No further action required.	2b

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-S	AST 374B	374	100 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tanks (ASTs 374A, B, C, D, & E) from Building 374 10/10/2000 by IT	RWQCB 10/18/2000	Day tank for fire water pumps at Building 374; tank operated from the 1970s to 1999; Tank has been removed; no further action required; NFA decision date of 18 October 2000. No further action required.	2b
II-S	AST 374C	374	100 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tanks (ASTs 374A, B, C, D, & E) from Building 374 10/10/2000 by IT	RWQCB 10/18/2000	Day tank for fire water pumps at Building 374; tank operated from the 1970s to 1999; tank has been removed; no further action required; NFA decision date of 18 October 2000. No further action required.	2b
II-S	AST 374D	374	100 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tanks (ASTs 374A, B, C, D, & E) from Building 374 10/10/2000 by IT	RWQCB 10/18/2000	Day tank for fire water pumps at Building 374; tank operated from the 1970s to 1999; tank has been removed; no further action required; NFA decision date of 18 October 2000. No further action required.	2b

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-S	AST 374E	374	100 Gallon Diesel Tank	Tank Closure Report, Aboveground Storage Tanks (ASTs 374A, B, C, D, & E) from Building 374 10/10/2000 by IT	RWQCB 10/18/2000	Day tank for fire water pumps at Building 374; tank operated from the 1970s to 1999; tank has been removed; no further action required; NFA decision date of 18 October 2000. No further action required.	2b
Navy Sale Parcel III							
III-B	AST 155	155	200 Gallon Lube Oil Tank	Tank Closure Report, AST 155 6/2/1999 by IT	RWQCB 8/22/2000	Formerly situated on the northwest side of Building 155: tank has been removed; horizontal tank; no further action required; NFA decision date of 22 August 2000. No further action required.	2a
III-B	AST 245	245	3200 Gallon Propane Tank	Summary Report, Former AST Sites 245 & 439 7/5/2000 by NAVFAC EFD Southwest	RWQCB 8/28/2000	Horizontal tank; tank has been removed; no releases identified; no further action required; NFA decision date of 28 August 2000. No further action required.	1
III-B	AST 314	314	23000 Gallon Asphalt Tank	N/A	N/A	Tank demolished on 13 March 2001. Additional asphalt and debris to be removed.	5
III-B	AST 315	315	500 Gallon Propane Tank	Technical Memorandum, Former AST Site 315 7/30/2001 by NAVFAC EFD Southwest	RWQCB 7/16/2002	Tank has been removed. No releases identified; RWQCB concurred with NFA in a letter dated 7/16/2002. No further action required.	1

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	AST 317	317	275 Gallon Fuel Oil Tank	Technical Memorandum, AST 317 Removal 9/22/1997 by OHM	DTSC 9/26/1997	Formerly inside of Building 317; horizontal tank; tank has been removed; no releases identified; no further action required; NFA decision date of 26 September 1997. No further action required.	2a
III-B	AST 318	318	275 Gallon Fuel Oil Tank	Technical Memorandum, AST 318 Removal 9/22/1997 by OHM	DTSC 9/26/1997	Formerly inside of Building 318; horizontal tank; tank has been removed; no releases identified; no further action required; NFA decision date of 26 September 1997. No further action required.	2a
III-B	AST 319	319	275 Gallon Fuel Oil Tank	Technical Memorandum, AST 319 Removal 9/22/1997 by OHM	DTSC 9/26/1997	Formerly inside of Building 319; horizontal tank; tank has been removed; no releases identified; no further action required; NFA decision date of 26 September 1997. No further action required.	2a
III-B	AST 322	322	1080 Gallon Fuel Oil Tank	Tank Closure Report, ASTs 322 and 322B 4/3/1998	RWQCB 3/18/1999	Tank has been removed. No further action required; NFA decision date of 18 March 1999. No further action required.	2a
III-B	AST 335	335	650 Gallon Diesel Tank	Tank Closure Report, AST 335 4/30/1998 by OHM	RWQCB 3/18/1999	Vertical tank; tank has been removed; no further action required; NFA decision date of 18 March 1999. No further action required.	2a
III-B	AST 386A	386	200 Gallon Hydraulic Fluid Tank	N/A	N/A	Tank is inactive. Hydraulic fluid removed from tank and associated lift sump conducted on 11/6/02 and pressure washed on 11/8/02.	2c

Table 8: Aboveground Storage Tanks

Carve-out ID	AST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	AST 386B	386	100 Gallon Hydraulic Fluid Tank	N/A	N/A	Tank is inactive. Hydraulic fluid removed from tank on 11/8/02 and pressure washed on 11/8/02.	2c
III-B	AST 717	717	500 Gallon Diesel Tank	Technical Memorandum, Former AST Site 717 3/31/2000 by NAVFAC EFD Southwest	RWQCB 8/31/2000	Horizontal tank. Tank has been removed. Tank formerly situated in shed southeast of the building; no releases identified no further action required; NFA decision date of 31 August 2000. No further action required.	2a
III-B	AST 753	753	300 Gallon Pesticides Tank	Summary Report & Addendum for former AST Site 753 12/3/1999 & 12/15/2000 by NAVFAC EFD Southwest	DTSC 2/9/2001 RWQCB 1/17/2001	Horizontal tank. Tank has been removed. Tank formerly situated on northwest side of Building 753; no further action required; NFA decision dates of 17 January and 9 February 2001. No further action required.	3
III-B	AST 862	862	30000 Gallon JP-5 Tank	Tank Closure Report, AST 862 7/9/1999 by OHM	RWQCB 9/11/2000	Horizontal tank. Tank is adjacent to Buildings 789 and 496. Tank closed in place. No further action required. NFA decision date of 11 September 2000. No further action required.	2a

Source: Earth Tech 2003b.

AST = Aboveground Storage Tank
DTSC = Department of Toxic Substances Control
ECP = Environmental Condition of Property
ID = Identification
IRP = Installation Restoration Program
JP-5 = Jet Propulsion Fuel, Grade 5
N/A = Not Applicable
NAVFAC EFD Southwest = Southwest Division Naval Facilities Engineering Command, San Diego
NFA = No Further Action
OHM = OHM Remediation Services Corporation
ROICC = Resident Officer in Charge of Construction
RWQCB = Regional Water Quality Control Board

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	UST 439A	439	5000 Gallon Fuel Oil Tank	Tank Removal Field Activities 9/30/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
I-B	UST 439B	439	5000 Gallon Fuel Oil Tank	Tank Removal Field Activities 7/15/1993	OCHCA 12/9/1996	Removal completed 2/28/94. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
I-B	UST 443	443	1000 Gallon Diesel Tank	Site Assessment Report, UST 443 9/1995 by Bechtel National	RWQCB 12/12/1995	Removal completed 2/28/94. Site closed by RWQCB in a letter dated 12/12/95. No further action required.	2b
I-B	UST 651-1	651	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Tank has been removed. Remediation conducted during 2000. SVE treatment has been completed and documentation is in progress. Groundwater extraction pilot test began in January 2004.	2c
I-B	UST 651-2	651	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Tank has been removed. Remediation conducted during 2000. SVE treatment has been completed and documentation is in progress. Groundwater extraction pilot test began in January 2004.	2c
I-B	UST 651-3	651	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Tank has been removed. Remediation conducted during 2000. SVE treatment has been completed and documentation is in progress. Groundwater extraction pilot test began in January 2004.	2c
I-B	UST 651-4	651	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Tank has been removed. Remediation conducted during 2000. SVE treatment has been completed and documentation is in progress. Groundwater extraction pilot test began in January 2004.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-B	UST 651-5	651	500 Gallon Waste Oil Tank	Tank Removal and Site Closure Report, USTs 651-5, 651-6, and 651-7 6/12/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 166. Removal completed on 4/15/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	4
I-B	UST 651-6	651	500 Gallon Motor Oil Tank	Tank Removal and Site Closure Report, USTs 651-5, 651-6, and 651-7 6/12/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 167. Removal completed on 4/15/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	2b
I-B	UST 651-7	651	500 Gallon Motor Oil Tank	Tank Removal and Site Closure Report, USTs 651-5, 651-6, and 651-7 6/12/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 168. Removal completed on 4/18/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	2b
I-B	UST 693A	693	500 Gallon Diesel Tank	Closure Report/Final Report, Tank 693A 1/22/1992 by JTL	OCHCA 11/7/1996	Tank has been removed. Site closed by OCHCA in a letter dated 11/7/96. No further action required.	2b
I-B	UST 693B	693	500 Gallon Diesel Tank	Closure Report/Final Report, Tank 693B 1/22/1992 by JTL	OCHCA 11/7/1996	Tank has been removed. No evidence of a release was identified. Site closed by OCHCA in a letter dated 11/7/96. No further action required.	1
I-F	UST 6B	6	500 Gallon Fuel Oil Tank	UST Removal Report, UST 6B 1/30/1997 by Geofon	OCHCA 3/27/1997	Removal completed on 12/31/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-F	UST 101	6	168 Gallon Diesel Tank	N/A	N/A	Tank is inactive. Site potholed by Geofon on 11/14/2002. The tank was not located. Site assessment by CDM Federal was scheduled for April 2003.	7
I-F	UST 399	399	500 Gallon Diesel Tank	Tank Removal & Site Closure Report, UST 399 7/25/1997 by OHM	OCHCA 9/5/1997	SWMU/AOC 285. Removal completed on 5/16/97. Site closed by OCHCA in a letter dated 9/5/97. No further action required.	2b
I-F	UST 850A	850	5000 Gallon JP-5 Tank	N/A	N/A	SWMU/AOC 288. Removed in February 2000. Closure report submitted to RWQCB in 2001. Awaiting regulatory agency concurrence with closure report.	2c
I-F	UST 850B	850	5000 Gallon JP-5 Tank	N/A	N/A	SWMU/AOC 289. Removed in February 2000. Closure report submitted to RWQCB in 2001. Awaiting regulatory agency concurrence with closure report.	2c
I-I	UST 46	46	500 Gallon Diesel Tank	Closure Report/Final Report Tank 46 12/7/1992 by JTL	OCHCA 11/12/1996	Removal completed on 2/6/92. Site closed by OCHCA in a letter dated 11/12/96. No further action required.	2b
I-I	UST 47A	47	1500 Gallon Diesel Tank	Tank Removal and Site Closure Report, UST 47A and 47B 5/18/1998 by OHM	RWQCB 8/2/1999	Removal completed on 4/10/97. Site closed by RWQCB in a letter dated 8/2/99. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-I	UST 47B	47	1500 Gallon Diesel Tank	Tank Removal and Site Closure Report, UST 47A and 47B 5/18/1998 by OHM	RWQCB 8/2/1999	Removal completed on 4/10/97. Site closed by RWQCB in a letter dated 8/2/99. No further action required.	2b
I-K	UST 68	68	500 Gallon Diesel Tank	Summary Report, Former Underground Storage Tank Site 68 9/4/1997 by NAVFAC EFD Southwest	RWQCB 10/3/1997	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 10/3/97. No further action required.	2b
I-K	UST 70	70	500 Gallon Diesel Tank	N/A	N/A	Tank removed during construction of Building 718. Closure report submitted to RWQCB in 2001. Regulatory agency concurrence on NFA decision not obtained.	2c
I-K	UST 72	72	500 Gallon Diesel Tank	N/A	N/A	Tank removed during construction of Building 718. Closure report submitted to RWQCB in 2001. Regulatory agency concurrence on NFA decision not obtained.	2c
I-K	UST 718	718	4000 Gallon Fuel Oil Tank	Tank Removal Field Activities, Tank 718 8/5/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
I-L	UST 254	254	1400 Gallon Fuel Oil Tank	N/A	N/A	Tank has been removed. Site is under investigation. All required response actions not complete; no regulatory agency concurrence.	2c
I-M	UST 65A	65	1400 Gallon Fuel Oil Tank	N/A	N/A	Removal completed on 7/19/97. Site is under investigation. Further action required.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-N	UST 1A	1	500 Gallon Diesel Tank	Site Assessment Report, Former Underground Storage Tank, Site 1A 9/11/1996 by OHM	RWQCB 10/2/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 10/2/96. No further action required.	2b
I-N	UST 1B	1	500 Gallon Diesel Tank	N/A	N/A	Removal completed on 2/6/92. Site is under investigation. All required response actions not complete; no regulatory agency concurrence. Further action required.	2c
I-O	UST 98A	98	1500 Gallon Fuel Oil Tank	N/A	N/A	Removal completed on 10/30/97. Site is under investigation. All required response actions not complete; no regulatory agency concurrence.	2c
I-P	UST 75A	75	500 Gallon Diesel Tank	Site Assessment Report, UST 75A 8/1995 by Bechtel National	RWQCB 12/12/1995	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 12/12/95. No further action required.	2b
I-P	UST 75B	75	500 Gallon Diesel Tank	Site Assessment Report, UST 75B 1/1996 by Bechtel National	RWQCB 3/12/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 3/12/96. No further action required.	2b
I-P	UST 75C	75	500 Gallon Diesel Tank	N/A	N/A	Tank has been removed. Site is under investigation. All required response actions not complete; no regulatory agency concurrence.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
I-P	UST 75D	75	550 Gallon Heating Oil Tank	N/A	N/A	Fill pipe and vent pipe identified in November 2003. Tank exposed and approximately 200 gallons of liquid pumped from tank in December 2003. Remaining liquid was removed, tank was removed from site, and soil samples were collected in March 2004. Future activities include backfilling and restoring site.	2c
I-Q	UST 367	367	2500 Gallon Diesel Tank	N/A	N/A	Abandonment completed on 2/28/94. Additional field sampling is planned. Response actions are underway; however, all required response actions have not been completed.	2c
I-R	UST 364A	364	2000 Gallon Fuel Oil Tank	N/A	N/A	Tank removed in 1993. Closure report is in development.	2c
I-R	UST 364B	364	5300 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Site 364B 11/14/1997 by NAVFAC EFD Southwest	RWQCB 1/9/1998	Tank removed in 1993. Site closed by RWQCB in a letter dated 1/9/98. No further action required.	2b
Navy Sale Parcel II							
II-B	UST 105A	105	1000 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Tank Sites 33, 35, 105A, 241 by OHM	RWQCB 10/30/1996	Removal completed on 11/27/92. Site closed by RWQCB in a letter dated 10/30/96. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-B	UST 105B	105	500 Gallon Diesel Tank	UST Closure Report, Removal and Disposal of UST 105B 10/2/2003 by Geofon	N/A	Tank was removed on 6/5/2003. Site closure documentation requesting NFA submitted to OCHCA in October 2003. OCHCA has not yet concurred with recommendation of No Further Action.	2c
II-B	UST 130A	130	1500 Gallon Diesel Tank	Tank Removal and Site Closure Report for USTs 130A and 130B 1/14/1998 by OHM	OCHCA 2/27/1998	Removal completed on 11/14/97. Site closed by OCHCA in a letter dated 2/27/98. No further action required.	2b
II-B	UST 130B	130	1500 Gallon Diesel Tank	Tank Removal and Site Closure Report for USTs 130A and 130B 1/14/1998 by OHM	OCHCA 2/27/1998	Removal completed on 11/14/97. Site closed by OCHCA in a letter dated 2/27/98. No further action required.	2b
II-B	UST 133	133	500 Gallon Diesel Tank	Closure Report/Final Report, Tank 133 1/7/1992 by JTL	OCHCA 11/12/1996	Tank has been removed. No evidence of a release was identified. Site closed by OCHCA in a letter dated 11/12/96. No further action required.	1
II-B	UST 634	634	10000 Gallon Fuel Oil Tank	Tank Removal Field Activities 10/18/1993	OCHCA 12/2/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/2/96. No further action required.	2b
II-D	UST 380A	380	10500 Gallon Diesel Tank	Site Assessment Report, Former UST Site 380A 3/5/1998 by Bechtel National	RWQCB 5/15/1998	Tank removed in 1993. Site closed by RWQCB in a letter dated 5/15/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	UST 115A	115	650 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Site 115A 11/13/1996 by OHM	RWQCB 12/16/1996	Removal completed on 2/28/94. Site closed by RWQCB in a letter dated 12/16/96. No further action required.	2b
II-E	UST 115B	115	560 Gallon Fuel Oil Tank	Site Assessment Report, UST Site 115B 12/10/1997 by OHM	RWQCB 1/7/1998	Removal completed on 6/17/93. Site closed by RWQCB in a letter dated 1/7/98. No further action required.	2b
II-E	UST 116	116	500 Gallon Diesel Tank	Site Assessment Report, Former UST Site 116 1/12/1999 by OHM	RWQCB 8/31/2000	Tank has been removed. Site closed by RWQCB in a letter dated 8/31/00. No further action required.	2b
II-E	UST 117	117	500 Gallon Diesel Tank	Site Assessment Report, UST Site 117 12/10/1997	RWQCB 1/7/1998	Tank has been removed. Site closed by RWQCB in a letter dated 1/7/98. No further action required.	2b
II-E	UST 605A	605	1700 Gallon Diesel Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Removal completed 10/8/91. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-E	UST 605B	605	500 Gallon Diesel Tank	Tank Removal Field Activities, Tank 605B & OWS 605C 9/9/1999	OCHCA 12/9/1999	Removal completed on 9/9/99. No evidence of a release was identified. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	1
II-E	UST 606A	606	1700 Gallon Diesel Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Tank has been removed. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b
II-E	UST 643A	643	185 Gallon Waste Oil Tank	Tank Removal and Site Closure Report, UST 643A and OWS 643B 6/12/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 162. Removal completed on 3/6/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	4
II-F	UST 547	547	567000 Gallon JP-5 Tank	N/A	N/A	Associated with Tank Farm 555. Tank will be removed following operational closure. Bioventing remediation is in progress. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c
II-F	UST 548	548	567000 Gallon JP-5 Tank	N/A	N/A	Associated with Tank Farm 555. Tank will be removed following operational closure. Bioventing remediation is in progress. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-F	UST 549	549	567000 Gallon JP-5 Tank	N/A	N/A	Associated with Tank Farm 555. Tank will be removed following operational closure. Bioventing remediation is in progress. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c
II-F	UST 550	550	567000 Gallon JP-5 Tank	N/A	N/A	Associated with Tank Farm 555. Tank will be removed following operational closure. Bioventing remediation is in progress. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c
II-F	UST 551	551	567000 Gallon JP-5 Tank	N/A	N/A	Associated with Tank Farm 555. Tank will be removed following operational closure. Bioventing remediation is in progress. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c
II-F	UST 553	553	10000 Gallon Gasoline Tank	Summary Report, Former UST Site 553 and 554 10/24/1997 by NAVFAC EFD Southwest	RWQCB 11/19/1997	Tank removed in 1993. Site closed by RWQCB in a letter dated 11/19/97. No further action required.	2b
II-F	UST 554	554	10000 Gallon Kerosene Tank	Summary Report, Former UST Site 553 and 554 10/24/1997 by NAVFAC EFD Southwest	RWQCB 11/19/1997	Tank removed in 1993. Site closed by RWQCB in a letter dated 11/19/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-F	UST T-1	T-1	2000 Gallon Waste JP-5 Tank	Tank Closure Report, Underground Storage Tank T-1 7/24/2000 by IT	OCHCA 8/31/2000	SWMU/AOC 23. Associated with Tank Farm 555. Tank has been removed. No evidence of a release was identified. Site closed by OCHCA in a letter dated 8/31/00. No further action required.	1
II-I	UST 308	308	280 Gallon Diesel Tank	N/A	N/A	Exploratory drilling verifying UST removal was conducted September 2002. Sixteen linear feet of vent pipe and return/supply lines were removed in September 2002. UST was removed on 3/20/03. Additional sampling, site characterization, and remediation may be necessary.	2c
II-I	UST 392A	392	500 Gallon Unleaded Fuel Tank	Tank Removal Field Activities 8/15/1993	OCHCA 12/9/1996	SWMU/AOC 298. Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
II-I	UST 392B	392	2000 Gallon Gasoline Tank	Tank Removal Field Activities 12/18/1987	OCHCA 3/14/1997	Site closed by OCHCA in a letter dated 3/14/97. No further action required.	2b
II-I	UST 392C	392	400 Gallon Diesel Tank	Tank Removal and Site Closure Report, UST 392C 6/20/1997 by OHM	OCHCA 7/11/1997	Removal completed on 3/12/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	2b
II-I	UST 392D	392	2000 Gallon Gasoline Tank	N/A	N/A	Tank removed in 1987. Soil samples were collected in 2002. Response actions are underway; however, all required response actions have not been completed. Further action required.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-I	UST 392E	392	2000 Gallon Gasoline Tank	UST Removal Report, UST 392E 10/27/1999 by Geofon	OCHCA 12/9/1999	Removal completed on 9/9/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	2b
II-I	UST 392F	392	2000 Gallon Gasoline Tank	UST Removal Report, UST 392F 10/27/1999 by Geofon	OCHCA 12/9/1999	Removal completed on 9/9/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	2b
II-I	UST 764A	764	500 Gallon Waste Oil Tank	N/A	N/A	SWMU/AOC 214. Tank has been removed. Closure report was submitted to RWQCB in 2001. All required response actions not complete; no regulatory agency concurrence.	5
II-K	UST 294	294	1500 Gallon Fuel Oil Tank	UST Removal Report, UST 294 2/14/1997 by Geofon	OCHCA 4/4/1997	Removal completed on 12/19/96. Site closed by OCHCA in a letter dated 4/4/97. No further action required.	2b
II-K	UST 891A	891	30000 Gallon JP-5 Tank	N/A	N/A	Tank has been removed. Site sampling conducted on 5/14/03. All required response actions not complete; no regulatory agency concurrence.	2c
II-K	UST 891B	891	30000 Gallon JP-5 Tank	N/A	N/A	SWMU/AOC 20. Tank has been removed. Site sampling conducted on 5/14/03. All required response actions not complete; no regulatory agency concurrence.	2c
II-K	UST 891C	891	2500 Gallon JP-5 Tank	N/A	N/A	Tank has been removed. Site sampling conducted on 5/14/03. All required response actions not complete; no regulatory agency concurrence.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-M	UST 442	442	110 Gallon Fuel Oil Tank	Tank Removal Field Activities 5/27/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
II-O	UST 390A	390	550 Gallon Diesel Tank	N/A	N/A	Tank removed in 1993. Additional field sampling is planned. Response actions are underway; however, all required response actions have not been completed.	2c
II-O	UST 390B	390	2000 Gallon Diesel Tank	N/A	N/A	Tank removed in 1993. Additional field sampling is planned. Response actions are underway; however, all required response actions have not been completed.	2c
II-P	UST 637-1	637	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Closure report is in review at RWQCB. All required response actions not complete; no regulatory agency concurrence.	2c
II-P	UST 637-2	637	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Closure report is in review at RWQCB. All required response actions not complete; no regulatory agency concurrence.	2c
II-P	UST 637-3	637	12000 Gallon Unleaded Fuel Tank	N/A	N/A	Closure report is in review at RWQCB. All required response actions not complete; no regulatory agency concurrence.	2c
II-Q	UST 114A	114	1500 Gallon Fuel Oil Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Removal completed on 10/11/91. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	UST 114B	114	560 Gallon Diesel Tank	Site Assessment Report, Former UST Site 114B 6/15/1998 by OHM	RWQCB 4/12/1999	Removal completed on 10/11/91. Site closed by RWQCB in a letter dated 4/12/99. No further action required.	2b
II-Q	UST 114C	114	600 Gallon Fuel Oil Tank	N/A	N/A	Vent pipe indentified in November 2003. Tank exposed in December 2003. Tank contents removed, tank closed in place, and soil samples collected in March 2004. Future activities include removing remaining filler pipe and backfilling and restoring site.	2c
II-Q	UST 126	126	500 Gallon Diesel Tank	Site Assessment Report, UST 126 11/1995 by Bechtel National	RWQCB 3/12/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 3/12/96. No further action required.	2b
II-Q	UST 204	204	50000 Gallon Diesel Tank	UST Removal Report, UST 204 10/29/1999 by Geofon and Addendum Site Assessment Report, UST 204 9/9/2003 by Shaw	RWQCB 11/6/2003	SWMU/AOC 60. Tank was formerly within Tank Farm 6. Tank has been removed. All required response actions have been completed. RWQCB concurred with NFA in a letter dated 11/6/2003. No further action required.	2b
II-Q	UST 205	205	25000 Gallon Recovered JP-5 Tank	Tank Closure Report, USTs 205 and 207 3/18/1998 by OHM	OCHCA 4/24/1998	SWMU/AOC 61. Tank was formerly within Tank Farm 6. Removal completed on 12/29/97. Site closed by OCHCA in a letter dated 4/24/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	UST 206	206	50000 Gallon Unleaded Fuel Tank	UST Closure Report, UST 206 10/29/1999 by Geofon	N/A	SWMU/AOC 62. Tank was formerly within Tank Farm 6. Tank has been removed. Site is under investigation. All required response actions not complete; no regulatory agency concurrence.	2c
II-Q	UST 207	207	50000 Gallon Unleaded Fuel Tank	Tank Closure Report, USTs 205 and 207 3/18/1998 by OHM	OCHCA 4/24/1998	SWMU/AOC 63. Tank was formerly within Tank Farm 6. Removal completed on 1/8/98. Site closed by OCHCA in a letter dated 4/24/98. No further action required.	2b
II-Q	UST 208	208	50000 Gallon Aviation Gas Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 to 12/17/1996	OCHCA 3/27/1997	Tank was formerly within Tank Farm 5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b
II-Q	UST 209	209	25000 Gallon Aviation Gas Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 to 12/17/1996	OCHCA 3/27/1997	Tank was formerly within Tank Farm 5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b
II-Q	UST 210	210	25000 Gallon Aviation Gas, JP-5 Tank	Tank Removal Field Activities 5/16/1996 & 5/30/1996	OCHCA 9/20/1996	Tank was formerly within Tank Farm 5. Removal completed on 6/14/96. Site closed by OCHCA in a letter dated 9/20/96. No further action required.	2b
II-Q	UST 211	211	50000 Gallon Aviation Gas Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 to 12/17/1996	OCHCA 3/27/1997	Tank was formerly within Tank Farm 5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	UST 212	212	50000 Gallon Aviation Gas, JP-5 Tank	Tank Removal Field Activities 5/16/1996 & 5/30/1996	OCHCA 9/20/1996	Tank was formerly within Tank Farm 5. Removal completed on 6/14/96. Site closed by OCHCA in a letter dated 9/20/96. No further action required.	2b
II-Q	UST 213	213	25000 Gallon Aviation Gas Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 to 12/17/1996	OCHCA 3/27/1997	Tank was formerly within Tank Farm 5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b
II-Q	UST 214	214	25000 Gallon Aviation Gas, JP-5 Tank	Tank Removal Field Activities 5/16/1996 & 5/30/1996	OCHCA 9/20/1996	Tank was formerly within Tank Farm 5. Removal completed on 6/14/96. Site closed by OCHCA in a letter dated 9/20/96. No further action required.	2b
II-Q	UST 215	215	50000 Gallon Aviation Gas Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 & 12/17/1996	OCHCA 3/27/1997	Tank was formerly within Tank Farm 5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b
II-Q	UST 372A	372	2000 Gallon Diesel Tank	UST Removal Report, UST 372A 6/12/2000 by Geofon	OCHCA 7/26/2000	Removal completed on 2/28/00. No evidence of a release was identified. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	1
II-Q	UST 372B	372	2500 Gallon Diesel Tank	Site Assessment Report, UST 372 8/1995 by Bechtel National	RWQCB 12/11/1995	Removal completed on 2/28/94. Site closed by RWQCB in a letter dated 12/11/95. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	UST 398	398	108000 Gallon JP-5 Tank	N/A	N/A	Tank removed in 1993. Remediation of free product and groundwater contamination is in progress. Closure report is in review at RWQCB.	2c
II-Q	UST 658A	658	10000 Gallon JP-5 Tank	Tank Closure Report, USTs 658A and 658B 3/27/1998 by OHM	OCHCA 4/24/1998	Removal completed on 1/26/98. Site closed by OCHCA in a letter dated 4/24/98. No further action required.	2b
II-Q	UST 658B	658	10000 Gallon JP-5 Tank	Tank Closure Report, USTs 658A and 658B 3/27/1998 by OHM	OCHCA 4/24/1998	Removal completed on 1/26/98. Site closed by OCHCA in a letter dated 4/24/98. No further action required.	2b
II-Q	UST 716A	716	3000 Gallon Waste Oil Tank	Tank Closure Report, UST 716A and OWS 716B 5/13/1998 by OHM	OCHCA 7/28/1998 RWQCB 4/14/1999	SWMU/AOC 192. Tank closed in place. Site closed by OCHCA in a letter dated 7/28/98 and by RWQCB in a letter dated 4/14/99. No further action required.	4
II-Q	UST 763B	763	500 Gallon Waste Oil Tank	UST & OWS Removal Report, UST 763B & OWS 763A 6/12/2000 by Geofon	OCHCA 7/26/2000	SWMU/AOC 212. Removal completed on 2/28/00. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	4
II-Q	UST 902A	902	50000 Gallon JP-5 Tank	UST Removal Report, UST 902A 7/11/2000 by Geofon	OCHCA 8/4/2000	Tank has been removed. Site closed by OCHCA in a letter dated 8/4/00. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	UST 902B	902	50000 Gallon JP-5 Tank	UST Removal Report, UST 902C 7/11/2000 by Geofon	OCHCA 8/4/2000	Tank has been removed. Site closed by OCHCA in a letter dated 8/4/00. No further action required.	2b
II-Q	UST 902C	902	2500 Gallon JP-5 Tank	UST Removal Report, UST 902C 7/11/2000 by Geofon	OCHCA 8/4/2000	Tank has been removed. Site closed by OCHCA in a letter dated 8/4/00. No further action required.	2b
II-Q	UST T-6	T-6	2000 Gallon Waste JP-5 Tank	Tank Removal Field Activities, Tank 208, 209, 211, 213, 215, and T-6 12/16/1996 & 12/17/1996	OCHCA 3/27/1997	SWMU/AOC 21. Associated with Tank Farm #5. Removal completed on 12/16/96. Site closed by OCHCA in a letter dated 3/27/97. No further action required.	2b
II-Q	UST T-7	T-7	2000 Gallon Waste JP-5 Tank	UST Removal Report, UST T-7 6/12/2000 by Geofon	OCHCA 7/26/2000	SWMU/AOC 24. Associated with Tank Farm #6. Removal completed on 2/28/00. No evidence of a release was identified. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	1
II-Q	UST T-8	T-8	2000 Gallon Waste JP-5 Tank	UST Removal Report, UST T-8 6/12/2000 by Geofon	OCHCA 7/26/2000	SWMU/AOC 22. Associated with Tank Farm #5. Removal completed on 2/28/00. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	2b
II-Q	UST T-9	T-9	2000 Gallon JP-5 Tank	Tank Removal and Site Closure Report, UST T-9 6/16/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 228. Associated with Tank Farm #6. Removal completed on 3/27/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-R	UST 457	457	2000 Gallon Diesel Tank	Tank Removal Field Activities 5/27/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
II-S	UST 374A	374	42000 Gallon Diesel Tank	Tank Removal Field Activities 8/5/1993	OCHCA 12/9/1996	SWMU/AOC 263. Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
II-S	UST 374B	374	10000 Gallon Diesel Tank	Site Assessment Report, Former UST Site 374B 3/1996 by Bechtel National and Addendum Site Assessment Report, Former UST Site 374B 9/10/1997 by NAVFAC EFD Southwest	RWQCB 10/2/1997	Tank removed in 1993. Site closed by RWQCB in a letter dated 10/2/97. No further action required.	2b
II-S	UST 447A	447	10000 Gallon JP-5 Tank	Tank Removal and Site Closure Report, UST Sites 447A and 447B 12/12/1997 by OHM	RWQCB 1/7/1998	Removal completed 2/10/97. Site closed by RWQCB in a letter dated 1/7/98. No further action required.	2b
II-S	UST 447B	447	10000 Gallon JP-5 Tank	Tank Removal and Site Closure Report, UST Sites 447A and 447B 12/12/1997 by OHM	RWQCB 1/7/1998	Removal completed 2/10/97. Site closed by RWQCB in a letter dated 1/7/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-T	UST 761B	761	500 Gallon Waste Oil Tank	UST Removal Report, UST 761B & OWS 761A 7/11/2000 by Geofon and Site Assessment Addendum, UST 761B and OWS 761A 8/21/2003 by CDM	RWQCB 11/5/2003	SWMU/AOC 206. Tank has been removed. All required response actions have been completed. RWQCB concurred with NFA in a letter dated 11/5/2003. No further action required.	3
Navy Sale Parcel III							
III-B	UST 30	30	7000 Gallon Fuel oil Tank	Tank Removal Field Activities 3/20/2003 & 3/27/2003	OCHCA 6/13/2003	Tank removed on 3/27/03. Site closed by OCHCA in a letter dated 6/13/03. No further action required.	2b
III-B	UST 32	32	500 Gallon Diesel Tank	Site Assessment Report, UST 32 12/1995 by Bechtel National	RWQCB 3/12/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 3/12/96. No further action required.	2b
III-B	UST 33	33	500 Gallon Diesel Tank	Site Assessment Report, Former UST Tank Sites 33, 35, 105A, 241 by OHM	RWQCB 10/30/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 10/30/96. No further action required.	2b
III-B	UST 34	34	500 Gallon Fuel Oil Tank	Site Assessment Report, UST 34 12/1995 by Bechtel National	RWQCB 3/12/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 3/12/96. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 35	35	500 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Tank Sites 33, 35, 105A, 241 by OHM	RWQCB 10/30/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 10/30/96. No further action required.	2b
III-B	UST 36	36	500 Gallon Fuel oil Tank	Tank Removal Field Activities 11/14/2002	RWQCB 12/12/2003	Removal completed on 11/14/02. Site characterization sampling was conducted in November 2003; based on sampling results, RWQCB concurred with NFA in a letter dated 12/12/2003. No further action is required.	2b
III-B	UST 37	37	500 Gallon Diesel Tank	Closure Report/Final Report, Tank 37 1/22/1992 by JTL	OCHCA 11/7/1996	Removal completed on 2/6/92. Site closed by OCHCA in a letter dated 11/7/96. No further action required.	2b
III-B	UST 155	155	280 Gallon Diesel Tank	Tank Closure Report, UST 155 10/19/1999 by IT	OCHCA 12/6/1999	Removal completed on 7/22/99. Site closed by OCHCA in a letter dated 12/6/99. No further action required.	2b
III-B	UST 159	159	200 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Site 159 1/10/1998 by NAVFAC EFD Southwest	RWQCB 1/21/1998	Tank has been removed. Site closed by RWQCB in a letter dated 1/21/98. No further action required.	2b
III-B	UST 175	175	10000 Gallon Aviation Gas, Wastewater Tank	Tank Removal Field Activities 10/29/1996	OCHCA 1/17/1997	Tank has been removed. Site closed by OCHCA in a letter dated 1/17/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 184	184	25000 Gallon Aviation Gas Tank	Tank Removal Field Activities 10/29/1996	OCHCA 1/17/1997	Tank was formerly within Tank Farm 1. Tank removed in 1996. Site closed by OCHCA in a letter dated 1/17/97. No further action required.	2b
III-B	UST 185	185	50000 Gallon Aviation Gas Tank	Tank Removal Field Activities 10/29/1996	OCHCA 1/17/1997	Tank was formerly within Tank Farm 1. Tank removed in 1996. Site closed by OCHCA in a letter dated 1/17/97. No further action required.	2b
III-B	UST 186	186	25000 Gallon Aviation Gas Tank	Tank Removal Field Activities 10/29/1996	OCHCA 1/17/1997	SWMU/AOC 275. Tank was formerly within Tank Farm 1. Tank removed in 1996. Site closed by OCHCA in a letter dated 1/17/97. No further action required.	2b
III-B	UST 187	187	50000 Gallon Aviation Gas, JP-5 Tank	Tank Removal Field Activities 10/29/1996	OCHCA 1/17/1997	SWMU/AOC 276. Tank was formerly within Tank Farm 1. Tank removed in 1996. Site closed by OCHCA in a letter dated 1/17/97. No further action required.	2b
III-B	UST 224	224	500 Gallon Fuel Oil Tank	Site Assessment Report, UST Site 224 4/30/1998 by NAVFAC EFD Southwest	RWQCB 3/18/1999	Removal completed on 12/31/96. Site closed by RWQCB in a letter dated 3/18/99. No further action required.	2b
III-B	UST 243	243	1500 Gallon Fuel Oil Tank	Site Assessment Report, Former UST Site 243 1/20/1998 by NAVFAC EFD Southwest	RWQCB 2/9/1998	Removal completed on 2/28/94. Site closed by RWQCB in a letter dated 2/9/98. No further action required.	2b
III-B	UST 247	247	1400 Gallon Fuel Oil Tank	Tank Removal and Site Closure Report, UST 247 6/23/1997 by OHM	OCHCA 7/11/1997	Removal completed on 5/1/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 248	248	1500 Gallon Fuel Oil Tank	Tank Removal Field Activities 10/15/1993	OCHCA 12/2/1996	Removal completed on 2/28/94. Site closed by OCHCA in a letter dated 12/2/96. No further action required.	2b
III-B	UST 249	249	1500 Gallon Fuel Oil Tank	Tank Removal Field Activities 10/15/1993	OCHCA 12/2/1996	Removal completed on 2/28/94. Site closed by OCHCA in a letter dated 12/2/96. No further action required.	2b
III-B	UST 250	250	1500 Gallon Fuel Oil Tank	Tank Removal Field Activities 10/15/1993	OCHCA 12/2/1996	Removal completed on 2/28/94. Site closed by OCHCA in a letter dated 12/2/96. No further action required.	2b
III-B	UST 295	295	1000 Gallon Diesel Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Removal completed on 10/15/91. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b
III-B	UST 296	296	6000 Gallon Diesel Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Removal completed on 10/15/91. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b
III-B	UST 297A	297	6000 Gallon Diesel Tank	Tank Removal Field Activities 6/17/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 297C	297	185 Gallon Waste Oil Tank	Tank Removal and Site Closure Report, UST 297C and OWS 297B 6/13/1997 by OHM	OCHCA 7/11/1997	SWMU/AOC 77. Removal completed on 4/2/97. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	4
III-B	UST 298A	298	3000 Gallon Unleaded Gasoline Tank	Site Assessment Report, UST Sites 298A and 298B 2/28/2001	RWQCB 7/10/2002	Removal completed on 7/22/99. Site closed by RWQCB in a letter dated 7/10/02. No further action required.	2b
III-B	UST 298B	298	3000 Gallon Diesel Tank	Site Assessment Report, UST Sites 298A and 298B 2/28/2001	RWQCB 7/10/2002	Removal completed on 7/22/99. Site closed by RWQCB in a letter dated 7/10/02. No further action required.	2b
III-B	UST 298D	298	185 Gallon Waste Oil Tank	Tank Removal Field Activities, Tank 298D & OWS 298C 8/5/1999	OCHCA 1/3/2000	SWMU/AOC 85. Tank has been removed. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	4
III-B	UST 304	304	1500 Gallon Fuel Oil Tank	Tank Removal Field Activities 1/7/1994	OCHCA 12/9/1996	Tank has been removed. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 306	306	500 Gallon Diesel Tank	Site Assessment Report, UST 306 12/1995 by Bechtel National	RWQCB 3/12/1996	Removal completed on 2/6/92. Site closed by RWQCB in a letter dated 3/12/96. No further action required.	2b
III-B	UST 314A	314	50000 Gallon Diesel Tank	N/A	N/A	SWMU/AOC 91. Removal completed on 8/13/97. Closure report is in review at RWQCB; no regulatory agency concurrence.	2c
III-B	UST 314B	314	50000 Gallon Diesel Tank	N/A	N/A	SWMU/AOC 92. Removal completed on 8/21/97. Closure report is in review at RWQCB; no regulatory agency concurrence.	2c

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 314D	314	3000 Gallon Diesel/Fuel Oil Tank	N/A	N/A	Removal completed on 8/5/97. Closure report is in review at RWQCB; no regulatory agency concurrence.	2c
III-B	UST 321	321	1000 Gallon Diesel Tank	Tank Removal Field Activities 5/20/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 322B	322	530 Gallon Diesel Tank	Site Assessment Report, UST 322B 8/1995 by Bechtel National	RWQCB 12/12/1995	SWMU/AOC 282. Removal completed on 2/28/94. Site closed by RWQCB in a letter dated 12/12/95. No further action required.	2b
III-B	UST 324A	324	8000 Gallon JP-5 Tank	Tank Removal and Site Closure Report for USTs 324A, 324B, 324C, 324D, and 324F 2/19/1998 by OHM	OCHCA 3/18/1998	Removal completed on 9/24/97. Site closed by OCHCA in a letter dated 3/18/98. No further action required.	2b
III-B	UST 324B	324	8000 Gallon JP-5 Tank	Tank Removal and Site Closure Report for USTs 324A, 324B, 324C, 324D, and 324F 2/19/1998 by OHM	OCHCA 3/18/1998	Removal completed on 9/24/97. Site closed by OCHCA in a letter dated 3/18/98. No further action required.	2b
III-B	UST 324C	324	8000 Gallon JP-5 Tank	Tank Removal and Site Closure Report for USTs 324A, 324B, 324C, 324D, and 324F 2/19/1998 by OHM	OCHCA 3/18/1998	Removal completed on 9/24/97. Site closed by OCHCA in a letter dated 3/18/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 324D	324	8000 Gallon JP-5 Tank	Tank Removal and Site Closure Report for USTs 324A, 324B, 324C, 324D, and 324F 2/19/1998 by OHM	OCHCA 3/18/1998	Removal completed on 9/24/97. Site closed by OCHCA in a letter dated 3/18/98. No further action required.	2b
III-B	UST 324E	324	2000 Gallon Diesel Tank	Tank Removal Field Activities 5/20/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 324F	324	2000 Gallon Fuel Oil Tank	Tank Removal and Site Closure Report for USTs 324A, 324B, 324C, 324D, and 324F 2/19/1998 by OHM	OCHCA 3/18/1998	Removal completed on 9/24/97. Site closed by OCHCA in a letter dated 3/18/98. No further action required.	2b
III-B	UST 324G	324	1500 Gallon Waste Oil Tank	Tank Closure Letter Report, UST 324G 9/6/2000	OCHCA 10/23/2000	Removal completed on 6/13/00. Site closed by OCHCA in a letter dated 10/23/00. No further action required.	4
III-B	UST 326A	326	1700 Gallon JP-5 Tank	Tank Removal and Site Closure Report, USTs 326A and 326B 3/18/1998 by OHM	OCHCA 4/17/1998	Removal completed on 10/13/97. Site closed by OCHCA in a letter dated 4/17/98. No further action required.	2b
III-B	UST 326B	326	250 Gallon JP-5 Tank	Tank Removal and Site Closure Report, USTs 326A and 326B 3/18/1998 by OHM	OCHCA 4/17/1998	SWMU/AOC 283. Tank was closed in place. Site closed by OCHCA in a letter dated 4/17/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 335	335	4000 Gallon Fuel Oil Tank	Site Assessment Report, UST 335 6/24/1998 by NAVFAC EFD Southwest	RWQCB 10/19/2000	Tank has been removed. Site closed by RWQCB in a letter dated 10/19/00. No further action required.	2b
III-B	UST 351	351	500 Gallon Fuel Oil Tank	Tank Removal Field Activities 10/28/1996	OCHCA 4/4/1997	Removal completed on 12/19/96. Site closed by OCHCA in a letter dated 4/4/97. No further action required.	2b
III-B	UST 359A	359	1000 Gallon Diesel Tank	Tank Removal Field Activities 5/20/1993	OCHCA 12/9/1996	SWMU/AOC 303. Removal completed on 2/28/94. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 359C	359	500 Gallon Waste Oil Tank	Tank Removal Field Activities 8/5/1993	OCHCA 12/9/1996	SWMU/AOC 102. Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	4
III-B	UST 368	368	2000 Gallon Diesel Tank	Tank Removal Field Activities 5/20/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 369	369	4000 Gallon Diesel Tank	Tank Removal Field Activities 5/20/1993	OCHCA 12/9/1996	Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 375	375	10000 Gallon Fuel Oil Tank	Underground Storage Tank Removal Report, Tank Number 375 4/16/1997	RWQCB 4/22/1997	Tank was removed in 1997. Site closed by RWQCB in a letter dated 4/22/1997. No further action required.	2b
III-B	UST 386A	386	1500 Gallon Fuel Oil Tank	Tank Removal and Site Closure Report for UST 386A 12/30/1997 by OHM	OCHCA 2/27/1998	Removal completed on 11/26/97. Site closed by OCHCA in a letter dated 2/27/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 386C	386	185 Gallon Waste Oil Tank	Tank Removal Field Activities, Tank 386C and OWS 386B 8/5/1999	OCHCA 1/3/2000	SWMU/AOC 113. Removal completed on 8/15/99. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	4
III-B	UST 388A	388	500 Gallon Diesel Tank	Tank Removal Field Activities 10/7/1993	OCHCA 12/2/1996	Removal completed on 2/28/00. Site closed by OCHCA in a letter dated 12/2/96. No further action required.	2b
III-B	UST 388B	388	2000 Gallon Diesel Tank	UST Removal Report, UST 388B 10/26/1999 by Geofon	OCHCA 1/3/2000	SWMU/AOC 117. Removal completed on 7/22/99. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	2b
III-B	UST 435	435	1000 Gallon Diesel Tank	Technical Memorandum, Former Underground Storage Tank Sites 114A, 295, 296, 435, 455, 605A, and 606A 3/21/1997 by NAVFAC EFD Southwest	RWQCB 4/11/1997	Removal completed on 10/11/91. Site closed by RWQCB in a letter dated 4/11/97. No further action required.	2b
III-B	UST 445A	445	10000 Gallon Tank of Unknown Contents	Tank Removal and Site Closure Report, USTs 445A and 445B and OWS 445 9/9/1997 by OHM	OCHCA 10/24/1997	Removal completed 5/8/97. Site closed by OCHCA in a letter dated 10/24/97. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 445B	445	10000 Gallon JP-5 Tank	Tank Removal and Site Closure Report, USTs 445A and 445B and OWS 445 9/9/1997 by OHM	OCHCA 10/24/1997	Removal completed 5/8/97. Site closed by OCHCA in a letter dated 10/24/97. No further action required.	2b
III-B	UST 493	493	1500 Gallon Diesel Tank	Site Assessment Report, UST Tank Site 493 4/22/1998 by NAVFAC EFD Southwest	RWQCB 4/5/1999	SWMU/AOC 143. Tank closed in place. Site closed by RWQCB in a letter dated 4/5/99. No further action required.	2b
III-B	UST 529	529	25000 Gallon Waste Oil Tank	Site Assessment Report, UST 529 9/17/1998 by NAVFAC EFD Southwest	N/A	SWMU/AOC 145. Removal completed 6/13/97. Tank site is under remediation. Additional field sampling is planned. Response actions are underway; however, all required response actions have not been completed.	2c
III-B	UST 655	655	2000 Gallon Diesel Tank	Tank Removal Field Activities 5/27/1993	OCHCA 12/9/1996	SWMU/AOC 250. Tank removed in 1993. Site closed by OCHCA in a letter dated 12/9/96. No further action required.	2b
III-B	UST 655B	655	500 Gallon Waste Oil Tank	UST Removal Report, UST 655B 1/21/1999 by Geofon	N/A	Removed in 1998. Additional data will be collected. All required response actions not complete; no regulatory agency concurrence.	5
III-B	UST 672	672	500 Gallon Waste JP-5 Tank	Tank Removal and Site Closure Report, USTs 672 and 672B 3/12/1998 by OHM	RWQCB 4/2/1999	SWMU/AOC 175. Removal completed 1/29/97. Site closed by RWQCB in a letter dated 4/2/99. No further action required.	4

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 672B	672	1000 Gallon Waste Oil Tank	Tank Removal and Site Closure Report, USTs 672 and 672B 3/12/1998 by OHM	RWQCB 4/2/1999	SWMU/AOC 176. Removal completed 1/29/97. Site closed by RWQCB in a letter dated 4/2/99. No further action required.	4
III-B	UST 674A	674	500 Gallon Waste Oil Tank	Tank Abandonment Field Activities 8/22/1997	OCHCA 12/10/1997	SWMU/AOC 187. Tank filled with concrete on 12/4/97. Site closed by OCHCA in a letter dated 12/10/97. No further action required.	4
III-B	UST 675A	675	500 Gallon Waste Oil Tank	UST Closure Report, UST 675A 12/12/1997 by OHM	OCHCA 12/10/1997	SWMU/AOC 188. Tank filled with concrete on 12/4/97. Site closed by OCHCA in a letter dated 12/10/97. No further action required.	4
III-B	UST 758B	758	185 Gallon Waste Oil Tank	UST & OWS Removal Report, UST 758B & OWS 758A 10/26/1999 by Geofon	OCHCA 1/3/2000	SWMU/AOC 197. Removal completed on 8/5/99. No evidence of a release was identified. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	4
III-B	UST 759B	759	185 Gallon Waste Oil Tank	UST & OWS Closure Report, UST 759B & OWS 759A 10/26/1999 by Geofon	RWQCB 12/15/2003	SWMU/AOC 200. UST was associated with OWS 759A. UST was removed in 1999 and soil samples were collected at tha time. Additional samples were collected in 2003, and based on sampling results, RWQCB concurred with recommendation of NFA in a letter dated 12/15/2003. No further action is required.	4

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 760A	760	185 Gallon Waste Oil Tank	UST & OWS Removal Report, UST 760A & OWS 760B 10/26/1999 by Geofon	OCHCA 12/9/1999	SWMU/AOC 202. Removal completed on 8/5/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	4
III-B	UST 765A	765	185 Gallon Waste Oil Tank	Site Assessment Report, UST 765A 10/2/2003 by IT	N/A	SWMU/AOC 217. Tank has been removed. Additional data will be collected. All required response actions not complete; no regulatory agency concurrence.	5
III-B	UST 800A	800	10000 Gallon Diesel Tank	UST Removal Report, UST 800A, 800B, & 800C 10/29/1999 by Geofon	OCHCA 12/9/1999	Removal completed on 7/22/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	2b
III-B	UST 800B	800	10000 Gallon Kerosene Tank	UST Removal Report, UST 800A, 800B, & 800C 10/29/1999 by Geofon	OCHCA 12/9/1999	Removal completed on 7/22/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	2b
III-B	UST 800C	800	10000 Gallon Diesel Tank	UST Removal Report, UST 800A, 800B, & 800C 10/29/1999 by Geofon	OCHCA 12/9/1999	Removal completed on 7/22/99. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	UST 800D	800	1000 Gallon Waste Oil Tank	UST Removal Report, UST 800D and 800E 12/22/1998 by Geofon	OCHCA 4/20/1999	SWMU/AOC 230. Tank has been removed. Site closed by OCHCA in a letter dated 4/20/99. No further action required.	4
III-B	UST 800E	800	1000 Gallon Waste Oil Tank	UST Removal Report, UST 800D and 800E 12/22/1998 by Geofon	OCHCA 4/20/1999	SWMU/AOC 231. Tank has been removed. Site closed by OCHCA in a letter dated 4/20/99. No further action required.	4
III-B	UST 800G	800	30 Gallon Battery Acid Tank	UST Removal Report, UST 800G 1/27/2003 by Geofon	N/A	Former acid neutralization tank northeast of Building 800 was removed on 11/7/02. Further evaluation was recommended. Groundwater extraction pilot test began in January 2004.	6
III-B	UST T-11	T-11	1000 Gallon JP-5 Tank	UST Removal Report, UST T-11 6/12/2000 by Geofon	OCHCA 7/26/2000	SWMU/AOC 75. Associated with Building 297. Removal completed on 1/13/00. No evidence of a release was identified. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	2a
III-C	UST 240A	240	8000 Gallon Aviation Gas Tank	Site Assessment Report, Former UST Site 240A and 240D 3/27/1998 by NAVFAC EFD Southwest	RWQCB 5/12/1998	Tank has been removed. Site closed by RWQCB in a letter dated 5/12/98. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-C	UST 240B	240	185 Gallon Waste Oil Tank	Tank Removal and Site Closure Report, UST 240B and OWS 240C 4/3/1998 by OHM	RWQCB 2/4/1999	SWMU/AOC 65. Removal completed on 2/13/97. Site closed by RWQCB in a letter dated 2/4/99. No further action required.	4
III-C	UST 240D	240	2000 Gallon Aviation Gas Tank	Site Assessment Report, Former UST Site 240A and 240D 3/27/1998 by NAVFAC EFD Southwest	RWQCB 5/12/1998	Tank removed in 1985. Site closed by RWQCB in a letter dated 5/12/98. No further action required.	2b
III-D	UST 176	176	25000 gallon Aviation Gas, Wastewater Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 177	177	50000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 178	178	50000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	SWMU/AOC 48. Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-D	UST 179	179	25000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	SWMU/AOC 49. Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 180	180	50000 Gallon Aviation Gas, Wastewater Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	SWMU/AOC 51. Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 181	181	50000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 182	182	50000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	SWMU/AOC 52. Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b
III-D	UST 183	183	25000 Gallon Aviation Gas, Wastewater, Fuel Oil Tank	Site Assessment and Remedial Action Report, Tank Farm 2 4/24/1998 by OHM	RWQCB 3/27/2000	Tank was formerly within Tank Farm 2. Tank removed in 1995. Site closed by RWQCB in letter dated 3/27/00. No further action required.	2b

Table 9: Underground Storage Tanks

Carve-out ID	UST ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-D	UST T-4	T-4	2000 Gallon Waste Oil Tank	Tank Removal Field Activities 9/13/1996	OCHCA 11/13/1996	SWMU/AOC 58. Tank has been removed. Site closed by OCHCA in a letter dated 11/13/96. Associated with Tank Farm #2. No further action required.	2b
III-D	UST T-5	T-5	2000 Gallon Waste JP-5 Tank	Site Assessment / Closure Report, UST Site T-5 11/4/1997 by NAVFAC EFD Southwest	RWQCB 11/19/1997	SWMU/AOC 17. Removal completed 6/14/96. Site closed by RWQCB in a letter dated 11/19/97. Associated with Tank Farm #2. No further action required.	2b

Notes Some tanks were given a SWMU identifier during the RFA, although these designations may not have been appropriate for some LOCs.
Sites noted with a SWMU/AOC designation were originally identified during the RFA and were subsequently categorized as a UST LOC.
For sites that received NFA concurrence after the September 2003 Final EBS (Earth Tech 2003b), additional site-specific information is provided.

Source: Earth Tech 2003b.

AOC	=	Area of Concern
ECP	=	Environmental Condition of Property
ID	=	Indentification
JP-5	=	Jet Propulsion Fuel, Grade 5
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
NFA	=	No Further Action
OCHCA	=	Orange County Health Care Agency
OHM	=	OHM Remediation Services Corporation
OWS	=	Oil/Water Separator
RWQCB	=	Regional Water Quality Control Board
SVE	=	Soil Vapor Extraction
SWMU	=	Solid Waste Management Unit
UST	=	Underground Storage Tank

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	OWS 651-8	651	280 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 651-8 3/12/1999 by OHM	RWQCB 9/28/00	Site was also identified as SWMU/AOC 169. OWS installed in 1971. OWS was closed in place. OWS was not associated with a UST. Site was investigated, and no significant soil contamination was identified at this site based on the results of soil sampling. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	3
I-F	OWS 850E	850	1500 Gallon Oil/Fuel/ Water Separator	N/A	N/A	OWS installation date unknown. OWS Has been removed. OWS situated near IRP Site 16. OWS is associated with USTs 850A and 850B. RWQCB is regulatory lead agency. Report submitted in RWQCB in 2001. Further investigation required.	6
Navy Sale Parcel II							
II-E	OWS 605C	605	500 Gallon Oil/Water Separator	Tank Removal Field Activities, Tank 605B & OWS 605C 9/9/1999	OCHCA 12/9/1999	Site also identified as SWMU/AOC 151. OWS was installed in 1984 OWS was removed in 1997. OWS associated with UST 605B. Site was investigated; the RFA recommended leak test/inspection of OWS. No significant soil contamination identified at this site. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	1
II-E	OWS 643B	643	100 Gallon Oil/Water Separator	Tank Removal and Site Closure Report, UST 643A and OWS 643B 6/12/1997 by OHM	OCHCA 7/11/1997	Site also identified as SWMU/AOC 163. OWS was installed in 1982. OWS was removed in 1997. OWS was associated with UST 643A. Site was investigated, and no significant soil contamination was identified at this site based on the results of soil sampling. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	3
II-E	OWS 892	892	1375 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 892 7/9/1999 by OHM	RWQCB 7/7/2000	OWS installation date unknown. OWS closed in place. OWS was not associated with a UST. Site was investigated. Site closed by RWQCB in a letter dated 7/7/00. No further action required.	3

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-I	OWS 764B	764	100 Gallon Oil/Water Seperator	N/A	N/A	Site also identified as SWMU/AOC 215. OWS installed in 1982. OWS has been removed. OWS was associated with UST 764A. No further action recommended in the RFA based on soil sample results. RWQCB is regulatory agency lead. Report was submitted to RWQCB in 2001. Regulatory agency concurrence on NFA recommendation not obtained from RWQCB and site is not considered closed.	6
II-M	OWS 673A	673	895 Gallon Oil/Water Separator	Site Assessment Report, OWS 673A 4/12/1999 by NAVFAC EFD Southwest	RWQCB 1/17/2001	Site also identified as SWMU/AOC 179. OWS installed in 1982. OWS closed in place. OWS was associated with UST 673B. Site was investigated and recommended for NFA by the RFA based on the results of soil sampling. Site closed by RWQCB in a letter dated 1/17/01. No further action required.	3
II-M	OWS 832	832	500 Gallon Oil/Water Separator	N/A	N/A	OWS identified during geophysical survey of APHO 38 on 3/24/03. OWS was removed and sampling conducted in May 2003. Site closure has not yet been received.	5
II-Q	OWS 658C	658	400 Gallon Oil/Water Separator	Site Assessment Report, OWS 658C and 658D 12/31/1998 by NAVFAC EFD Southwest	RWQCB 1/8/2003	OWS installed in 1972; OWS closed in place. OWS was an underground unit and was not associated with a UST. Site closed by RWQCB in a letter dated 1/8/2003. No further action required.	2a
II-Q	OWS 658D	658	1750 Gallon Oil/Water Separator	Site Assessment Report, OWS 658C and 658D 12/31/1998 by NAVFAC EFD Southwest	RWQCB 1/8/2003	OWS installed in 1995. OWS closed in place. OWS was an aboveground unit and was not associated with a UST. Site closed by RWQCB in a letter dated 1/8/2003. No further action required.	2a

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	OWS 658E	658	10 Gallon Oil/Water Separator	Memorandum, Oil/Water Separator (OWS) 658E 1/23/2003 by NAVFAC EFD Southwest	RWQCB 3/7/2003	OWS was removed and backfilled in November 2002. Soil samples were taken during this removal action. Site closed by RWQCB in a letter dated 3/7/2003. No further action required.	2a
II-Q	OWS 716B	716	100 Gallon Oil/Water Separator	Tank Closure Report, UST 716A and OWS 716B 5/13/1998 by OHM	OCHCA 7/28/1998 RWQCB 4/14/1999	Site also identified as SWMU/AOC 193. OWS was installed in 1976. OWS has been removed. OWS was associated with UST 716A. Site was investigated and recommended for NFA by the RFA based on the results of soil sampling. Site closed by OCHCA in a letter dated 7/28/98 and by RWQCB in a letter dated 4/14/99. No further action required.	3
II-Q	OWS 763A	763	100 Gallon Oil/Water Separator	UST & OWS Removal Report, UST 763B & OWS 763A 6/12/2000 by Geofon	OCHCA 7/26/2000	Site also identified as SWMU/AOC 211. OWS installed in 1982. OWS has been removed. OWS was associated with UST 763B. Site was investigated and NFA was recommended in the RFA based on soil sample results. No significant soil contamination was identified at this site. Site closed by OCHCA in a letter dated 7/26/00. No further action required.	3
II-S	OWS 447C	447	800 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 447C 3/5/1999 by NAVFAC EFD Southwest	RWQCB 9/28/2000	Site also identified as SWMU/AOC 132. OWS installed in 1959. OWS removed in 1997. OWS was not associated with a UST. Site was investigated, and the RFA recommended no further action based on the results of soil sampling. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	3

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-T	OWS 761A	761	100 Gallon Oil/Water Separator	UST Removal Report, UST 761B & OWS 761A 7/11/2000 by Geofon and Site Assessment Addendum, UST 761B and OWS 761A 8/21/2003 by CDM	RWQCB 11/5/2003	Site also identified as SWMU/AOC 205. OWS installed in 1982. OWS has been removed. OWS was associated with UST 761B. Site has been investigated, and no further action was recommended in the RFA based on soil sample results. RWQCB is regulatory agency lead. Sampling for site assessment conducted in May 2003. RWQCB concurred with NFA in a letter dated 11/5/2003. No further action required.	3
Navy Sale Parcel III							
III-B	OWS 297B	297	100 Gallon Oil/Water Separator	Tank Removal and Site Closure Report, UST 297C and OWS 297B 6/13/1997 by OHM	OCHCA 7/11/1997	Site also identified as SWMU/AOC 76. OWS installed in 1982. OWS removed in 1997. OWS was associated with UST 297C. Site was investigated, and sampling results indicated that past releases would not pose a threat to the environment. Site closed by OCHCA in a letter dated 7/11/97. No further action required.	3
III-B	OWS 298C	298	100 Gallon Oil/Water Separator	Tank Removal Field Activities, Tank 298D & OWS 298C 8/5/1999	OCHCA 1/3/2000	Site also identified as SWMU/AOC 84. OWS installed in 1982. OWS has been removed. OWS was associated with UST 298D. Site was identified in the RFA; RFA recommended leak test and inspection of OWS. Site was investigated, and no significant soil contamination was identified at this site. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	3
III-B	OWS 314C	314	2200 Gallon Oil/Water Separator	Tank Removal and Site Closure Report, OWS 314C 9/22/1997 by OHM	OCHCA 10/31/1997	OWS installation date is unknown; OWS removed in 1997. Structural condition was noted to be sound. OWS was not associated with a UST. Site was investigated, and no significant soil contamination was identified at this site. Site closed by OCHCA in a letter dated 10/31/97. No further action required.	3

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	OWS 324-1	324	1000 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 324-1 & 324-2 2/22/1998 by NAVFAC EFD Southwest and Addendum to Site Assessment Report, OWS Site 324-1 & 324-2 6/8/1999 by NAVFAC EFD Southwest	RWQCB 4/7/1999	OWS installation date is unknown; OWS closed in place. OWS was not associated with a UST. Site has been investigated, and no significant soil contamination was identified at this site. Site closed by RWQCB in a letter dated 4/7/99. No further action required.	3
III-B	OWS 324-2	324	1000 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 324-1 & 324-2 2/22/1998 by NAVFAC EFD Southwest and Addendum to Site Assessment Report, OWS Site 324-1 & 324-2 6/8/1999 by NAVFAC EFD Southwest	RWQCB 4/7/1999	OWS installation date is unknown; OWS closed in place. OWS was not associated with a UST. Site has been investigated, and no significant soil contamination was identified at this site. Site closed by RWQCB in a letter dated 4/7/99. No further action required.	3
III-B	OWS 357	357	200 Gallon Oil/Water Separator	Tank Removal and Site Closure Report, OWS 357 10/3/1997 by OHM	RWQCB 11/21/1997	Site also identified as SWMU/AOC 296. OWS installation date is unknown. OWS was removed in 1997. OWS was not associated with a UST. The site was investigated, and the RFA recommended no further action based on the results of soil sampling. Site closed by RWQCB in a letter dated 11/21/97. No further action required.	3

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	OWS 359B	359	1000 Gallon Oil/Water Separator	Site Assessment Report, OWS 359B 11/17/1999 by NAVFAC EFD Southwest	RWQCB 3/31/2000	Site also identified as SWMU/AOC 101. OWS was installed in 1952. OWS was closed in place. Site was investigated, and the RFA recommended no further action based on the results of soil sampling. Site closed by RWQCB in a letter dated 3/31/00. No further action required.	2b
III-B	OWS 386B	386	100 Gallon Oil/Water Separator	Tank Removal Field Activities, Tank 386C & OWS 386B 8/5/1999	OCHCA 1/3/2000	Site also identified as SWMU/AOC 112. OWS installed in 1982. OWS has been removed. OWS was associated with UST 386C. Site was investigated, and the RFA recommended no further action based on the results of soil sampling. No significant soil contamination identified at this site. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	3
III-B	OWS 445	445	Oil/Water Separator of Unknown Size	Tank Removal and Site Closure Report, USTs 445A and 445B and OWS 445 9/9/1997 by OHM	OCHCA 10/24/1997	OWS installation date is unknown. OWS was removed in 1997. OWS was not associated with a UST. Site was investigated, and no significant soil contamination has been identified at this site. Site closed by OCHCA in a letter dated 10/24/97. No further action required.	3
III-B	OWS 655C	655	1250 Gallon Oil/Water Separator	Site Visit Conducted at Various Petroleum Release Sites 10/31/2002	RWQCB 2/20/2003	OWS installed in 1950. OWS has been removed. OWS was not associated with a UST. Site has been investigated, and sampling results indicate that a release would not pose a threat to the environment. Site closed by RWQCB in a letter dated 2/20/2003. No further action required.	3
III-B	OWS 672A	672	400 Gallon Oil/Water Separator	Site Assessment Report, OWS 672A 9/16/1999 by OHM and Supplementary Information, OWS Site 672A 11/12/2002 by NAVFAC EFD Southwest	RWQCB 1/10/2003	Site also identified as SWMU/AOC 174. OWS installed in 1982. OWS has been removed. OWS was associated with UST 672B. Site closed by RWQCB in a letter dated 1/10/2003. No further action required.	3

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	OWS 674B	674	1400 Gallon Oil/Water Separator	N/A	N/A	Site also identified as SWMU/AOC 189. OWS installation date is unknown. OWS is still active. OWS is aboveground and is associated with UST 674A. OWS works in concert with OWS 674C to skim oil from Bee Canyon Wash.	6
III-B	OWS 674C	674	52 Gallon Oil/Water Separator	N/A	N/A	OWS was installed in 1995. OWS is still active. OWS was not associated with a UST. Site was investigated and NFA was recommended by the RFA based on results of sampling. Works in concert with OWS 674B to skim oil from Bee Canyon Wash.	6
III-B	OWS 675B	675	1400 Gallon Oil/Water Separator	N/A	N/A	Site also identified as SWMU/AOC 292. OWS installation date is unknown. OWS is still active. OWS is aboveground and is associated with UST 675A. Site was investigated and NFA was recommended by the RFA based on soil sampling results. Works in concert with OWS 675C to skim oil from Agua Chinon Wash.	6
III-B	OWS 675C	675	52 Gallon Oil/Water Separator	N/A	N/A	OWS was installed in 1995. OWS is still active. OWS was not associated with a UST. OWS works in concert with OWS 675B to skim oil from Agua Chinon Wash.	6
III-B	OWS 758A	758	100 Gallon Oil/Water Separator	UST & OWS Closure Report, UST 758B & OWS 758A 10/26/1999 by Geofon	OCHCA 1/3/2000	Site also identified as SWMU/AOC 196. OWS installed in 1982. OWS has been removed. OWS was associated with UST 758B. Site was investigated and NFA was recommended by the RFA based on the results of soil sampling. No significant soil contamination at this site. Site closed by OCHCA in a letter dated 1/3/00. No further action required.	3
III-B	OWS 759A	759	100 Gallon Oil/Water Separator	UST & OWS Closure Report, UST 759B & OWS 759A 10/26/1999 by Geofon	RWQCB 12/15/2003	Site also identified as SWMU/AOC 199. OWS installed in 1982 and was associated with UST 759B. OWS was removed in 1999 and soil samples were collected at tha time. Additional samples were collected in 2003, and based on sampling results, RWQCB concurred with recommendation of NFA in a letter dated 12/15/2003. No further action is required.	4

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	OWS 760B	760	100 Gallon Oil/Water Separator	UST & OWS Removal Report, UST 760A & OWS 760B 10/26/1999 by Geofon	OCHCA 12/9/1999	Site also identified as SWMU/AOC 203. OWS installed in 1982. OWS has been removed. OWS was associated with UST 760A. Site has been investigated, and no further action was recommended in the RFA based on soil sample results. Site closed by OCHCA in a letter dated 12/9/99. No further action required.	3
III-B	OWS 765B	765	100 Gallon Oil/Water Separator	N/A	N/A	Site also identified as SWMU/AOC 218. OWS installed in 1982. OWS has been removed. OWS was associated with UST 765A. Further action recommended under the compliance program. Field data will be collected and compiled for an addendum. Situated within the boundaries of IRP Site 13; however, site will not be addressed under the IRP. Further action required; regulatory concurrence on NFA has not been obtained.	5
III-B	OWS 800F	800	1500 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 800F 11/1/1999 by OHM	RWQCB 9/28/2000	OWS installed in 1984. OWS closed in place. OWS was not associated with a UST. Site was investigated and NFA was recommended by the RFA based on soil sample results. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	3
III-B	OWS 802	802	1400 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 802 11/3/1999 by OHM	RWQCB 9/28/2000	Site also identified as SWMU/AOC 232. OWS installation date is unknown. OWS closed in place. OWS was not associated with a UST. Site was investigated. NFA recommended. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	3
III-B	OWS 862	862	150 Gallon Oil/Water Separator	Oil/Water Separator Closure Report, OWS Site 862 3/12/1999 by OHM	RWQCB 9/28/2000	OWS installation date unknown. OWS closed in place. OWS was associated with AST 862 (JP-5 storage). Site was investigated. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	2a

Table 10: Oil/Water Separators

Carve-out ID	OWS ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	OWS 897	897	150 Gallon Oil/Water Separator	Site Assessment Report, OWS Site 897 7/14/1999 by OHM	RWQCB 9/28/2000	OWS installation date unknown. OWS closed in place. OWS was not associated with a UST. Site was investigated. Site closed by RWQCB in a letter dated 9/28/00. No further action required.	3
III-C	OWS 240C	240	100 Gallon Oil/Water Separator	Tank Removal and Site Closure Report, UST 240B and OWS 240C 4/3/1998 by OHM	RWQCB 2/4/1999	Site also identified as SWMU/AOC 66. OWS installed in 1982. OWS removed in 1997. OWS associated with UST 240B. Site was investigated, and no further action recommended in the RFA based on the results of soil sampling. Site closed by RWQCB in a letter dated 2/4/99. No further action required.	3

Note: Sites noted with a SWMU/AOC designation were originally identified during the RFA and were subsequently categorized as an OWS LOC.

Source: Earth Tech 2003b.

AOC	=	Area of Concern
ECP	=	Environmental Condition of Property
ID	=	Identification
IRP	=	Installation Restoration Program
JP-5	=	Jet Propulsion Fuel, Grade 5
NFA	=	No Further Action
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
OCHCA	=	Orange County Health Care Agency
OHM	=	OHM Remediation Services Corporation
OWS	=	Oil/Water Separator
RFA	=	RCRA Facility Assessment
RWQCB	=	Regional Water Quality Control Board
SWMU	=	Solid Waste Management Unit
UST	=	Underground Storage Tank

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel I							
I-B	RFA 164	651	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 651-8 is associated with this wash rack. Site was identified in the RFA and has been investigated. DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
Navy Sale Parcel II							
II-E	RFA 150	605	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area situated on tarmac. Site is inactive. OWS 605C is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
II-E	RFA 152	606	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area on the tarmac outside of Building 606 (Maintenance Hangar). Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-I	RFA 213	764	Vehicle Wash Rack	Data Summary Report, Solid Waste Management Unit 213 12/13/2002 by CDM and Supplementary Information Package, Solid Waste Management Unit (SWMU) 213, Vehicle Washrack at Building 392 12/27/2002 by NAVFAC EFD Southwest	RWQCB 2/20/2003 DTSC 3/3/2003	Inactive vehicle wash rack. OWS 764B is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). Additional soil samples were collected in 2002. Based on sampling results, RWQCB and DTSC have concurred with recommendation of no further action.	4
II-M	RFA 178	673	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 673A is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
II-O	RFA 120	390	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurrence obtained in a letter dated 7/23/96. Wash rack was demolished and moved during the removal of the adjacent tanks, UST 762B and OWS 762A, that were closed by OCHCA in a letter dated 7/2/97. No further action required.	3

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	RFA 15	576	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site situated southwest of Fueling Station 576. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 16	574	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site situated northwest of former Fueling Station 574. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 41	127	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	3
II-Q	RFA 210	763	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 763A is associated with this wash rack. A 1989 RWQCB letter from 1989 indicates that the surface was free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
II-Q	RFA 257	575	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site near former Aircraft Direct Fueling Station. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
II-Q	RFA 258	577	Wash Water Runoff Site associated with Aircraft Fueling Station	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Wash water runoff site near former Aircraft Direct Fueling Station. Site is inactive. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
II-T	RFA 204	761	Vehicle Wash Rack	Final Site Assessment Report, SWMU 204 9/23/2002	DTSC 8/22/2000 RWQCB 12/18/2002	Inactive wash rack. OWS 761A is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). Soil samples were collected at the wash rack and adjacent tank sites, UST 761B and OWS 761A, in 2002. Regulatory concurrence with NFA recommendation obtained. No further action required.	3
Navy Sale Parcel III							
III-B	RFA 74	297	Aircraft Wash Area	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Aircraft wash area situated on tarmac. Site is inactive. OWS 297B is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 98	359	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. Site was identified in the RFA and has been investigated. OWS 359B associated with this wash rack. DTSC concurred with NFA recommendation in a letter dated 7/23/96. No further action required.	1
III-B	RFA 110	386	Vehicle Wash Rack	N/A	N/A	Inactive vehicle wash rack. OWS 386B is associated with this wash rack. Site was identified in the RFA and has been investigated; RFA recommended repair of cracks in pavement. RWQCB is regulatory agency lead.	6
III-B	RFA 195	758	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 758A is associated with this wash rack. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
III-B	RFA 198	759	Vehicle Wash Rack	N/A	N/A	Inactive vehicle wash rack. OWS 759A is associated with this wash rack. Final RFA Report recommended repair of cracks in wash rack surface based on sampling visit (JEG 1993). No analytes were detected above action levels. Repairs were completed in 1998. Awaiting DTSC concurrence.	5

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 201	760	Vehicle Wash Rack	Summary Report, Repairs to Vehicle Wash Rack at Building 388, SWMU Number 201 2/15/1999	DTSC 8/22/2000 RWQCB 1/17/2001	Inactive vehicle wash rack. OWS 760B is associated with this wash rack. Site was identified in the RFA and has been investigated. RFA recommended further action to repair cracks in pavement. DTSC is regulatory agency lead; NFA decision date of 8/22/00. RWQCB concurred with NFA recommendation on 1/17/01. No further action required.	3
III-B	RFA 216	765	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 765B is associated with this wash rack. Site was identified in the RFA and has been investigated. A 1989 RWQCB letter from 1989 indicates that the surface was free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
III-B	RFA 243	96	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Vehicle wash rack. Facility has been demolished. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained through acceptance of Final RFA Report. No further action required.	3
III-B	RFA 253	317	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained through acceptance of Final RFA Report. No further action required.	1

Table 11: Wash Racks

Carve-out ID	RFA ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
III-B	RFA 299	800	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. Wash rack was identified in the RFA and has been investigated. Surface of the wash rack was noted to be free of defects. NFA status identified in Final RFA Report (JEG 1993) and DTSC concurred in a letter dated 7/23/96. No further action required.	1
III-C	RFA 268	240	Vehicle Wash Rack	Final RCRA Facility Assessment (RFA) Report 7/1993 by Jacobs Engineering Group and Final Addendum to RFA Report 5/1996 by Bechtel National	DTSC 7/23/1996	Inactive vehicle wash rack. OWS 240C is associated with this wash rack. Site was identified in the RFA and has been investigated. NFA status identified in Final RFA Report (JEG 1993) and regulatory concurrence obtained. No further action required.	3

Source: Earth Tech 2003b.

BCT	=	BRAC Cleanup Team
DTSC	=	Department of Toxic Substances Control
ECP	=	Environmental Condition of Property
JEG	=	Jacobs Engineering Group
ID	=	Identification
N/A	=	Not Applicable
NAVFAC EFD Southwest	=	Southwest Division Naval Facilities Engineering Command, San Diego
NFA	=	No Further Action
OCHCA	=	Orange County Health Care Agency
OWS	=	Oil/water Separator
RCRA	=	Resource Conservation and Recovery Act
RFA	=	RCRA Facility Assessment
RWQCB	=	Regional Water Quality Control Board
Unk	=	Unknown
UST	=	Underground Storage Tank

Table 12: Silver Recovery Units

Carve-out ID	Building Number	Site ID	ECP Category
Navy Sale Parcel I			
I-B	439	SRU 1	7
I-B	443	SRU 2	3
I-I	46	SRU 3A	7
Navy Sale Parcel II			
II-B	133	SRU 3B	7
II-R	457	SRU 3C	7
Navy Sale Parcel III			
III-B	312	SRU 3	7

Source: Earth Tech 2003b.

ECP = Environmental Condition of Property
ID = Identification
SRU = Silver Recovery Unit

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
Navy Sale Parcel I					
I-B	439	PCB T67	Pad	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
I-F	6	PCB T1	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates original transformer replaced with a non-PCB transformer; no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
I-M	65	PCB T10	Pole	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
I-M	65	PCB T11	Pole	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
I-M	65	PCB T12	Pole	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
Navy Sale Parcel II					
II-B	105	PCB T13	Pole	Removed with a non-PCB transformer. 1994 field survey indicates no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-B	634	PCB T85	Pad	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-B	634	PCB T86	Pad	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-E	115	PCB T15	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-E	118	PCB T16	Pole	Replaced with a non-PCB transformer. 1994 field survey indicates original transformer replaced with a non-PCB transformer; no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
II-E	605	PCB T81	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-E	606	PCB T82	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-F	555	PCB T122	Pad	Replaced in 1998 with a non-PCB transformer. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-K	617	PCB T90	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	114	PCB T14	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	125	PCB T20	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	125	PCB T21	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	372	PCB T58	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	378	PCB T60	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	658	PCB T89	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
II-Q	716	PCB T94	Pad	Replaced with a non-PCB transformer. No evidence of release observed during 1994 field survey. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-Q	Tank Farm 6	PCB T109	Pole	Building demolished; no evidence of release observed during 1994 field survey. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-R	457	PCB T74	Pad	Site was also identified as SWMU/AOC 290. Replaced with a non-PCB transformer. A response action was required for releases of transformer oil containing PCBs at Building 457 (SWMU/AOC 244). Shallow soil samples that were collected in the area affected by the PCB release identified PCBs in one of the seven samples collected. The transformer was replaced and impacted soil was removed. The response action was completed and closed in Decmeber 1998. No evidence of a release was observed during the VSIs conducted for the 2003 EBS. All required responses have been completed. No further action required.	4
II-S	374	PCB T59	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
II-S	447	PCB T69	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
Navy Sale Parcel III					
III-B	DRMO Yard	IRP 8	Storage Area	A PCB release site has been identified in the DRMO storage yard north of Building 360. The area is being addressed as IRP Site 8. Required response actions have not yet been implemented.	6
III-B	369	IRP 11	Storage Area	Former transformer storage area situated on the north side of Building 369. Site is being investigated as IRP Site 11. Approximately 50 to 75 transformers were stored in this area from 1968 to 1983 and leaks from the transformers have been documented. Response actions have not yet been implemented at the site.	6

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
III-B	N/A	IRP 12	Sludge Drying Beds	PCBs have been detected in soil samples taken at the former sludge drying beds.	6
III-B	Tank 175	PCB A1	Storage Area	Former transformer storage area was situated adjacent to Tank 175 (water reservoir). The site consists of a concrete pad with concrete berms that was used primarily to store non-PCB transformers; however, a PCB-containing transformer was noted to have been stored there in the early 1990s. This area is undergoing further investigation. Field data will be collected and compiled in a summary report.	6
III-B	324	PCB A2	Storage Area	A PCB equipment storage area was identified at the equipment and drum storage area on the north side of Building 324. Several pieces of miscellaneous electronic equipment (e.g., switches, capacitors) were stored in the vicinity of a less-than-90-day hazardous materials accumulation area. No evidence of a release was observed during the VSIs conducted for the 2003 EBS. Based on a Summary Report dated 9/12/2001, DTSC indicated NFA required in a letter dated 9/28/2001.	3
III-B	35	PCB T4	Pole	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	248	PCB T28	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	248	PCB T29	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	248	PCB T30	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	248	PCB T31	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
III-B	248	PCB T32	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	248	PCB T33	N/A	Removed. 1994 field survey indicates no transformers present at Building 248; no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	311	PCB T45	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	335	PCB T49	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	359	PCB T50	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	360	PCB T51	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release observed. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	368	PCB T53	Pad	Removed. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	369	PCB T54	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	370	PCB T55	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	383	PCB T61	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
III-B	386	PCB T62	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	445	PCB T68	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	482	PCB T79	Pad	Removed. Building demolished; no evidence of transformer location. No PCB releases identified through the records search conducted for the 2003 EBS.	1
III-B	631	PCB T84	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	655	PCB T88	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	725 (Gate 9)	PCB T106	Pad	Replaced with a non-PCB transformer. 1994 field survey indicates no evidence of release. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	305	PCB T117	Pad	Replaced in 1998 with a non-PCB transformer. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	305	PCB T118	Pad	Replaced in 1998 with a non-PCB transformer. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	305	PCB T119	Pad	Replaced in 1998 with a non-PCB transformer. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1
III-B	313	PCB T120	Pad	Replaced in 1998 with a non-PCB transformer. No PCB releases identified through the records search or VSIs conducted for the 2003 EBS.	1

Table 13: PCB Transformers and PCB Transformer/Equipment Storage Areas

Carve-out ID	Building Number	Transformer ID	Transformer Type/Storage Area	Notes	ECP Category
III-B	N/A	RFA 7	Storage Area	Former transformer storage area situated southwest of South Marine Way, east of Bee Canyon Wash. Site was used as a temporary storage area for transformers until they could be disposed of. Area was investigated as SWMU/AOC 7 (RFA 7). Sampling results indicated localized surface soil contamination. Impacted soils were removed in 1997. No evidence of a release was observed during the VSIs conducted for the 2003 EBS. All required response actions have been completed.	4

Note: Sites noted with a SWMU/AOC designation were originally identified during the RFA and were subsequently categorized as a PCB Transformer/Equipment Storage Area LOC.

Source: USMC/SWDIV 2003; Earth Tech 2003b.

AOC = Area of Concern
DTSC = Department of Toxic Substances Control
DRMO = Defense Reutilization and Management Office
EBS = Environmental Baseline Survey
ECP = Environmental Condition of Property
ID = Identification
IRP = Installation Restoration Program
N/A = Not Applicable
NFA = No Further Action
PCB = Polychlorinated Biphenyl
RFA = RCRA Facility Assessment
SWMU = Solid Waste Management Unit
VSI = Visual Site Inspection

Table 14: Non-Transformer PCB Equipment

Carve-out ID	Building Number	Description	PCB Concentration (mg/l)	Notes	ECP Category
Navy Sale Parcel I					
I-B	439	3 oil-filled cutouts	4.2	In basement	1
I-B	439	3 oil-filled cutouts	<1.0	In basement	1
I-B	651	3 oil-filled cutouts	<1.0	On transformer	1
Navy Sale Parcel II					
II-E	643	3 oil-filled cutouts	<1.0	North set of 3	1
II-E	643	3 oil-filled cutouts	5	South set of 3	1
II-E	892	3 oil-filled cutouts	<0.005	Leaking	1
II-F	547	Motor control center	6.9	N/A	1
II-Q	208	Universal rectifier	9.4	Contains 2 types of PCBs	1
II-Q	372	3 oil-filled cutouts	1.6	Transformer room	1
Navy Sale Parcel III					
III-B	302	3 oil-filled cutouts	<0.1	Out of service air conditioning motor	1
III-B	311	3 oil-filled cutouts	<0.005	West set of 3	1
III-B	311	3 oil-filled cutouts	<0.005	East set of 3	1
III-B	360	3 oil-filled cutouts	<1.0	Area 1 (west)	1
III-B	360	3 oil-filled cutouts	<0.005	Area 1 (east), leaking	7
III-B	360	3 oil-filled cutouts	2.8	Area 2	1
III-B	360	3 oil-filled cutouts	1	Area 1 (middle)	1
III-B	435	3 oil-filled cutouts	<1.0	N/A	1
III-B	435	3 oil-filled cutouts	15	N/A	1
III-B	599	3 oil-filled cutouts	<0.005	Sample drippings	1
III-D	176	Explosion-proof switch box	<1.0	Exterior	1
III-D	178	Universal rectifier	3.8	N/A	1

Table 14: Non-Transformer PCB Equipment

Carve-out ID	Building Number	Description	PCB Concentration (mg/l)	Notes	ECP Category

Source: USMC/SWDIV 2003; Earth Tech 2003b.

< = less than
ECP = Environmental Condition of Property
ID = Identification
mg/l = milligrams per liter
N/A = Not Applicable
PCB = Polychlorinated Biphenyl

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
Navy Sale Parcel I					
I-B	RAD ADAPT	Suspected Former Radium Plaque Adaptometer Building	Building was identified on a 1944 drawing as being situated on “C” Street, approximately two blocks north of the Trabuco Road Station Gate.	Building may have been part of a dispensary and would have been used for testing the night vision of personnel. The only radioactive equipment that would have been used within the facility was a metal disc coated with radium/phosphor compound encapsulated in transparent plastic. Night vision testing was discontinued in 1951. Building may never have been constructed because there was no building number assigned to the building, no construction drawings, and no evidence of a building (i.e., foundation, disturbed soil, etc.). Although, it could not be determined whether the building was ever constructed at former MCAS El Toro, the 2000 HRA recommended further radiological investigation for the area associated with the footprint of this suspected building. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the Suspected Former Radium Plaque Adaptometer Building prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
Navy Sale Parcel II					
II-C	APHOs 59, 62, 63, 64, and 65	Anomaly Area 3	Anomaly Area 3 is situated near Wherry Family Housing. The site was initially used as a source of borrow material; subsequently, placement of construction debris occurred between 1972 and 1988. To further investigate the site, a removal site investigation (RSE) work plan was submitted in 2002. After approval from regulatory agencies, field activities performed included; installation of groundwater monitoring wells and vadose zone wells, geophysical investigation of the area, and exploratory trenches (during which a radiological screening survey was conducted). Sampling results indicated the presence of petroleum hydrocarbons; lead and benzo(a)pyrene were detected above PRGs. A report is currently in preparation to document the results of the expanded site investigation and to present the results of the human health and ecological risk assessments at Anomaly Area 3.	There are no records of radioactive materials being disposed in the Anomaly Area. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Anomaly Area 3 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
II-D	IRP 3	Original Landfill	The landfill was operated from 1943 to 1955. It was reported that municipal solid waste, scrap metal, incinerator ash, construction debris, paint residues, unspecified oily waste, industrial solvents, hydraulic fluid, engine coolants, and various inert wastes were disposed of in the landfill.	Based on policies and practices at the time, it is unlikely that licensed general radioactive material was intentionally disposed of in the landfills on the station. There is no direct knowledge of disposal of radioactive material in any of the station's landfills; however, comments from former MCAS El Toro employees indicate that general radioactive material may have been inadvertently disposed of in the landfills on the station. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for IRP Site 3 prior to final disposition. A radiological survey was completed in 2001 and the results will be reported in a rediological release report.	6

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
II-H and II-M	IRP 5/APHO-46	Perimeter Road Landfill and APHO-46	This landfill was operated from 1955 to the late 1960s. Municipal solid waste, scrap metal, incinerator ash, construction debris, paint residues, unspecified oily waste, industrial solvents, hydraulic fluid, engine coolants, and various inert wastes were disposed of in the landfill. Adjacent to IRP Site 5 is a large impoundment identified from an aerial photograph (APHO-46).	To date, no evidence has been found indicating the disposal of components containing radioactive material. However, employee interviews have indicated that general radioactive materials may have been inadvertently disposed to the landfill. APHO-46 is considered to be potentially impacted due to its proximity to the landfill. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the Perimeter Road Landfill and APHO-46 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	6
II-J	RAD 860	860	Aircraft line operations building; currently vacant	During the 2002 VSI conducted in support of the EBS, a sticker reading “Radioactive Materials” was noted on a cabinet within the building. An inventory listing of hazardous substances found in the cabinet did not identify any radioactive substances; however, it was not able to be confirmed that radioactive materials were not previously stored there. Further investigation for the potential releases of radioactive substances is recommended.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
II-M	RAD DRMO	DRMO Yard 3 (RFA 264)	Outside storage area used by DRMO to store scrap and excess materials and equipment awaiting disposition. Area had been in operation since the 1950s.	The yard was restricted from receiving and/or storing equipment and components containing radioactive material. There were no official records or direct knowledge of radiological materials being handled by the El Toro DRMO. However, during an employee interview, it was stated that, “Marines could have stored small quantities of radium painted parts and gauges at the storage yard, since it is a regional storage yard.” No releases were identified at this site. Site has been determined to require no further action. Concurrence on the no further action determination was obtained from DTSC in a letter dated 7/23/96. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the DRMO Yard 3 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
II-M	RAD NBC	NBC Area (Buildings 787, 1789, and 1803 and surface impoundments [APHO-38])	Buildings and surface impoundments are situated north of the intersection of East Marine Way and El Toro Boulevard. Buildings supported training of personnel for readiness for nuclear, biological, and/or chemical weapons attack.	Building 1789 contained a 4 foot by 6 foot concrete structure inside for storing non-licensed, radioactive sources. Building 787 and 1803 housed NBC training facilities. These buildings were utilized as offices, training/instruction areas, and training group storage areas. It is not known whether impoundments at the site were associated with NBC training operations. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the NBC Area prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
Navy Sale Parcel III					
III-B	RAD 242	242	Command Air Museum Building. Historic aircraft equipped with radium painted instruments and other components containing various radioisotopes were displayed within this building.	Aircraft contained or were suspected of containing Radium-226 and possibly other radioluminescent and heat resistant materials, such as Strontium-90, Krypton-85, and Thorium-232. The aircraft and associated equipment have been removed. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 242 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
III-B	RAD 243	243	Command Air Museum Building. Historic aircraft equipped with radium painted instruments and other components containing various radioisotopes were displayed within this building.	Aircraft contained or were suspected of containing Radium-226 and possibly other radioluminescent and heat resistant materials, such as Strontium-90, Krypton-85, and Thorium-232. Aircraft artifacts containing radium, including radioactive dials, meters, and gauges, were displayed in showcases in Building 243 and were confirmed with radiation detection equipment. The aircraft and associated equipment have been removed. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 243 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
III-B	RAD 244	244	Command Air Museum Building. Historic aircraft equipped with radium painted instruments and other components containing various radioisotopes were displayed within this building. The adjacent area was used as a DRMO storage yard.	Aircraft contained or were suspected of containing Radium-226 and possibly other radioluminescent and heat resistant materials, such as Strontium-90, Krypton-85, and Thorium-232. The aircraft and associated equipment have been removed. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 244 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
III-B	RAD 295	295	Building identified as a former maintenance hangar where aircraft utilizing radioactive equipment was previously situated.	All radioactive components were removed from building in May 1999. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 295 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
III-B	RAD 296	296	Building identified as a former maintenance hangar where aircraft utilizing radioactive equipment was previously situated.	All radioactive components were removed from building in May 1999. Building was also the location of a radium paint room in the 1940s; use of the paint room was discontinued in the mid 1960s. Radium-226 was of particular concern at the paint room; refinishing of luminous dials was conducted in the room. Slightly elevated radioactive levels were identified within the former radium room, paint room, and ventilation ducting over the north mezzanine of the building. The rooms were remediated. Radium 226 was identified and removed from the concrete floor, as well as in the ventilation ducting and sewage piping. The contaminated ducting, piping, and flooring materials were removed and disposed of off-station. A Final Release Report was issued in July 2002 and included a summary of the remedial action taken at Buildings 296 and 297 (Weston 2002). The report has not yet received regulatory concurrence.During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 296 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
III-B	RAD 297	297	Building identified as a former maintenance hangar where aircraft utilizing radioactive equipment was previously situated.	All radioactive components were removed from building in May 1999. A Final Release Report was issued in July 2002 and included a summary of the remedial action taken at Buildings 296 and 297 (Weston 2002). The report has not yet received regulatory concurrence.During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 297 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
III-B	RAD 319	319	Building was used for several years for inside storage of DRMO materials (government property) and equipment while awaiting disposition.	Building was restricted from receiving and/or storing equipment and components containing radioactive materials. No official records or direct knowledge of radiological materials are available regarding radiological materials being handled by the El Toro DRMO; however, small quantities of general radioactive materials may have been stored here. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 319 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
III-B	RAD 360	360	Building was used for several years for inside storage of DRMO materials (government property) and equipment while awaiting disposition.	Building was restricted from receiving and/or storing equipment and components containing radioactive materials. No official records or direct knowledge of radiological materials are available regarding radiological materials being handled by the El Toro DRMO; however, small quantities of general radioactive materials may have been stored here. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for Building 360 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	7
III-B	IRP 8	DRMO Yard 1	Outside storage area used by DRMO to store scrap and excess materials and equipment awaiting disposition. Area had been in operation since the 1950s.	The yard was restricted from receiving and/or storing equipment and components containing radioactive material. There were no official records or direct knowledge of radiological materials being handled by the El Toro DRMO. However, during an employee interview, it was stated that, “Marines could have stored small quantities of radium painted parts and gauges at the storage yard, since it is a regional storage yard.” Investigation of the site is being conducted as part of the IRP as IRP Site 8.During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the DRMO Yard 1 prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report. All required response actions have not been completed at the site. Further action is required.	6

Table 15: Radiological Materials Investigation Sites

Carve-out ID	RAD ID	Building Number / Location	Description	Comments	ECP Category
III-B	IRP 12	Former Location of Industrial Waste Treatment Plant and Drying Beds (IRP Site 12) and a portion of Bee Canyon Wash (IRP Site 25) from southwest corner of IRP Site 12 to the south station boundary	The former Industrial Waste Treatment Plant and Sludge Drying Beds (IRP Site 12) were situated downstream of Building 296 (former location of the radium room), and processed effluent from the station buildings that were connected to the industrial waste sewer system.	The plant operated between 1943 and 1972 and discharged effluent into the Bee Canyon Wash. Based on this information, IRP Site 12 and the outfall to the Bee Canyon Wash were considered by the 2000 HRA to be potentially impacted. The 2000 HRA determined that this area potentially impacted by radiological substances. The survey recommended further radiological investigation prior to final disposition. During the year 2000, a stationwide HRA was conducted. The HRA recommended further radiological investigation for the Former Location of Industrial Waste Treatment Plant and Drying Beds prior to final disposition. A radiological survey was completed in 2001 and the results will be presented in a radiological release report.	6

Source: Earth Tech 2003b.

APHO = Aerial Photograph Features/Anomalies
DRMO = Defense Reutilization and Marketing Office
DTSC = Department of Toxic Substances Control
EBS = Environmental Baseline Survey
ECP = Environmental Condition of Property
HRA = Historic Radiological Assessment
ID = Identification
IRP = Installation Restoration Program
MCAS = Marine Corps Air Station
NBC = Nuclear, Biological, and Chemical
PRG = Preliminary Remediation Goal
RAD = Radioactive Material Site
RSE = Removal Site Evaluation
RFA = RCRA Facility Assessment
VSI = Visual Site Inspection

Table 16: Miscellaneous Locations of Concern

Carve-out ID	MSC ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Stationwide							
I-C and II-U	MSC DFSP Pipeline	Stationwide	Fuel Lines	N/A	N/A	The on-station portion of the DFSP pipeline terminating at Tank Farm 555. Conveyed JP-5 to the station. The pipeline is inactive and has been closed by DFSP in accordance with federal, state, and local regulations. No known releases within MCAS El Toro boundary. Regulatory approval of closure required.	2e
II-F, II-K, and II-Q	MSC JP5	Stationwide	Fuel Lines	N/A	N/A	JP-5 fuel lines. Site is inactive. RWQCB concurred with NFA for Units 4, 5, and 6 on 9/6/2002. Further action required.	2c
Navy Sale Parcel I							
I-F	MSC B1	850	Inactive Burn Pit	Site Assessment Report, Firefighter Training Burn Pit MSC B1 2/11/2000 by OHM and Addendum to Site Assessment Report, MSC B1 2/15/2001 by OHM	RWQCB 10/11/2001	Identified as an inactive burn pit adjacent to IRP Site 16; site operated until 1999. Site has been closed with NFA based on an RWQCB letter dated 11 October 2001. No further investigation recommended.	2a
I-F	MSC B2	850	Inactive Burn Pit	Summary Report, Former Firefighter Training Burn Pit MSC B2 12/29/1999 by OHM	RWQCB 10/10/2000	Inactive burn pit adjacent to IRP Site 16. Site was used once in 1988. Site has been closed with NFA based on an RWQCB letter dated 10 October 2000. No further investigation recommended.	2a
I-F	MSC B3	850	Inactive Burn Pit	N/A	N/A	Inactive burn pit adjacent to IRP Site 16 used for petroleum products. Further investigation is required for this site.	2c

Table 16: Miscellaneous Locations of Concern

Carve-out ID	MSC ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel II							
II-C	MSC R1	Northeast of Military Family Housing Area	Possible Refuse Area next to Family Housing	N/A	N/A	Site is inactive. Site corresponds with APHOs Nos. 59, 60, 61, 62, 63, 64, 65 and designated as Anomaly Area 3. Remedial site evaluation conducted during 2002. NFA concurrence is pending.	7
II-H	MSC R2	East of Golf Course	Possible Refuse Area south of IRP Site 5	N/A	N/A	Site is inactive. Site is adjacent to APHO No. 46 and was investigated during 2002 as part of the pre-design investigation for IRP Site 5. No releases identified. Site closure will be part of IRP Site 5 documentation.	1
II-K	MSC ST19B	891	JP-5 Storage	N/A	N/A	Site is inactive. Former JP-5 fuel pump station at former UST Sites 891A, B, and C (Former IRP Site 19, Unit 4). RWQCB oversight.	2c
II-M	MSC D1	DRMO Yard No. 3	Desert Storm Supply Storage Area	Site Assessment Report, Desert Storm Material Staging Area, MSC D1 3/1/2000 by OHM	RWQCB 9/28/2000	Desert Storm supply storage area near DRMO Yard #3. Site is inactive. Recommended for no further action in accordance with RWQCB's letter dated 28 September 2000.	2a
II-M	673T3	673	RCRA Storage Facility	Final Closure Certification Report, Hazardous Waste Container Storage Area 11/1995 by OHM	DTSC 3/8/1996	Former RCRA-permitted facility. Site is inactive. NFA concurrence obtained from DTSC in a letter dated 8 March 1996.	1

Table 16: Miscellaneous Locations of Concern

Carve-out ID	MSC ID	Building Number / Location	Description	Closure Report Title/Date	NFA Letter Agency/Date	Notes	ECP Category
Navy Sale Parcel III							
III-B	MSC ST7GN1	310	Petroleum Storage	N/A	RWQCB 2/20/2003	Former petroleum stained area at IRP Site 7, Unit 5. Site is inactive. Soil samples were collected in 2001. As a result of a site visit to various petroleum release sites conducted in October 2002, RWQCB concurred with NFA in a letter dated 2/20/2003. No further action is required.	2b
III-B	MSC ST15A	31	Petroleum Storage	Site Assessment Report, Aircraft Expeditionary Refueling (ACER) Site Northwest Stained Area (Former IRP Site 19 Unit 1) 4/1/1997 by OHM	RWQCB 5/14/1997	Inactive petroleum storage area, RWQCB concurred with NFA on 5/14/1997.	2b

Source: USMC/SWDIV 2003; Earth Tech 2003b.

APHO = Aerial Photograph Features/Anomalies
DFSP = Defense Fuel Supply Point
DRMO = Defense Reutilization and Marketing Office
DTSC = Department of Toxic Substances Control
ECP = Environmental Condition of Property
ID = Identification
IRP = Installation Restoration Program
JP-5 = Jet Propulsion Fuel, Grade 5
OHM = OHM Remediation Services Corporation
MCAS = Marine Corps Air Station
MSC = Miscellaneous
N/A = Not Applicable
NFA = No Further Action
RCRA = Resource Conservation and Recovery Act
RWQCB = Regional Water Quality Control Board
UST = Underground Storage Tank

Table 17: Environmental Factors Considered

Environmental Factors Considered	Environmental Factors May Pose Restriction or Require Notification?	
	No	Yes
Potential release locations		X
Hazardous substances and Petroleum Products		X
Installation Restoration Program sites		X
Storage tanks (ASTs and USTs)		X
Wastewater treatment and related systems (OWS, wash rack, septic tank, SRU)		X
Polychlorinated biphenyls		X
Medical/biohazardous waste		X
Ordnance		X
Pesticides		X
Radiological materials investigation locations		X
Miscellaneous locations of concern		X
Asbestos-containing material		X
Lead-based paint		X
Radon		X
Monitoring/Bioventing/SVE wells		X
School site considerations		X
Groundwater Use/Subsurface Excavation		X

Source: Earth Tech 2003b

AST = Aboveground Storage Tank
OWS = Oil/Water Separator
SVE = Soil Vapor Extraction
UST = Underground Storage Tank

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
Navy Sale Parcel I						
I-B	439	BRANCH MEDICAL/DENTAL CLINIC	70167	1959	IT Corp (1989): Transite, vibration dampener, pipe insulation, duct insulation. Per CABACO/Tait (6/15/99): pipe insulation & mastic, cement panels (assumed), pipe elbows, floor tile & mastic, stucco, boiler insulation, duct connector. On 8/1/00 - 8/3/00: FAD TSI debris at sink room 138 (168 on floor plan). FAD TSI in basement mechanical rooms. FAD TSI in stairwell, 2nd floor. Suspect FAD wall plaster and surfacing rooms 212 & 214 (236 & 238 on floor plan). Suspect damaged TSI above drop ceiling in hallway outside room 232 (256 on floor plan).	FAD ACM found.
I-B	443	TRAINING BUILDING	31278	1959	e&e (1991): Floor tile, roofing, transite panel. CABACO/Tait (6/15/99): Exterior corrugated metal coating, wall panels, pipe elbows, floor tile mastic, stucco, fire door insulation, window putty.	Non-FAD ACM found.
I-B	649	EXCHANGE RETAIL STORE/WAREHOUSE/CAFETERIA	109364	1970	e&e (1991): Floor tile, roofing, transite panel, acoustical insulation, pipe fitting insulation, linoleum, carpet. CABACO/Tait (6/15/99): Pipe insulation, drywall joint compound, textured ceiling coating, floor tile mastic, pipe elbows, window panels (assumed). On 8/1/00-8/3/00: Lower floor men's room, FAD suspect ceiling plaster (debris on floor).	FAD ACM found.
I-B	650	GARDEN SHOP	3800	1970	e&e (1991): Floor tile, roofing. CABACO/Tait (6/15/99): Stucco, drywall joint compound	Non-FAD ACM found.
I-B	651	AUTO SAFETY SERVICE CTR	13839	1971	e&e (1991): Floor tile, ceiling tile, carpet. CABACO/Tait (6/15/99): Floor tile mastic	Non-FAD ACM found.
I-B	693	C130F FLIGHT TRAINER FAC	5467	1977	IT Corp (1989): No ACM Found CABACO/Tait (10/15/99): Drywall joint compound	Non-FAD ACM found.
I-B	743	RETAIL SALES BLDG	3304	1971	e&e (1991): Roofing, linoleum. CABACO/Tait (10/15/99): Floor tile mastic, drywall joint compound, stucco	Non-FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
I-B	783	EXCHANGE SERVICES/ADMIN	21720	1984	e&e (1991): Floor tile, roofing, carpet. CABACO/Tait (6/15/99): No ACM Identified	Non-FAD ACM found.
I-B	930	MC EXCHANGE - VIDEO STORE	1156	1993	CABACO/Tait (7/22/99): No ACM identified	No ACM found.
I-E	2	NOSE HANGAR	10370	1943	IT Corp (1989): No ACM Found CABACO/Tait (6/15/99): Stucco	Non-FAD ACM found; no interior ACM observed.
I-F	6	SECURITY OFFICES	9226	1943	IT Corp (1989): Floor tile, mastic. CABACO/Tait (6/15/99): No ACM identified	Non-FAD ACM found.
I-G	7	STRG/OUT OF STORES MARCOR	10370	1943	IT Corp (1989): No ACM Found	No ACM found.
I-H	51	RESERVE TRAINING BLDG	6240	1943	IT Corp (1989): Floor tile	Non-FAD ACM found; not surveyed since 1997.
I-I	46	ADMIN OFFICE	2280	1943	IT Corp (1989): No ACM Found	No ACM found.
I-J	22	ELECNX/COMMS MAINT SHOP	6240	1943	IT Corp (1989): No ACM Found	No ACM found
I-K	718	EM/SNCO MODULAR CLUB	43960	1978	e&e (1991): Floor tile, roofing, carpet. CABACO/Tait (6/15/99): Stucco, floor tile mastic, wall texture, roof tar paper, mirror mastic (assumed)	Non-FAD ACM found.
I-M	65	COMCABWEST/STATION HQ	16320	1943	CABACO/Tait (6/15/99): Stucco, floor tile & mastic	Non-FAD ACM found.
I-N	1	SQDN HQ-TELEPHONE CENTER	15768	1943	CABACO/Tait (6/15/99): Stucco	Non-FAD ACM found.
I-O	98	FIRE STATION	6732	1943	CABACO/Tait (6/15/99): Stucco	Non-FAD ACM found; no interior ACM observed.
I-P	75	SERVICES BLDG	43700	1943	e&e (1991): Floor tile, roofing, carpet. CABACO/Tait (6/15/99): Stucco, floor tile, mastic	Non-FAD ACM found.
I-Q	367	BACHELOR ENLISTED QUARTERS	45136	1954	IT Corp (1989): Transite, vibration dampener, pipe insulation. CABACO/Tait (6/15/99): Textured exterior paint, floor tile mastic, mirror mastic (assumed).	Non-FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
I-R	364	MESSHALL	40817	1952	IT Corp (1989): Roof. CABACO/Tait (10/15/99): No ACM identified	Non-FAD ACM found; no interior ACM observed.
Navy Sale Parcel II						
II-B	105	GROUP HEADQUARTERS	11858	1943	IT Corp (1989): No ACM Found	No ACM found.
II-B	130	GROUNDS EQUIPMENT STORAGE	2906	1943	Radian (Jan-01): No FAD ACM observed	No FAD ACM observed; non-FAD ACM unknown.
II-B	133	HOUSING STORAGE	3390	1943	IT Corp (1989): Transite	Non-FAD ACM found; not surveyed since 1997.
II-B	634	IMA HANGAR	54891	1969	e&e (1991): Floor tile, roofing, linoleum, carpet. Per CABACO/Tait (6/15/99): Sheet vinyl flooring, exterior metal coating, pipe insulation mastic	Non-FAD ACM found.
II-D	385	SUBSTATION	160	1954	IT Corp (1989): No ACM Found	No ACM found.
II-D	734	TOILET - VAN COMPLEX	560	1980	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
II-D	735	GENERATOR BLDG - VAN COMPLEX	1100	1980	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
II-D	745	WAREHOUSE	23693	1983	e&e (1991): Floor tile, roofing, fire doors. CABACO/Tait (6/15/99): Floor tile & mastic	Non-FAD ACM found.
II-D	746	OPERATIONAL TRAINER FACILITY	22516	1984	e&e (1991): Floor tile, drywall, carpet. CABACO/Tait (6/15/99): Floor tile mastic	Non-FAD ACM found.
II-D	748	RESTROOM VAN COMPLEX	560	1983	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
II-D	749	RESTROOMS	560	1983	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
II-D	750	SENTRY BOOTH	60	1983	e&e (1991): No ACM Found	No ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
II-D	751	STORAGE SHED	126	1983	IT Corp (1989): No ACM Found	No ACM found.
II-D	900	HAZ WASTE STOR & TRANS	8800	1993	CABACO/Tait (6/15/99): No ACM identified	No ACM found.
II-E	115	AIRCRAFT MAINTENANCE HANGAR	25414	1966	IT Corp (1989): Floor tile, transite, pipe insulation. CABACO/Tait (6/15/99): Stucco, pipe elbows, floor tile & mastic, window putty, boiler flue, exterior mastic, wall panels, drywall joint compound	Non-FAD ACM found.
II-E	118	EQUIP/ADMIN SPACE	6240	1943	IT Corp (1989): No ACM Found CABACO/Tait (7/22/99): Stucco	Non-FAD ACM found; no interior ACM observed.
II-E	119	STRG/OUT OF STORES MARCOR	6240	1943	IT Corp (1989): No ACM Found CABACO/Tait (6/15/99): Stucco	Non-FAD ACM found; no interior ACM observed.
II-E	139	FIELD SHOP	6240	1943	IT Corp (1989): No ACM Found CABACO/Tait (10/15/99): Stucco	Non-FAD ACM found; no interior ACM observed.
II-E	605	MAINTENANCE HANGAR	23598	1965	e&e (1991): Floor tile, roofing, pipe fitting insulation, damper gaskets, carpet. CABACO/Tait (6/15/99): Floor tile & mastic, window putty, pipe elbows	FAD ACM found.
II-E	606	MAINTENANCE HANGAR	23598	1965	e&e (1991): Floor tile, roofing, pipe fitting insulation, damper gaskets, carpet. CABACO/Tait (6/15/99): Floor tile & mastic, window putty, pipe elbows	FAD ACM found.
II-E	639	ELECTRIC POWER PLANT-BLDG	144	1969	e&e (1991): No ACM Found	No ACM found.
II-E	640	ELECTRIC POWER PLANT-BLDG	144	1969	e&e (1991): No ACM Found	No ACM found.
II-E	641	ELECTRIC POWER PLANT-BLDG	144	1969	e&e (1991): No ACM Found	No ACM found.
II-E	695	LINE MAINTENANCE SHELTER	900	1975	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
II-E	696	LINE MAINTENANCE SHELTER	900	1975	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
II-E	697	LINE MAINTENANCE SHELTER	900	1975	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
II-F	555	POL SAMPLING BLDG	800	1955	IT Corp (1989): Floor tile, pipe insulation	FAD ACM found.
II-F	556	MANIFOLD STATION	543	1955	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
II-I	308	HAZ/MAT STOR	720	1944	IT Corp (1989): Floor tile	Non-FAD ACM found; not surveyed since 1997.
II-I	392	GSE SHOP	6400	1955	IT Corp (1989): Duct insulation, pipe insulation	FAD ACM found.
II-M	442	GUIDED MISSILE CHECK-TEST	6220	1959	e&e (1991): Floor tile, roofing, pipe fitting insulation. Per CABACO/Tait (10/15/99): Pipe insulation mastic, floor tile	FAD ACM found.
II-M	673	GROUND SUPPORT EQUIPMENT FAC	13800	1974	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
II-M	787	NBC DEFENSE TRAINING BLDG	4000	1984	e&e (1991): Floor tile, roofing. CABACO/Tait (10/15/99): Floor tile mastic, asbestos cement panels (assumed)	Non-FAD ACM found.
II-M	832	GAS CHAMBER FACILITY	2862	1987	CABACO/Tait (6/15/99): No ACM identified	No ACM found.
II-M	1655*	NBC SCHOOL INSTRUCTORS OFCE	960	1947	e&e (1991): No ACM Found	No ACM found.
II-M	1656	STORAGE	960	1947	e&e (1991): No ACM Found	No ACM found.
II-M	1662	NBC SCHOOL	960	1947	e&e (1991): No ACM Found	No ACM found.
II-M	1719	NBC SCHOOL/GRP	960	1946	e&e (1991): No ACM Found	No ACM found.
II-M	1720*	NBC SCHOOL ADMIN BLDG	960	1946	e&e (1991): No ACM Found	No ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
II-O	390	GOLF CART SHOP	6400	1955	CABACO/Tait (6/15/99): Pipe insulation, window putty, floor tile, pipe elbows. On 8/1/00 - 8/3/00: FAD TSI observed in lube room. FAD boiler/pipe TSI, boiler room. (Note: one room locked). Radian (Jan-01): Hard thermal insulation (FAD)	FAD ACM found.
II-Q	114	AIRCRAFT MAINTENANCE HANGAR	5232	1966	IT Corp (1989): Floor tile, transite, pipe insulation. CABACO/Tait (6/15/99): Stucco, pipe elbows, floor tile & mastic, window putty, boiler flue, exterior mastic, wall panels, drywall joint compound	Non-FAD ACM found.
II-Q	124	STRG OUT OF STORES MARCOR	6240	1943	CABACO/Tait (7/22/99): Stucco	Non-FAD ACM found; no interior ACM observed.
II-Q	125	SQDN CREW/EQUIPMENT	6240	1943	IT Corp (1989): Floor tile. CABACO/Tait (7/22/99): Stucco, cement ceiling (assumed)	Non-FAD ACM found.
II-Q	126	VACANT	4026	1943	IT Corp (1989): No ACM Found	No ACM found.
II-Q	127	TIRE STORAGE	4224	1943	IT Corp (1989): No ACM Found	No ACM found.
II-Q	230	PAINT LOCKER	78	1943	IT Corp (1989): No ACM Found	No ACM found.
II-Q	231	STORAGE-PAINT	78	1943	IT Corp (1989): No ACM Found	No ACM found.
II-Q	363	METERING STATION	200	1952	e&e (1991): No ACM Found	No ACM found.
II-Q	372	AIRFIELD OPERATIONS/TOWER	27275	1954	IT Corp (1989): Transite, vibration dampener, pipe insulation, floor tile. CABACO/Tait (6/15/99): Ceiling panels, drywall joint compound, floor tile & mastic, pipe insulation, duct connectors (assumed), cement panels (assumed).	Non-FAD ACM found.
II-Q	642	ELECTRIC POWER PLANT-BLDG	144	1969	e&e (1991): No ACM Found	No ACM found.
II-Q	658	TURBOJET ENGINE TEST FAC	2894	1972	e&e (1991): Floor tile, noise and fireproofing panels	Non-FAD ACM found; not surveyed since 1997.
II-Q	677	AEROLOGICAL BUILDING	8		e&e (1991): No ACM Found	No ACM found.
II-Q	698	LINE MAINTENANCE SHELTER	900	1975	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
II-Q	716	ACFT ACOUSTICAL ENCLOSURE	8880	1978	e&e (1991): Floor tile, fireproofing panels. CABACO/Tait (10/15/99): Floor tile mastic	Non-FAD ACM found.
II-Q	747	PHOTO MAINT BLDG	1200	1983	IT Corp (1989): No ACM Found	No ACM found.
II-Q	752	FUEL FARM #5 OFFICE	348	1983	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
II-Q	1804	N A E S U SHOP	480	1966	e&e (1991): Floor tile	Non-FAD ACM found; not surveyed since 1997.
II-Q	1809*	GUARD SHACK	50	1969	e&e (1991): Demolished prior to survey	No building present.
II-R	457	GROUP HEADQUARTERS	25000	1960	e&e (1991): Floor tile, roofing, pipe fitting insulation, damper gaskets	FAD ACM found.
II-S	374	UTILITY BLDG	5586	1954	IT Corp (1989): Pipe insulation. CABACO/Tait (6/15/99): Pipe insulation, boiler gaskets (assumed).	Non-FAD ACM found.
II-S	603*	SHOP	3288	1962	IT Corp (1989): No ACM Found	No ACM found.
II-S	726	FLIGHT LINE SHELTER	1000	1981	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
Navy Sale Parcel III						
III-B	29	STORAGE	6240	1943	IT Corp (1989): Floor tile. CABACO/Tait (10/15/99): Stucco	Non-FAD ACM found.
III-B	31	AUTO MAINT FAC	6240	1943	IT Corp (1989): No ACM Found CABACO/Tait (10/15/99): Window putty	Non-FAD ACM found.
III-B	32	BOQ W/O MESS	7740	1943	IT Corp (1989): Floor tile, tank insulation. CABACO/Tait (7/22/99): Stucco, hot water tank insulation, wall panels (assumed), floor tile & mastic	Non-FAD ACM found.
III-B	33	BOQ W/O MESS	7740	1943	IT Corp (1989): Floor tile, tank insulation. CABACO/Tait (7/22/99): Stucco	Non-FAD ACM found.
III-B	34	OFFICERS BARRACKS	7740	1943	IT Corp (1989): Floor tile, tank insulation, transite. CABACO/Tait (7/22/99): Stucco, hot water tank insulation (assumed), wall panels, floor tile & mastic	Non-FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	35	UOPH W/O MESS	7740	1943	IT Corp (1989): Floor tile, tank insulation. CABACO/Tait (7/22/99): Stucco	Non-FAD ACM found.
III-B	96	FM TRANSPORTATION OFFICE	4128	1943	IT Corp (1989): No ACM Found	No ACM found.
III-B	242	STRG/OUT OF STORES MARCOR	6240	1944	IT Corp (1989): No ACM Found	No ACM found.
III-B	243	HISTORICAL CENTER	4160	1944	IT Corp (1989): No ACM Found	No ACM found.
III-B	244	HISTORICAL COLLECTION	10370	1944	IT Corp (1989): Transite	Non-FAD ACM found; not surveyed since 1997.
III-B	248	BOQ W/O MESS	8576	1945	CABACO/Tait (7/22/99): carpet mastic	Non-FAD ACM found.
III-B	249	BOQ W/O MESS	8576	1945	IT Corp (1989): Transite, floor tile. CABACO/Tait (7/22/99): Floor tile & mastic, stucco, drywall joint compound, roofing, wall panels (assumed)	Non-FAD ACM found.
III-B	250	VIP QUARTERS	8576	1945	IT Corp (1989): Transite, floor tile, tank insulation. CABACO/Tait (7/22/99): Floor tile, stucco, plaster, hot water tank insulation, boiler and pipe insulation (assumed), wall panels (assumed)	Non-FAD ACM found.
III-B	295	MANTENANCE HANGAR SPACE	40418	1944	IT Corp (1989): Roofing, pipe insulation. CABACO/Tait (6/15/99): No ACM identified. No FAD ACM observed on 8/1/00-8/3/00	Non-FAD ACM found.
III-B	296	MAINTENANCE HANGAR SPACE	201600	1944	IT Corp (1989): Transite, floor tile, duct insulation, pipe insulation. CABACO/Tait (6/15/99): Floor tile & mastic, drywall joint compound, cement wall panels, pipe insulation, duct insulation. On 8/1/00-8/3/00: Several areas of FAD thermal system insulation (TSI) observed throughout the building. FAD white cementitious material (suspect ACM) damaged in several places, debris on floor, second floor, north end. FAD suspect boiler/pipe TSI, boiler room, center mezzanine. FAD boiler/pipe TSI (labeled ACM), boiler room, SE corner, second deck.	FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	297	HANGAR/SQUADRON	201482	1944	IT Corp (1989): Floor tile, tank insulation, pipe insulation. CABACO/Tait (6/15/99): Floor tile & mastic, drywall joint compound, cement wall panels (assumed), pipe insulation (assumed), tank insulation, stucco.	FAD ACM found.
III-B	298	GROUNDS MAINTENANCE	14559	1944	CABACO/Tait (10/15/99): Stucco, window putty, floor tile & mastic, cement wall panels (assumed), pipe insulation (assumed). No FAD ACM observed on 8/1/00-8/3/00. (Note: several rooms were locked and not inspected)	Non-FAD ACM found.
III-B	299	AUTO VEH MAINT NONCOMB	4268	1944	IT Corp (1989): Transite, pipe insulation. CABACO/Tait (10/15/99): Stucco	Non-FAD ACM found.
III-B	300	WORKSHOP/STORAGE	6020	1945	CABACO/Tait (10/15/99): Stucco, window putty, floor tile & mastic, drywall joint compound. No FAD ACM observed on 8/1/00-8/3/00	Non-FAD ACM found.
III-B	301	PW SHOP	5120	1945	CABACO/Tait (10/15/99): Stucco	Non-FAD ACM found; no interior ACM observed.
III-B	302	PW ELECTRICAL SHOP	5120	1945	IT Corp (1989): Transite. CABACO/Tait (10/15/99): Stucco, wall panels (assumed)	Non-FAD ACM found.
III-B	304	ADMINISTRATION BLDG	10818	1944	e&e (1991): Floor tile, carpet. CABACO/Tait (6/15/99): Floor tile & mastic, drywall joint compound	Non-FAD ACM found.
III-B	305	SQDRN HDQRTRS	4000	1944	IT Corp (1989): No ACM Found	No ACM found.
III-B	306	PIPE SHOP AND PIPE FITTINGS STORAGE	16712	1944	IT Corp (1989): Transite	Non-FAD ACM found; not surveyed since 1997.
III-B	307	LAUNDRY/COMM ELEC/STRG	35337	1944	IT Corp (1989): Floor tile. CABACO/Tait (6/15/99): Stucco	Non-FAD ACM found.
III-B	309	GROUP HEADQUARTERS	10368	1944	IT Corp (1989): Tank insulation, pipe insulation.	Non-FAD ACM found; not surveyed since 1997.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	310	AIRFRAME SHOP	1796	1944	IT Corp (1989): No ACM Found CABACO/Tait (7/22/99): Roofing, asbestos cement rolling doors (assumed)	No FAD ACM found.
III-B	312	PHOTO LAB	5243	1944	IT Corp (1989): Transite, vibration dampener, duct insulation, pipe insulation	FAD ACM found.
III-B	313	GENERAL WAREHOUSE MARCORPS	50000	1944	IT Corp (1989): Transite, floor tile. CABACO/Tait (10/15/99): Floor tile, wall panels (assumed)	Non-FAD ACM found.
III-B	315	AIRFRAME SHOP	3444	1945	IT Corp (1989): Transite. CABACO/Tait (7/22/99): Asbestos cement wall and ceiling panels	Non-FAD ACM found.
III-B	317	DECA ADMIN	126322	1945	IT Corp (1989): Transite. CABACO/Tait (6/15/99): Floor tile mastic, cement wall panels	Non-FAD ACM found.
III-B	318	STOREHOUSE	122409	1945	IT Corp (1989): Tar paper. CABACO/Tait (6/15/99): Roofing, silver roof paint	Non-FAD ACM found; no interior ACM observed.
III-B	319	STOREHOUSE	126729	1945	IT Corp (1989): No ACM Found CABACO/Tait (6/15/99): No ACM identified	No ACM found.
III-B	320	PAINT-CHEMICAL STOREHOUSE	17100	1945	CABACO/Tait (10/15/99): Wall panels (assumed)	Non-FAD ACM found.
III-B	321	ADMIN-SHIPPING-REC	70300	1945	CABACO/Tait (10/15/99): Wall panels (assumed), floor tile & mastic, drywall joint compound, pipe insulation (assumed)	FAD ACM found.
III-B	322	MESS HALL/ENLISTED	10653	1945	IT Corp (1989): Transite, floor tile, pipe insulation	FAD ACM found.
III-B	324	TRAINING BLDG	45858	1945	IT Corp (1989): Transite, vibration dampener, tank insulation, pipe insulation, boiler insulation, floor tile. CABACO/Tait (7/22/99): Drywall joint compound, floor tile & mastic, pipe insulation (assumed), wall panels (assumed), tank insulation (assumed)	FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	325	HAZARDOUS MATERIAL BLDG.	251	1945	IT Corp (1989): Transite	Non-FAD ACM found; not surveyed since 1997.
III-B	326	HAZ/WASTE STORAGE/TRANSFER	11446	1945	IT Corp (1989): Transite, floor tile, pipe insulation. CABACO/Tait (7/22/99): Ceiling tile, floor tile & mastic, pipe insulation, pipe elbows	FAD ACM found.
III-B	333	FIELD MAINT SHOP	2610	1945	IT Corp (1989): No ACM Found	No ACM found.
III-B	355	EXCHANGE OUTLET	900	1943	IT Corp (1989): No ACM Found	No ACM found.
III-B	357	HAZ/FLAM STOREHOUSE	192	1951	IT Corp (1989): No ACM Found	No ACM found.
III-B	358	WTR DISTRIBTN BLDG	711	1951	IT Corp (1989): No ACM Found	No ACM found.
III-B	359	MTIS BLDG	13065	1952	CABACO/Tait (10/15/99): Fire door insulation, pipe insulation (assumed), pipe elbows (assumed)	Non-FAD ACM found.
III-B	360	GENERAL WAREHOUSE NAVY	124920	1952	IT Corp (1989): Duct insulation, pipe insulation. CABACO/Tait (6/15/99): Pipe insulation, pipe elbows, duct connectors (assumed), duct insulation, silver paint on blowers, window putty, floor tile & mastic, mastic on cork. Radian (Jan 01): FAD--Aerocell thermal insulation, batt thermal insulation, window putty, hard thermal insulation over cork.	FAD ACM found.
III-B	368	INSTALLATIONS DEPT BLDG	19950	1954	IT Corp (1989): Floor tile, pipe insulation. CABACO/Tait (10/15/99): Floor tile & mastic, pipe insulation	Non-FAD ACM found.
III-B	369	SERVMART	29568	1954	e&e (1991): Floor tile, roofing, pipe insulation, pipe fitting insulation. CABACO/Tait (10/15/99): No ACM identified	FAD ACM found.
III-B	370	MAINTENANCE WORKSHOPS	15280	1954	e&e (1991): Floor tile, roofing, transite panel, pipe insulation, pipe fitting insulation. CABACO/Tait (10/15/99): Pipe insulation (assumed, labeled), pipe elbows (assumed, labeled), window putty, floor tile, wall panels (assumed). No FAD ACM observed on 8/1/00-8/3/00	Non-FAD ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	375	BOQ	19392	1954	IT Corp (1989): Vibration dampener, pipe insulation, floor tile. CABACO/Tait (6/15/99): No ACM identified	FAD ACM found.
III-B	383	SUBSTATION	160	1954	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
III-B	386	VEHICLE MAINTENANCE	7136	1955	IT Corp (1989): No ACM Found. CABACO/Tait (10/15/99): Pipe elbow, window putty, stucco. No FAD ACM observed on 8/1/00-8/3/00	Non-FAD ACM found.
III-B	388	FIELD MAINTENANCE SHOP	7040	1955	IT Corp (1989): Pipe insulation, floor tile	Non-FAD ACM found; not surveyed since 1997.
III-B	435	CRASH CREW FACILITY	11440	1957	CABACO/Tait (6/15/99): Floor tile & mastic, pipe insulation (assumed), drywall joint compound	Non-FAD ACM found.
III-B	445	STORAGE	6713	1959	e&e (1991): Floor tile, bag of asbestos	FAD ACM found.
III-B	529	ELECTRICAL AND LAMPING STORAGE	3040	1944	IT Corp (1989): Transite	Non-FAD ACM found; not surveyed since 1997.
III-B	616	PW VEH DISPATCH OFFICE	792	1966	e&e (1991): Floor tile, roofing	Non-FAD ACM found; not surveyed since 1997.
III-B	631	A/CFT SYST TRAIN BLDG	16200	1968	IT Corp (1989): No ACM Found	No ACM found.
III-B	655	FIELD MAINTENANCE SHOP	18600	1970	e&e (1991): Floor tile, roofing. CABACO/Tait (10/15/99): Plaster	Non-FAD ACM found.
III-B	671	REFUEL VEHICLE ADMIN OFFICE	840	1973	e&e (1991): Floor tile	Non-FAD ACM found; not surveyed since 1997.
III-B	672	REFUELING VEHICLE MAINT	1600	1973	e&e (1991): No ACM Found	No ACM found.
III-B	717	GENERAL STORAGE SHED	1000	1978	e&e (1991): Roofing. CABACO/Tait (10/15/99): No ACM identified	Non-FAD ACM found; no interior ACM observed.
III-B	753	MAINTENANCE PEST CONTROL	1118	1984	e&e (1991): No ACM Found CABACO/Tait (10/15/99): No ACM Identified	No ACM found.

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
III-B	791	FOOD SERVICE/RESTAURANT (O CLUB)	22500	1985	e&e (1991): No ACM Found. CABACO/Tait (6/15/99): No ACM identified	No ACM found.
III-B	800	VEHICLE MAINTENANCE	30661	1986	CABACO/Tait (6/15/99): No ACM identified	No ACM found.
III-B	824	AIRCRAFT RECOVERY FACILITY	2112	1986	CABACO/Tait (6/15/99): No ACM identified	No ACM found.
III-B	1580	STORAGE/MISC	375	1945	e&e (1991): No ACM Found	No ACM found.
III-B	1595	PW STORAGE	1722	1945	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
III-B	1601	PW MAINT STRG	1522	1945	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
III-B	1703	HAZARDOUS/FLAMMABL SHED	480	1952	e&e (1991): Roofing	Non-FAD ACM found; no interior ACM observed; not surveyed since 1997.
III-B	1710	PW MAINT	560	1946	e&e (1991): No ACM Found	No ACM found.
III-C	240	CONTRACT REFUELER FACILITY	2000	1944	IT Corp (1989): No ACM Found	No ACM found.
III-D	26	STORAGE OUT OF STORES	6240	1943	IT Corp (1989): No ACM Found	No ACM found.

Source: USMC/SWDIV 2003.

Notes: * Indicates that the building was present during the 1993 asbestos survey but has subsequently been demolished.

The information presented in this table was obtained from the listed source. The 'comments' field provides an evaluation of this information in a format consistent with categorization 'a', 'b', 'c', and 'd', as discussed in Section 5.13.

A/CFT = Aircraft
ACM = Asbestos-containing material
ADMIN = Administration
BLDG = Building
BOQ = Bachelor Officer Quarters
COMCABWEST = Commander, Marine Corps Air Bases, Western Area
COMM = Communications
COMMS = Communications
CTR = Center
DECA = Defense Commissary Agency
MARCOR = Marine Corps
MARCORPS = Marine Corps
MC = Marine Corps
MISC = Miscellaneous
MTIS = Material Turned Into Stores
NAESU = Naval Aviation Engineering Services Unit
NBC = Nuclear, Biological, Chemical
NONCOMB = Noncombantant
OFCE = Office
PW = Public Works

Table 18: Summary of Asbestos Surveys

Carve-out ID	Building Number	Description	Square Feet	Year Built	Historical Asbestos Survey Information	Comments
DEPT	=	Department	REC	=	Receiving	
DISTRIBTN	=	Distribution	SQDN	=	Squadron	
ELEC	=	Electrical	SQDRN	=	Squadron	
ELECNX	=	Electronics	STOR	=	Storage	
EM/SNCO	=	Enlisted Men/Senior Noncommissioned Officers	STRG	=	Storage	
EQUIP	=	Equipment	SYST	=	System	
FAC	=	Facility	TRAIN	=	Training	
FAD	=	Friable and Damaged	TRANS	=	Transportation	
FLAM	=	Flammable	TSI	=	Thermal System Insulation	
GRP	=	Group	UOPH	=	Unaccompanied Officer Personnel Housing	
HAZ	=	Hazardous	VEH	=	Vehicle	
HDQRTRS	=	Headquarters	VIP	=	Very important person	
HQ	=	Headquarters	W/O	=	Without	
MAINT	=	Maintenance	WTR	=	Water	

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
Navy Sale Parcel I	
I-B	651 MW-01
I-B	651 MW-02
I-B	651 MW-03
I-B	651 MW-04
I-B	651 ROI -1
I-B	651 ROI -2
I-B	651 ROI -3
I-B	651 SVE 1A
I-B	651 SVE 1C
I-B	651 SVE 2B
I-B	651 SVE 2D
I-B	651 SVE 3
I-B	651 SVE 4A
I-B	651 SVE 4D
I-B	651 SVE 5
I-B	651 SVE 6
I-B	651 SVE-7
I-F	16 DBMW52
I-F	16 DGMW81
I-F	16 GE1
I-F	16 MPE1
I-F	16 MW1
I-F	16 MW4
I-F	16 MW5
I-F	16 VM1
I-N	1BSVE-01
I-R	364 MW-01
I-R	SV-1
I-R	SV-2
I-R	SV-3
Navy Sale Parcel II	
II-C	AA3-MW01
II-C	AA3-MW02
II-C	AA3-MW04
II-C	AA3-MW05
II-C	AA3-MW06
II-C	AA3-MW07
II-C	AA3-MW08

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
II-C	AA3-MW09A
II-C	AA3-MW09B
II-C	AA3-MW10
II-C	AA3-PG01
II-C	AA3-PG02
II-C	AA3-PG03
II-C	AA3-PZ1
II-C	AA3-PZ2
II-C	AA3-PZ3
II-D	03 DBMW39
II-D	03 DGMW64A
II-D	03DGMW65XA
II-D	03LYS2
II-D	03LYS3
II-D	03PG01
II-D	03PG02
II-D	03PG03
II-D	03PG04
II-D	04 UGMW63
II-F	02NEW20
II-F	02NEW21
II-F	BV-01
II-F	BV-02
II-F	BV-03
II-F	BV-04
II-F	BV-05
II-F	BV-06
II-F	BV-07
II-F	BV-08
II-F	BV-09
II-F	BV-10
II-F	BV-11
II-F	MP-1
II-F	MP-2
II-F	MP-3
II-F	MP-4
II-F	MP-5
II-F	MP-6
II-F	MP-7

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
II-F	MP-8
II-F	MP-9
II-F	TF555MW-01
II-F	TF555MW-03
II-F	TF555MW-04
II-F	TF555MW-05
II-F	TF555PZ-01
II-F	TF555PZ-02
II-F	TF555PZ-03
II-F	VW-01
II-H	05 DGMW41A
II-H	05 DGMW67A
II-H	05 DGMW68A
II-H	05DUMW27A
II-H	05LYS1
II-H	05LYS2
II-H	05LYS3
II-H	05NEW1
II-H	05PG01
II-H	05PG02
II-H	05PG03
II-H	05PG04
II-M	18 BGMW02A
II-M	18 BGMW02C
II-M	18 BGMW02D
II-M	18 BGMW02E
II-O	MW-390 SVE-1
II-O	TF390MW-01
II-O	TF390MW-02
II-O	TF390MW-03
II-Q	03LYS1
II-Q	04DBMW40
II-Q	04 DGMW66A
II-Q	18 BGMW01A,B,C,D,E
II-Q	398AS-01
II-Q	398ASMW-01
II-Q	398 ASMW-02D
II-Q	398MW-1
II-Q	398MW-2

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
II-Q	398MW-3
II-Q	398MW-4
II-Q	398MW-5
II-Q	398 MW-6
II-Q	398MW-8
II-Q	398MW-9
II-Q	398MW-10
II-Q	398MW-11
II-Q	398 MW-12
II-Q	398MW-13
II-Q	398MW-13D
II-Q	398MW-14
II-Q	398MW-15
II-Q	398MW-16
II-Q	398MW-17
II-Q	398MW-18
II-Q	398MW-19
II-Q	398MW-19D
II-Q	398MW-20
II-Q	398MW-21
II-Q	398MW-25
II-Q	398MW-26
II-Q	398MW-27
II-Q	398 MW-28
II-Q	398 MW-29
II-Q	398MW-30
II-Q	AS398 -01
II-Q	AS 398-02
II-Q	RW398-01
II-Q	SVE 398 - 22
II-Q	SVE 398 - 23
II-Q	SVE 398 -24
II-Q	SVE 398-27
II-Q	SVE 398 -28/29/30
II-Q	SVE 398 - 31
II-Q	SVE 398 - 32/33
II-Q	SVE 398 - 34
II-Q	TF6MW-01
II-Q	TF6MW-02

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
II-V	02NEW22
Navy Sale Parcel III	
III-B	07 DBMW43
III-B	07 DBMW70
III-B	07 DBMW100
III-B	07 DGMW71
III-B	07 DGMW72
III-B	07 DGMW91
III-B	08 DGMW73
III-B	08 DGMW74
III-B	08 UGMW29
III-B	09 DBMW45
III-B	09 DGMW75
III-B	10 DGMW77
III-B	12 UGMW31
III-B	13 DBMW49
III-B	13 DGMW78
III-B	14 DBMW50
III-B	14 DGMW79
III-B	15 DGMW51
III-B	18 BGMW03A,B,C,D
III-B	18 BGMW04B
III-B	18 BGMW05A,B,C
III-B	18 BGMW05D
III-B	18 BGMW05E
III-B	18 BGMW101
III-B	18 BGMW103
III-B	18 DBMW48
III-B	18 DW135,250,350,450
III-B	18 IDP1
III-B	18 PS2
III-B	18 PS3
III-B	18 PS4
III-B	18 PS6
III-B	18 PS7
III-B	18 RW2
III-B	18 PS8
III-B	18 TIC055
III-B	21 DGMW56

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
III-B	21 UGMW37
III-B	22 DBMW47
III-B	24EIN2
III-B	24 EX2
III-B	24EX3
III-B	24EX3-0B1
III-B	24EX3-0B2
III-B	24EX3-0B3
III-B	24EX4
III-B	24EX4-OB1
III-B	24EX4-OB2
III-B	24EX5
III-B	24EX5-OB1
III-B	24EX5-OB2
III-B	24EX6
III-B	24EX6-OB1
III-B	24EX6-OB2
III-B	24EX6-OB3
III-B	24LN1
III-B	24LN1-0B
III-B	24NEW1
III-B	24NEW4
III-B	24NEW5
III-B	24NEW6
III-B	24NEW7
III-B	24NEW8
III-B	24SVE1
III-B	24SVE2
III-B	24SVE3
III-B	24SVE4
III-B	24SVE5
III-B	24SVE6
III-B	24SVE7
III-B	24SVE8
III-B	24SVE9
III-B	24SVE10
III-B	24SVE11
III-B	24SVE12
III-B	24SVE13

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
III-B	24SVE14
III-B	24SVE15
III-B	24SVE16
III-B	24SVE18
III-B	24SVE21
III-B	24SVE24
III-B	24SVE32
III-B	24SVE35
III-B	24SVE36
III-B	24SVE39A
III-B	24SVE41
III-B	24SVE45
III-B	24SVE49
III-B	24SVE50
III-B	24SVE51
III-B	24SVE53
III-B	24SVE54
III-B	24SVE55
III-B	24SVE62
III-B	24SVE67
III-B	24SVE68
III-B	24SVE77
III-B	24SVE78
III-B	24SVE89
III-B	24SVE92
III-B	24SVE94
III-B	24SVE104B
III-B	24SVE106
III-B	24SVE107
III-B	24SVE116
III-B	24SVE117
III-B	24SVE128B
III-B	24SVE129
III-B	24SVE131
III-B	24SVE138A
III-B	24SVE141A
III-B	24SVE143A
III-B	24SVE147A
III-B	24SVE148A

Table 19: Monitoring/Bioventing/SVE Wells

Carve-out ID	Well ID
III-B	24SVE154
III-B	24SVE161
III-B	AW-6
III-B	IN2-OB1,2
III-B	TF1MW-01
III-B	TF1MW-02
III-D	13UGMW32
III-D	TF2MW-01
III-D	TF2MW-02
III-D	TF2MW-03
III-D	TF2MW-04

Source: Earth Tech 2003b.

ID = Identification

SVE = Soil Vapor Extraction

Table 20a: Notifications and Restrictions Summary – Carve-out Specific

Carve-out	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material	Lead-Based Paint	Monitoring/Bioventing/SVE Wells	Radon	School Site Considersations [a]
	Hazardous Substances (RFA, TAA, APHO)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern										
Parcel I																
I-B	5.2N,R		5.4N,R	5.5N,R	5.6N		5.1N,R	5.7N			5.10N,R	5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
I-C						5.11N,R										5.16N
I-D		5.3N,R														5.16N
I-E	5.2N,R											5.13N,R	5.14N,R		5.15N	5.16N
I-F	5.2N,R	5.3N,R	5.4N,R	5.5N,R	5.6N	5.11N,R						5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
I-G	5.2N,R											5.13N	5.14N,R		5.15N	5.16N
I-H	5.2N,R						5.1N,R					5.13N,R	5.14N,R		5.15N	5.16N
I-I			5.4N	5.5N,R			5.1N,R					5.13N,R	5.14N,R		5.15N	5.16N
I-J	5.2N,R						5.1N,R					5.13N	5.14N,R		5.15N	5.16N
I-K			5.4N,R									5.13N,R	5.14N,R		5.15N	5.16N
I-L			5.4N,R													5.16N
I-M			5.4N,R		5.6N							5.13N,R	5.14N,R		5.15N	5.16N
I-N			5.4N,R									5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
I-O			5.4N,R									5.13N,R	5.14N,R		5.15N	5.16N
I-P			5.4N,R									5.13N,R	5.14N,R		5.15N	5.16N
I-Q			5.4N,R									5.13N,R	5.14N,R		5.15N	5.16N
I-R			5.4N,R									5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N

Table 20a: Notifications and Restrictions Summary – Carve-out Specific

Carve-out	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material	Lead-Based Paint	Monitoring/Bioventing/SVE Wells	Radon	School Site Considersations [a]
	Hazardous Substances (RFA, TAA, APHO)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern										
Parcel II																
II-B	5.2N,R		5.4N,R	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R	5.14N,R		5.15N	5.16N
II-C	5.2N,R	5.3N,R				5.11N,R					5.10N,R			5.12N,R		5.16N
II-D	5.2N,R	5.3N,R	5.4N,R				5.1N,R				5.10N,R	5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
II-E	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R	5.14N,R		5.15N	5.16N
II-F	5.2N,R	5.3N,R	5.4N,R		5.6N	5.11N,R				5.9N		5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
II-G	5.2N,R															5.16N
II-H	5.2N,R	5.3N,R				5.11N					5.10N,R			5.12N,R		5.16N
II-I	5.2N		5.4N,R	5.5N,R								5.13N,R	5.14N,R		5.15N	5.16N
II-J											5.10N,R	5.13N,R	5.14 [b]		5.15N	5.16N
II-K	5.2N,R	5.3N	5.4N,R		5.6N	5.11N,R	5.1N,R					5.13N,R	5.14N,R		5.15N	5.16N
II-L		5.3N					5.1N,R									5.16N
II-M	5.2N,R		5.4N	5.5N,R		5.11N	5.1N,R		5.8N,R		5.10N,R	5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
II-N		5.3N,R														5.16N
II-O	5.2N		5.4N,R	5.5N			5.1N,R					5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
II-P			5.4N,R									5.13N,R	5.14N,R		5.15N	5.16N
II-Q	5.2N,R	5.3N,R	5.4N,R	5.5N	5.6N	5.11N,R	5.1N,R		5.8N,R	5.9N		5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
II-R	5.2N		5.4N	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R	5.14N,R		5.15N	5.16N
II-S	5.2N		5.4N	5.5N	5.6N		5.1N,R					5.13N,R	5.14N,R		5.15N	5.16N

Table 20a: Notifications and Restrictions Summary – Carve-out Specific

Carve-out	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material	Lead-Based Paint	Monitoring/Bioventing/SVE Wells	Radon	School Site Considersations [a]
	Hazardous Substances (RFA, TAA, APHO)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern										
II-T	5.2N		5.4N	5.5N								5.13N,R	5.14[b]		5.15N	5.16N
II-U						5.11N,R										5.16N
II-V		5.3N,R												5.12N,R		5.16N
Parcel III																
III-B	5.2N,R	5.3N,R	5.4N,R	5.5N,R	5.6N,R	5.11N	5.1N,R		5.8N		5.10N,R	5.13N,R	5.14N,R	5.12N,R	5.15N	5.16N
III-C	5.2N		5.4N	5.5N								5.13N	5.14N,R		5.15N	5.16N
III-D			5.4N		5.6N							5.13N	5.14N,R	5.12N,R	5.15N	5.16N

Notes: Table 20a provides a cross-reference to the notifications and restrictions sections in this FOSL document (Sections 5.1 through 5.16) corresponding to each carve-out. The 'N' or the 'R' indicate if it is a Notification or a Restriction.

[a] The location for potential school sites is unknown, therefore the notifications outlined in Section 5-16 may apply to all Carve-out areas.

[b] Building/structure/facility constructed after 1978 that is not likely to contain lead-based paint and therefore do not require a notification or restriction.

APHO = Aerial Photograph Features/Anomalies
AST = Aboveground Storage Tank
N = Notification
R = Restriction
RCRA = Resource Conservation and Recovery Act
RFA = RCRA Facility Assessment
SVE = Soil Vapor Extraction
TAA = Temporary Accumulation Area
UST = Underground Storage Tank

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
Notifications and Restrictions listed by Carve-out															
Parcel I															
I-B	439			5.4N	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R(a)	5.14N,R(a)	5.15N
I-B	443			5.4N	5.5N								5.13N,R(c)	5.14N,R(a)	5.15N
I-B	649												5.13N,R(a)	5.14N,R(a)	5.15N
I-B	650												5.13N,R(c)	5.14N,R(a)	5.15N
I-B	651	5.2N,R		5.4N,R	5.5N	5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
I-B	652[1]														
I-B	693			5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
I-B	743												5.13N,R(c)	5.14N,R(a)	5.15N
I-B	783												5.13N,R(c)	5.14N,R(b)	5.15N
I-B	783T												5.13N,R(b)	5.14N,R(a)	5.15N
I-B	930												5.13N,(d)	5.14[6]	5.15N
I-B	966												5.13N,(d)	5.14[6]	5.15N
I-B	Suspected Former Radium Adaptometer Building[1]											5.10N,R			
I-B	UST 651 Groundwater Plume			5.4N,R											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
I-C	DFSP Pipeline[2]						5.11N,R								
I-D	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												
I-D	IRP Site 25[2]		5.3N,R												
I-E	2	5.2N,R											5.13N,R(c)	5.14N,R(a)	5.15N
I-F	5	5.2N,R											5.13N,R(b)	5.14N,R(a)	5.15N
I-F	6		5.3N,R	5.4N,R		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
I-F	399		5.3N,R	5.4N									5.13N,(d)	5.14N,R(a)	5.15N
I-F	419		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
I-F	850		5.3N,R	5.4N,R	5.5N,R		5.11N,R						5.13N,(d)	5.14N,R(a)	5.15N
I-F	851		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
I-F	Crash Crew Pit No. 2[2]	5.2N													
I-F	Compass Rose No. 1[2]	5.2N													
I-F	IRP Site 16 Crash Crew Pit No. 2[2]		5.3N,R												
I-F	IRP Site 25[2]		5.3N,R												
I-G	7	5.2N,R											5.13N,(d)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
I-G	967[1]														
I-G	968[1]														
I-H	51	5.2N,R						5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
I-I	46			5.4N	5.5N,R			5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
I-I	47			5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
I-J	22	5.2N,R						5.1N,R					5.13N(d)	5.14N,R(a)	5.15N
I-K	68[1]			5.4N											
I-K	70[1]			5.4N,R											
I-K	72[1]			5.4N,R											
I-K	718			5.4N									5.13N,R(c)	5.14N,R(b)	5.15N
I-L	254[1]			5.4N,R											
I-M	65			5.4N,R		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
I-N	1			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-O	98			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-P	75			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-Q	367			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-R	364			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
Parcel II															
II-B	105			5.4N,R		5.6N		5.1N,R	5.7N				5.13N,(d)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-B	130	5.2N,R		5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
II-B	133			5.4N	5.5N,R			5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-B	634	5.2N,R		5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-B	932												5.13N,(d)	5.14N,R(a)	5.15N
II-B	933												5.13N,(d)	5.14N,R(a)	5.15N
II-C	Anomaly Area 3[2]	5.2N,R	5.3N,R				5.11N,R					5.10N,R			
II-D	131												5.13N,R(b)	5.14N,R(a)	5.15N
II-D	143[1]	5.2N													
II-D	349												5.13N,(d)	5.14N,R(a)	5.15N
II-D	380			5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-D	385	5.2N,R											5.13N,(d)	5.14N,R(a)	5.15N
II-D	734		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
II-D	735												5.13N,R(b)	5.14[6]	5.15N
II-D	745							5.1N,R					5.13N,R(c)	5.14[6]	5.15N
II-D	746												5.13N,R(c)	5.14[6]	5.15N
II-D	748												5.13N,R(b)	5.14[6]	5.15N
II-D	749												5.13N,R(b)	5.14[6]	5.15N
II-D	750												5.13N,(d)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-D	751												5.13N,(d)	5.14[6]	5.15N
II-D	796												5.13N,R(b)	5.14[6]	5.15N
II-D	858												5.13N,R(b)	5.14[6]	5.15N
II-D	900	5.2N											5.13N,(d)	5.14[6]	5.15N
II-D	Tank Farm 5 Groundwater Plume[2]			5.4N,R											
II-D	IRP Site 3[2]		5.3N,R									5.10N,R			
II-D	IRP Site 25[2]		5.3N,R												
II-E	115	5.2N,R		5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
II-E	116[1]			5.4N											
II-E	117[1]			5.4N											
II-E	118					5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-E	119												5.13N,R(c)	5.14N,R(a)	5.15N
II-E	139	5.2N,R											5.13N,R(c)	5.14N,R(a)	5.15N
II-E	605	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-E	606	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-E	639												5.13N,(d)	5.14N,R(a)	5.15N
II-E	640												5.13N,(d)	5.14N,R(a)	5.15N
II-E	641												5.13N,(d)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-E	643			5.4N	5.5N	5.6N		5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-E	695												5.13N,R(b)	5.14N,R(a)	5.15N
II-E	696												5.13N,R(b)	5.14N,R(a)	5.15N
II-E	697												5.13N,R(b)	5.14N,R(a)	5.15N
II-E	892				5.5N	5.6N							5.13N,(d)	5.14N,R(b)	5.15N
II-E	912	5.2N,R											5.13N,(d)	5.14[6]	5.15N
II-E	913	5.2N,R											5.13N,(d)	5.14[6]	5.15N
II-E	914	5.2N,R											5.13N,R(b)	5.14[6]	5.15N
II-E	936												5.13N,(d)	5.14N,R(a)	5.15N
II-E	937												5.13N,(d)	5.14N,R(a)	5.15N
II-E	939[1]														
II-E	940												5.13N,(d)	5.14N,R(a)	5.15N
II-E	972												5.13N,(d)	5.14N,R(a)	5.15N
II-E	APHO 110[4]	5.2N,R													
II-F	547[1]			5.4N,R		5.6N									
II-F	548[1]			5.4N,R											
II-F	549[1]			5.4N,R											
II-F	550[1]			5.4N,R											
II-F	551[1]			5.4N,R											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-F	552												5.13N,R(b)	5.14N,R(a)	5.15N
II-F	553[1]			5.4N											
II-F	554[1]			5.4N											
II-F	555					5.6N							5.13N,R(a)	5.14N,R(a)	5.15N
II-F	556												5.13N,R(b)	5.14N,R(a)	5.15N
II-F	T-1[1]			5.4N											
II-F	IRP Sites 2 and 17 1000-ft buffer[2]		5.3N,R												
II-F	JP-5 Pipeline[2]						5.11N,R								
II-F	Tank Farm 555[2]	5.2N,R		5.4N											
II-F	Quarry Road[2]	5.2N,R													
II-F	Agricultural Area[2]										5.9N				
II-G	no buildings	5.2N,R													
II-H	IRP Site 5/APHO 46[2]	5.2N,R	5.3N,R				5.11N					5.10N,R			
II-I	308			5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
II-I	392	5.2N		5.4N,R									5.13N,R(a)	5.14N,R(a)	5.15N
II-I	764	5.2N		5.4N,R	5.5N,R								5.13N,R(b)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-J	860											5.10N,R	5.13N,R(b)	5.14[6]	5.15N
II-K	294[1]			5.4N											
II-K	617					5.6N		5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-K	618							5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-K	886							5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-K	887							5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-K	891			5.4N,R			5.11N,R						5.13N,(d)	5.14N,R(a)	5.15N
II-K	915	5.2N,R											5.13N,(d)	5.14[6]	5.15N
II-K	Agua Chinon Wash[2]	5.2N													
II-K	IRP Site 25[2]		5.3N												
II-K	TAA 371A/B[3]	5.2N,R													
II-K	JP-5 Pipeline[2]						5.11N,R								
II-L	Runway Infield Area[2]		5.3N					5.1N,R							
II-L	IRP Site 25[2]		5.3N												
II-M	354[1]							5.1N,R		5.8N,R					
II-M	442			5.4N				5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-M	673	5.2N,R			5.5N			5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-M	673 T3						5.11N						5.13N,R(b)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-M	772	5.2N											5.13N,R(b)	5.14[6]	5.15N
II-M	787									5.8N		5.10N,R	5.13N,R(c)	5.14[6]	5.15N
II-M	798												5.13N,R(b)	5.14[6]	5.15N
II-M	832				5.5N,R					5.8N			5.13N,(d)	5.14[6]	5.15N
II-M	928												5.13N,(d)	5.14[6]	5.15N
II-M	965												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1655[1]														
II-M	1656												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1662												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1719												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1720[1]														
II-M	1789	5.2N,R										5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
II-M	1803[1]											5.10N,R			
II-M	DRMO Storage Yard No.3[2]	5.2N					5.11N					5.10N,R			
II-M	Golf Course[2]	5.2N,R													
II-M	APHO 38 area[2]	5.2N,R										5.10N,R			
II-N	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-N	IRP Site 24 Vadose Zone		5.3N,R												
II-N	no buildings		5.3N,R												
II-O	390	5.2N		5.4N,R	5.5N			5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-P	637			5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	114	5.2N		5.4N,R		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	124												5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	125					5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	126			5.4N									5.13N,(d)	5.14N,R(a)	5.15N
II-Q	127	5.2N			5.5N			5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-Q	204[1]			5.4N											
II-Q	205[1]			5.4N											
II-Q	206[1]			5.4N,R											
II-Q	207[1]			5.4N											
II-Q	208[1]			5.4N		5.6N									
II-Q	209[1]			5.4N											
II-Q	210[1]			5.4N											
II-Q	211[1]			5.4N											
II-Q	212[1]			5.4N											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-Q	213[1]			5.4N											
II-Q	214[1]			5.4N											
II-Q	215[1]			5.4N											
II-Q	230												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	231												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	235[1]							5.1N,R		5.8N,R					
II-Q	363												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	372	5.2N,R		5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	378[1]					5.6N									
II-Q	396												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	398[1]			5.4N,R											
II-Q	558												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	559												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	560												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	561												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	574[1]	5.2N			5.5N										
II-Q	575[1]	5.2N			5.5N										
II-Q	576[1]	5.2N			5.5N										
II-Q	577[1]	5.2N			5.5N										

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-Q	642												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	658	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	659												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	677												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	698	5.2N,R											5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	716			5.4N	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14[6]	5.15N
II-Q	747							5.1N,R					5.13N,(d)	5.14[6]	5.15N
II-Q	752												5.13N,R(b)	5.14[6]	5.15N
II-Q	763	5.2N		5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
II-Q	779	5.2N,R											5.13N,R(b)	5.14[6]	5.15N
II-Q	902[1]			5.4N											
II-Q	903												5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	904												5.13N,(d)	5.14[6]	5.15N
II-Q	905												5.13N,(d)	5.14[6]	5.15N
II-Q	906												5.13N,(d)	5.14[6]	5.15N
II-Q	907												5.13N,(d)	5.14[6]	5.15N
II-Q	908												5.13N,(d)	5.14[6]	5.15N
II-Q	909												5.13N,(d)	5.14[6]	5.15N
II-Q	910												5.13N,(d)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-Q	911												5.13N,(d)	5.14[6]	5.15N
II-Q	923							5.1N,R					5.13N,R(b)	5.14[6]	5.15N
II-Q	938												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	952												5.13N,(d)	5.14[6]	5.15N
II-Q	1700[1]														
II-Q	1804												5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	T-6[1]			5.4N											
II-Q	T-7[1]			5.4N											
II-Q	T-8[1]			5.4N											
II-Q	T-9[1]			5.4N											
II-Q	Tank Farm 5 Groundwater Plume[2]	5.2N		5.4N,R											
II-Q	Tank Farm 6[2]			5.4N,R		5.6N									
II-Q	Agua Chinon Wash[2]	5.2N													
II-Q	JP-5 Pipeline[2]						5.11N,R								
II-Q	IRP Site 4[2]		5.3N,R												
II-Q	IRP Site 25[2]		5.3N												
II-Q	Agricultural										5.9N				

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
	Area[2]														
II-Q	UST 398 Groundwater Plume			5.4N,R											
II-R	457	5.2N		5.4N	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R(a)	5.14N,R(a)	5.15N
II-S	374			5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-S	377												5.13N,(d)	5.14N,R(a)	5.15N
II-S	447	5.2N		5.4N	5.5N	5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
II-S	448												5.13N,(d)	5.14N,R(a)	5.15N
II-S	566												5.13N,(d)	5.14N,R(a)	5.15N
II-S	603[1]														
II-S	726												5.13N,R(b)	5.14[6]	5.15N
II-T	761	5.2N		5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
II-U	DFSP Pipeline[2]						5.11N,R								
II-V	Navy Sale Parcel II portion of IRP Site 2 groundwater plume[2]		5.3N,R												
II-V	IRP Sites 2 and 17 1000-ft buffer[2]		5.3N,R												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
Parcel III															
III-B	28												5.13N,R(b)	5.14N,R(a)	5.15N
III-B	29												5.13N,R(c)	5.14N,R(a)	5.15N
III-B	30[1]			5.4N											
III-B	31	5.2N,R	5.3N,R				5.11N						5.13N,R(c)	5.14N,R(a)	5.15N
III-B	32		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	33		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	34			5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	35			5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	36[1]			5.4N											
III-B	37[1]			5.4N											
III-B	96	5.2N	5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	154[1]		5.3N,R					5.1N,R							
III-B	155	5.2N,R	5.3N,R	5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	156		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	159[1]		5.3N,R	5.4N											
III-B	174		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	175/175A	5.3N,R	5.3N,R	5.4N		5.6N,R							5.13N,(d)	5.14N,R(a)	5.15N
III-B	184[1]		5.3N,R	5.4N											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	185[1]		5.3N,R	5.4N											
III-B	186[1]		5.3N,R	5.4N											
III-B	187[1]		5.3N,R	5.4N											
III-B	224[1]			5.4N											
III-B	242											5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	243		5.3N,R	5.4N								5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	244		5.3N,R									5.10N,R	5.13N,R(b)	5.14N,R(a)	5.15N
III-B	245		5.3N,R	5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	247[1]		5.3N,R	5.4N											
III-B	248		5.3N,R	5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	249		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	250		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	295	5.2N	5.3N	5.4N				5.1N,R				5.10N,R	5.13N,R(c)	5.14N,R(a)	5.15N
III-B	296	5.2N,R	5.3N,R	5.4N				5.1N,R		5.8N		5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N
III-B	297	5.2N,R	5.3N,R	5.4N	5.5N			5.1N,R				5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N
III-B	298		5.3N,R	5.4N	5.5N			5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	299		5.3N,R					5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	300		5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N
III-B	301		5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	302		5.3N,R			5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	304		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	305	5.2N,R	5.3N,R			5.6N							5.13N(d)	5.14N,R(a)	5.15N
III-B	306	5.2N,R	5.3N,R	5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	307	5.2N,R	5.3N,R							5.8N			5.13N,R(c)	5.14N,R(a)	5.15N
III-B	309	5.2N	5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	310		5.3N,R				5.11N	5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	311		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
III-B	312		5.3N,R		5.5N,R			5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	313		5.3N,R			5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	314	5.2N	5.3N,R	5.4N,R	5.5N								5.13N,R(b)	5.14N,R(a)	5.15N
III-B	315		5.3N,R	5.4N				5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	317	5.2N,R	5.3N,R	5.4N	5.5N								5.13N,R(c)	5.14N,R(a)	5.15N
III-B	318		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	319		5.3N,R	5.4N								5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	320	5.2N	5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N
III-B	321		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
III-B	322		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
III-B	324	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	325		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	326		5.3N,R	5.4N				5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	333		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	335		5.3N,R	5.4N		5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
III-B	351[1]		5.3N,R	5.4N											
III-B	355		5.3N,R										5.13N(d)	5.14N,R(a)	5.15N
III-B	357	5.2N	5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	358	5.2N,R	5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	359	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	360	5.2N,R	5.3N,R			5.6N,R		5.1N,R				5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N
III-B	368		5.3N,R	5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	369	5.2N,R	5.3N,R	5.4N		5.6N,R		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	370	5.2N,R	5.3N,R			5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	375		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
III-B	379		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	383		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
III-B	386	5.2N,R	5.3N,R	5.4N,R	5.5N,R	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	387		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	388	5.N,2R	5.3N,R	5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	435		5.3N,R	5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	445	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	446[1]		5.3N,R												
III-B	482[1]					5.6N									
III-B	493[1]		5.3N,R	5.4N											
III-B	496		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	529	5.2N	5.3N,R	5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	530		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	534		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	567[1]		5.3N,R												
III-B	599		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
III-B	616		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	631		5.3N,R			5.6N				5.8N			5.13N,(d)	5.14N,R(a)	5.15N
III-B	633[1]		5.3N,R												
III-B	635[1]		5.3N,R												
III-B	655	5.2N	5.3N,R	5.4N,R	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	671	5.2N,R	5.3N					5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	672	5.2N,R	5.3N	5.4N	5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	674		5.3N,R	5.4N	5.5N,R								5.13N,(d)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	675		5.3N,R	5.4N	5.5N,R								5.13N,(d)	5.14N,R(a)	5.15N
III-B	700		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	717		5.3N,R	5.4N									5.13N,R(c)	5.14[6]	5.15N
III-B	725		5.3N,R			5.6N							5.13N,R(b)	5.14[6]	5.15N
III-B	742		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	753		5.3N,R	5.4N									5.13N,(d)	5.14[6]	5.15N
III-B	758	5.2N	5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
III-B	759	5.2N,R	5.3N,R	5.4N	5.5N,R								5.13N,R(b)	5.14[6]	5.15N
III-B	760	5.2N	5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
III-B	765	5.2N	5.3N	5.4N,R	5.5N,R								5.13N,R(b)	5.14[6]	5.15N
III-B	769	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	770	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	771	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	778	5.2N	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	789		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	791		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	800	5.2N,R	5.3N,R	5.4N,R	5.5N			5.1N,R					5.13N,(d)	5.14[6]	5.15N
III-B	801		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	802		5.3N,R		5.5N								5.13N,(d)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	803[1]		5.3N,R												
III-B	804[1]		5.3N,R												
III-B	818		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	824		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	825		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	827		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	853		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	859		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	862		5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
III-B	865		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	866		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	867		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	875[1]		5.3N,R												
III-B	889		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	897		5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	918		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	919		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	920		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	926		5.3N,R										5.13N,R(b)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	945		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	946		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	949		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	950[1]		5.3N,R												
III-B	957		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	962		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	963		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	1580		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	1585[1]		5.3N,R					5.1N,R							
III-B	1595		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1601		5.3N,R					5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1649[1]		5.3N,R												
III-B	1703		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1710		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	1727[1]	5.2N	5.3N,R												
III-B	1782[1]		5.3N												
III-B	1783[1]		5.3N												
III-B	T-11[1]			5.4N											
III-B	Railroads and		5.3N,R					5.1N,R							

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
	Spurs[2]														
III-B	Agua Chinon Wash[2]		5.3N,R												
III-B	Bee Canyon Wash[2]	5.2N	5.3N,R			5.6N									
III-B	Tank Farm No.1[2]	5.2N	5.3N,R	5.4N											
III-B	IRP Site 7, Unit 1, North Pavement Edge[2]		5.3N,R					5.1N,R							
III-B	IRP Site 8, DRMO Yard[2]		5.3N,R			5.6N,R						5.10N,R			
III-B	IRP Site 9 Crash Crew Pit No. 1[2]		5.3N,R												
III-B	IRP Site 10 Petroleum Disposal Area[2]		5.3N,R												
III-B	IRP Site 11, Storage Area[2]		5.3N,R			5.6N,R									
III-B	IRP Site 12, Former Sludge Drying Beds[2]	5.2N,R	5.3N,R			5.6N,R						5.10N,R			

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	IRP Site 13 Oil Change Area[2]		5.3N												
III-B	IRP Site 14 Battery Acid Disposal Area[2]		5.3N,R												
III-B	IRP Site 15 Suspended Fuel Tanks[2]		5.3N,R												
III-B	IRP Site 21 Materials Management Group Building[2]		5.3N,R												
III-B	IRP Site 22 Tactical Air Fuel Dispensing System		5.3N,R												
III-B	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												
III-B	IRP Site 24 SGU/Vadose Zone		5.3N,R												
III-B	IRP Site 25[2]		5.3N,R												
III-B	Perimeter Road[2]	5.2N,R	5.3N,R												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	Drop Tank Drainage Area No. 2[2]	5.2N	5.3N,R												
III-C	240	5.2N		5.4N	5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-D	26												5.13N,(d)	5.14N,R(a)	5.15N
III-D	176[1]			5.4N		5.6N									
III-D	177[1]			5.4N											
III-D	178[1]			5.4N		5.6N									
III-D	179[1]			5.4N											
III-D	180[1]			5.4N											
III-D	181[1]			5.4N											
III-D	182[1]			5.4N											
III-D	183[1]			5.4N											
III-D	T-4[1]			5.4N											
III-D	T-5[1]			5.4N											
III-D	IRP Site 13 Oil Change Area[2]		5.3N												
Base-wide															
Base-wide	Active Sanitary Sewer Lines[2]	5.2N													

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
Base-wide	Irrigation Pipelines[2]	5.2N													
Notifications and Restrictions listed by Buildings/Structure/Facility Number															
I-N	1			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-E	2	5.2N,R											5.13N,R(c)	5.14N,R(a)	5.15N
I-F	5	5.2N,R											5.13N,R(b)	5.14N,R(a)	5.15N
I-F	6		5.3N,R	5.4N,R		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
I-G	7	5.2N,R											5.13N,(d)	5.14N,R(a)	5.15N
I-J	22	5.2N,R						5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
III-D	26												5.13N,(d)	5.14N,R(a)	5.15N
III-B	28												5.13N,R(b)	5.14N,R(a)	5.15N
III-B	29												5.13N,R(c)	5.14N,R(a)	5.15N
III-B	30[1]			5.4N											
III-B	31	5.2N,R	5.3N,R				5.11N						5.13N,R(c)	5.14N,R(a)	5.15N
III-B	32		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	33		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	34			5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	35			5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	36[1]			5.4N											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	37[1]			5.4N											
I-I	46			5.4N	5.5N,R			5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
I-I	47			5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
I-H	51	5.2N,R						5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
I-M	65			5.4N,R		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
I-K	68[1]			5.4N											
I-K	70[1]			5.4N,R											
I-K	72[1]			5.4N,R											
I-P	75			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	96	5.2N	5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
I-O	98			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
II-B	105			5.4N,R		5.6N		5.1N,R	5.7N				5.13N,(d)	5.14N,R(a)	5.15N
II-Q	114	5.2N		5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-E	115	5.2N,R		5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
II-E	116[1]			5.4N											
II-E	117[1]			5.4N											
II-E	118					5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-E	119												5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	124												5.13N,R(c)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-Q	125					5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	126			5.4N									5.13N,(d)	5.14N,R(a)	5.15N
II-Q	127	5.2N			5.5N			5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-B	130	5.2N,R		5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
II-D	131												5.13N,R(b)	5.14N,R(a)	5.15N
II-B	133			5.4N	5.5N,R			5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-E	139	5.2N,R											5.13N,R(c)	5.14N,R(a)	5.15N
II-D	143[1]	5.2N													
III-B	154[1]		5.3N,R					5.1N,R							
III-B	155	5.2N,R	5.3N,R	5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	156		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	159[1]		5.3N,R	5.4N											
III-B	174		5.3N,R										5.13N(d)	5.14N,R(a)	5.15N
III-B	175/175A	5.3N,R	5.3N,R	5.4N		5.6N,R							5.13N,(d)	5.14N,R(a)	5.15N
III-D	176[1]			5.4N		5.6N									
III-D	177[1]			5.4N											
III-D	178[1]			5.4N		5.6N									
III-D	179[1]			5.4N											
III-D	180[1]			5.4N											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-D	181[1]			5.4N											
III-D	182[1]			5.4N											
III-D	183[1]			5.4N											
III-B	184[1]		5.3N,R	5.4N											
III-B	185[1]		5.3N,R	5.4N											
III-B	186[1]		5.3N,R	5.4N											
III-B	187[1]		5.3N,R	5.4N											
II-Q	204[1]			5.4N											
II-Q	205[1]			5.4N											
II-Q	206[1]			5.4N,R											
II-Q	207[1]			5.4N											
II-Q	208[1]			5.4N		5.6N									
II-Q	209[1]			5.4N											
II-Q	210[1]			5.4N											
II-Q	211[1]			5.4N											
II-Q	212[1]			5.4N											
II-Q	213[1]			5.4N											
II-Q	214[1]			5.4N											
II-Q	215[1]			5.4N											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	224[1]			5.4N											
II-Q	230												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	231												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	235[1]							5.1N,R		5.8N,R					
II-M	354[1]							5.1N,R		5.8N,R					
III-C	240	5.2N		5.4N	5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	242											5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	243		5.3N,R	5.4N								5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	244		5.3N,R									5.10N,R	5.13N,R(b)	5.14N,R(a)	5.15N
III-B	245		5.3N,R	5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	247[1]		5.3N,R	5.4N											
III-B	248		5.3N,R	5.4N		5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	249		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	250		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
I-L	254[1]			5.4N,R											
II-K	294[1]			5.4N											
III-B	295	5.2N	5.3N	5.4N				5.1N,R				5.10N,R	5.13N,R(c)	5.14N,R(a)	5.15N
III-B	296	5.2N,R	5.3N,R	5.4N				5.1N,R		5.8N		5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N
III-B	297	5.2N,R	5.3N,R	5.4N	5.5N			5.1N,R				5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	298		5.3N,R	5.4N	5.5N			5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	299		5.3N,R					5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	300		5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N
III-B	301		5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N
III-B	302		5.3N,R			5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	304		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
III-B	305	5.2N,R	5.3N,R			5.6N							5.13N,(d)	5.14N,R(a)	5.15N
III-B	306	5.2N,R	5.3N,R	5.4N									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	307	5.2N,R	5.3N,R							5.8N			5.13N,R(c)	5.14N,R(a)	5.15N
II-I	308			5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	309	5.2N	5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	310		5.3N,R				5.11N	5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	311		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
III-B	312		5.3N,R		5.5N,R			5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	313		5.3N,R			5.6N							5.13N,R(c)	5.14N,R(a)	5.15N
III-B	314	5.2N	5.3N,R	5.4N,R	5.5N								5.13N,R(b)	5.14N,R(a)	5.15N
III-B	315		5.3N,R	5.4N				5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	317	5.2N,R	5.3N,R	5.4N	5.5N								5.13N,R(c)	5.14N,R(a)	5.15N
III-B	318		5.3N,R	5.4N									5.13N,R(c)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	319		5.3N,R	5.4N								5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
III-B	320	5.2N	5.3N,R										5.13N,R(c)	5.14N,R(a)	5.15N
III-B	321		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
III-B	322		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
III-B	324	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	325		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	326		5.3N,R	5.4N				5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	333		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	335		5.3N,R	5.4N		5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
II-D	349												5.13N,(d)	5.14N,R(a)	5.15N
III-B	351[1]		5.3N,R	5.4N											
III-B	355		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	357	5.2N	5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
III-B	358	5.2N,R	5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	359	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	360	5.2N,R	5.3N,R			5.6N,R		5.1N,R				5.10N,R	5.13N,R(a)	5.14N,R(a)	5.15N
II-Q	363												5.13N,(d)	5.14N,R(a)	5.15N
I-Q	367			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N
I-R	364			5.4N,R									5.13N,R(c)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	368		5.3N,R	5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	369	5.2N,R	5.3N,R	5.4N		5.6N,R		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	370	5.2N,R	5.3N,R			5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	372	5.2N,R		5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-S	374			5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	375		5.3N,R	5.4N									5.13N,R(a)	5.14N,R(a)	5.15N
II-S	377												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	378[1]					5.6N									
III-B	379		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
II-D	380			5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	383		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
II-D	385	5.2N,R											5.13N,(d)	5.14N,R(a)	5.15N
III-B	386	5.2N,R	5.3N,R	5.4N,R	5.5N,R	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	387		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	388	5.2N,R	5.3N,R	5.4N				5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-O	390	5.2N		5.4N,R	5.5N			5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-I	392	5.2N		5.4N,R									5.13N,R(a)	5.14N,R(a)	5.15N
II-Q	396												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	398[1]			5.4N,R											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
I-F	399		5.3N,R	5.4N									5.13N,(d)	5.14N,R(a)	5.15N
I-F	419		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	435		5.3N,R	5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
I-B	439			5.4N	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R(a)	5.14N,R(a)	5.15N
II-M	442			5.4N				5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
I-B	443			5.4N	5.5N,R								5.13N,R(c)	5.14N,R(a)	5.15N
III-B	445	5.2N	5.3N,R	5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	446[1]		5.3N,R												
II-S	447	5.2N		5.4N	5.5N	5.6N							5.13N,R(b)	5.14N,R(a)	5.15N
II-S	448												5.13N,(d)	5.14N,R(a)	5.15N
II-R	457	5.2N		5.4N	5.5N,R	5.6N		5.1N,R	5.7N				5.13N,R(a)	5.14N,R(a)	5.15N
III-B	482[1]					5.6N									
III-B	493[1]		5.3N,R	5.4N											
III-B	496		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	529	5.2N	5.3N,R	5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
III-B	530		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	534		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
II-F	547[1]			5.4N,R		5.6N									
II-F	548[1]			5.4N,R											

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-F	549[1]			5.4N,R											
II-F	550[1]			5.4N,R											
II-F	551[1]			5.4N,R											
II-F	552												5.13N,R(b)	5.14N,R(a)	5.15N
II-F	553[1]			5.4N											
II-F	554[1]			5.4N											
II-F	555					5.6N							5.13N,R(a)	5.14N,R(a)	5.15N
II-F	556												5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	558												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	559												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	560												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	561												5.13N,(d)	5.14N,R(a)	5.15N
II-S	566												5.13N,(d)	5.14N,R(a)	5.15N
III-B	567[1]		5.3N,R												
II-Q	574[1]	5.2N			5.5N										
II-Q	575[1]	5.2N			5.5N										
II-Q	576[1]	5.2N			5.5N										
II-Q	577[1]	5.2N			5.5N										
III-B	599		5.3N,R			5.6N							5.13N,R(b)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-S	603[1]														
II-E	605	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
II-E	606	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(a)	5.14N,R(a)	5.15N
III-B	616		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
II-K	617					5.6N		5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-K	618							5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	631		5.3N,R			5.6N				5.8N			5.13N,(d)	5.14N,R(a)	5.15N
III-B	633[1]		5.3N,R												
II-B	634	5.2N,R		5.4N		5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
III-B	635[1]		5.3N,R												
II-P	637			5.4N,R									5.13N,R(b)	5.14N,R(a)	5.15N
II-E	639												5.13N,(d)	5.14N,R(a)	5.15N
II-E	640												5.13N,(d)	5.14N,R(a)	5.15N
II-E	641												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	642												5.13N,(d)	5.14N,R(a)	5.15N
II-E	643			5.4N	5.5N	5.6N		5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
I-B	649												5.13N,R(a)	5.14N,R(a)	5.15N
I-B	650												5.13N,R(c)	5.14N,R(a)	5.15N
I-B	651	5.2N,R		5.4N,R	5.5N	5.6N							5.13N,R(c)	5.14N,R(a)	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
I-B	652[1]														
III-B	655	5.2N	5.3N,R	5.4N,R	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14N,R(a)	5.15N
II-Q	658	5.2N,R		5.4N	5.5N	5.6N		5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	659												5.13N,(d)	5.14N,R(a)	5.15N
III-B	671	5.2N,R	5.3N					5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	672	5.2N,R	5.3N	5.4N	5.5N								5.13N,(d)	5.14N,R(a)	5.15N
II-M	673	5.2N,R			5.5N			5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
II-M	673 T3						5.11N						5.13N,R(b)	5.14N,R(a)	5.15N
III-B	674		5.3N,R	5.4N	5.5N,R								5.13N,(d)	5.14N,R(a)	5.15N
III-B	675		5.3N,R	5.4N	5.5N,R								5.13N,(d)	5.14N,R(a)	5.15N
II-Q	677												5.13N,(d)	5.14N,R(a)	5.15N
I-B	693			5.4N									5.13N,R(c)	5.14N,R(a)	5.15N
II-E	695												5.13N,R(b)	5.14N,R(a)	5.15N
II-E	696												5.13N,R(b)	5.14N,R(a)	5.15N
II-E	697												5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	698	5.2N,R											5.13N,R(b)	5.14N,R(a)	5.15N
III-B	700		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	716			5.4N	5.5N	5.6N		5.1N,R					5.13N,R(c)	5.14[6]	5.15N
III-B	717		5.3N,R	5.4N									5.13N,R(c)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
I-K	718			5.4N									5.13N,R(c)	5.14[6]	5.15N
III-B	725		5.3N,R			5.6N							5.13N,R(b)	5.14[6]	5.15N
II-S	726												5.13N,R(b)	5.14[6]	5.15N
II-D	734		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
II-D	735												5.13N,R(b)	5.14[6]	5.15N
III-B	742		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
I-B	743												5.13N,R(c)	5.14[6]	5.15N
II-D	745							5.1N,R					5.13N,R(c)	5.14[6]	5.15N
II-D	746												5.13N,R(c)	5.14[6]	5.15N
II-Q	747							5.1N,R					5.13N,(d)	5.14[6]	5.15N
II-D	748												5.13N,R(b)	5.14[6]	5.15N
II-D	749												5.13N,R(b)	5.14[6]	5.15N
II-D	750												5.13N,(d)	5.14[6]	5.15N
II-D	751												5.13N,(d)	5.14[6]	5.15N
II-Q	752												5.13N,R(b)	5.14[6]	5.15N
III-B	753		5.3N,R	5.4N									5.13N,(d)	5.14[6]	5.15N
III-B	758	5.2N	5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
III-B	759	5.2N,R	5.3N,R	5.4N,R	5.5N,R								5.13N,R(b)	5.14[6]	5.15N
III-B	760	5.2N	5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-T	761	5.2N		5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
II-Q	763	5.2N		5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
II-I	764	5.2N		5.4N,R	5.5N,R								5.13N,R(b)	5.14[6]	5.15N
III-B	765	5.2N	5.3N	5.4N,R	5.5N,R								5.13N,R(b)	5.14[6]	5.15N
III-B	769	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	770	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	771	5.2N,R	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
II-M	772	5.2N											5.13N,R(b)	5.14[6]	5.15N
III-B	778	5.2N	5.3N,R										5.13N,R(b)	5.14[6]	5.15N
II-Q	779	5.2N,R											5.13N,R(b)	5.14[6]	5.15N
I-B	783												5.13N,R(c)	5.14[6]	5.15N
I-B	783T												5.13N,R(b)	5.14N,R(a)	5.15N
II-M	787									5.8N		5.10N,R	5.13N,R(c)	5.14[6]	5.15N
III-B	789		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	791		5.3N,R										5.13N,(d)	5.14[6]	5.15N
II-D	796												5.13N,R(b)	5.14[6]	5.15N
II-M	798												5.13N,R(b)	5.14[6]	5.15N
III-B	800	5.2N,R	5.3N,R	5.4N,R	5.5N			5.1N,R					5.13N,(d)	5.14[6]	5.15N
III-B	801		5.3N,R										5.13N,R(b)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	802		5.3N,R		5.5N								5.13N,(d)	5.14[6]	5.15N
III-B	803[1]		5.3N,R												
III-B	804[1]		5.3N,R												
III-B	818		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	824		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	825		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	827		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
II-M	832				5.5N,R					5.8N			5.13N,(d)	5.14[6]	5.15N
I-F	850		5.3N,R	5.4N,R	5.5N,R		5.11N,R						5.13N,(d)	5.14N,R(a)	5.15N
I-F	851		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	853		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
II-D	858												5.13N,R(b)	5.14[6]	5.15N
III-B	859		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
II-J	860											5.10N,R	5.13N,R(b)	5.14[6]	5.15N
III-B	862		5.3N,R	5.4N	5.5N								5.13N,R(b)	5.14[6]	5.15N
III-B	865		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	866		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	867		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
III-B	875[1]		5.3N,R												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-K	886							5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
II-K	887							5.1N,R					5.13N,(d)	5.14N,R(a)	5.15N
III-B	889		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
II-K	891			5.4N,R			5.11N,R						5.13N,(d)	5.14N,R(a)	5.15N
II-E	892				5.5N	5.6N							5.13N,(d)	5.14[6]	5.15N
III-B	897		5.3N,R		5.5N								5.13N,(d)	5.14N,R(a)	5.15N
II-D	900	5.2N											5.13N,(d)	5.14[6]	5.15N
II-Q	902[1]			5.4N											
II-Q	903												5.13N,R(b)	5.14N,R(a)	5.15N
II-Q	904												5.13N,(d)	5.14[6]	5.15N
II-Q	905												5.13N,(d)	5.14[6]	5.15N
II-Q	906												5.13N,(d)	5.14[6]	5.15N
II-Q	907												5.13N,(d)	5.14[6]	5.15N
II-Q	908												5.13N,(d)	5.14[6]	5.15N
II-Q	909												5.13N,(d)	5.14[6]	5.15N
II-Q	910												5.13N,(d)	5.14[6]	5.15N
II-Q	911												5.13N,(d)	5.14[6]	5.15N
II-E	912	5.2N,R											5.13N,(d)	5.14[6]	5.15N
II-E	913	5.2N,R											5.13N,(d)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-E	914	5.2N,R											5.13N,R(b)	5.14[6]	5.15N
II-K	915	5.2N,R											5.13N(d)	5.14[6]	5.15N
III-B	918		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	919		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	920		5.3N,R										5.13N,(d)	5.14[6]	5.15N
II-Q	923							5.1N,R					5.13N,R(b)	5.14[6]	5.15N
III-B	926		5.3N,R										5.13N,R(b)	5.14[6]	5.15N
II-M	928												5.13N,(d)	5.14[6]	5.15N
I-B	930												5.13N,(d)	5.14[6]	5.15N
II-B	932												5.13N,(d)	5.14N,R(a)	5.15N
II-B	933												5.13N,(d)	5.14N,R(a)	5.15N
II-E	936												5.13N,(d)	5.14N,R(a)	5.15N
II-E	937												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	938												5.13N,(d)	5.14N,R(a)	5.15N
II-E	939[1]														
II-E	940												5.13N,(d)	5.14N,R(a)	5.15N
III-B	945		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	946		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	949		5.3N,R										5.13N,(d)	5.14[6]	5.15N

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	950[1]		5.3N,R												
II-Q	952												5.13N,(d)	5.14[6]	5.15N
III-B	957		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	962		5.3N,R										5.13N,(d)	5.14[6]	5.15N
III-B	963		5.3N,R										5.13N,(d)	5.14[6]	5.15N
II-M	965												5.13N,(d)	5.14N,R(a)	5.15N
I-B	966												5.13N,(d)	5.14[6]	5.15N
I-G	967[1]														
I-G	968[1]														
II-E	972												5.13N,(d)	5.14N,R(a)	5.15N
III-B	1580		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
III-B	1585[1]		5.3N,R					5.1N,R							
III-B	1595		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1601		5.3N,R					5.1N,R					5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1649[1]		5.3N,R												
II-M	1655[1]														
II-M	1656												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1662												5.13N,(d)	5.14N,R(a)	5.15N
II-Q	1700[1]														

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	1703		5.3N,R										5.13N,R(b)	5.14N,R(a)	5.15N
III-B	1710		5.3N,R										5.13N,(d)	5.14N,R(a)	5.15N
II-M	1719												5.13N,(d)	5.14N,R(a)	5.15N
II-M	1720[1]														
III-B	1727[1]	5.2N	5.3N,R												
III-B	1782[1]		5.3N												
III-B	1783[1]		5.3N												
II-M	1789	5.2N,R										5.10N,R	5.13N,(d)	5.14N,R(a)	5.15N
II-M	1803[1]											5.10N,R			
II-Q	1804												5.13N,R(b)	5.14N,R(a)	5.15N
II-F	T-1[1]			5.4N											
III-D	T-4[1]			5.4N											
III-D	T-5[1]			5.4N											
II-Q	T-6[1]			5.4N											
II-Q	T-7[1]			5.4N											
II-Q	T-8[1]			5.4N											
II-Q	T-9[1]			5.4N											
III-B	T-11[1]			5.4N											
Base-wide	Active Sanitary	5.2N													

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
	Sewer Lines[2]														
II-F	Agricultural Area[2]										5.9N				
II-Q	Agricultural Area[2]										5.9N				
II-Q, II-K	Agua Chinon Wash[2]	5.2N													
III-B	Agua Chinon Wash[2]		5.3N,R												
II-C	Anomaly Area 3[2]	5.2N,R	5.3N,R				5.11N,R					5.10N,R			
II-E	APHO 110[4]	5.2N,R													
II-M	APHO 38 area[2]	5.2N,R										5.10N,R			
III-B	Bee Canyon Wash[2]	5.2N	5.3N,R			5.6N									
I-F	Compass Rose No. 1[2]	5.2N													
I-F	Crash Crew Pit No. 2[2]	5.2N													
I-C	DFSP Pipeline[2]						5.11N,R								
II-U	DFSP Pipeline[2]						5.11N,R								
II-M	DRMO Storage Yard No.3[2]	5.2N					5.11N					5.10N,R			

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	Drop Tank Drainage Area No. 2[2]	5.2N	5.3N,R												
II-M	Golf Course[2]	5.2N,R													
II-D	IRP Site 3[2]		5.3N,R									5.10N,R			
II-Q	IRP Site 4[2]		5.3N,R												
II-H	IRP Site 5/APHO 46[2]	5.2N,R	5.3N,R				5.11N					5.10N,R			
III-B	IRP Site 7, Unit 1, North Pavement Edge[2]		5.3N,R					5.1N,R							
III-B	IRP Site 8, DRMO Yard[2]		5.3N,R			5.6N,R						5.10N,R			
III-B	IRP Site 9 Crash Crew Pit No. 1[2]		5.3N,R												
III-B	IRP Site 10 Petroleum Disposal Area[2]		5.3N,R												
III-B	IRP Site 11, Storage Area[2]		5.3N,R			5.6N,R									
III-B	IRP Site 12, Former Sludge	5.2N,R	5.3N,R			5.6N,R						5.10N,R			

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
	Drying Beds[2]														
III-B	IRP Site 13 Oil Change Area[2]		5.3N												
III-D	IRP Site 13 Oil Change Area[2]		5.3N												
III-B	IRP Site 14 Battery Acid Disposal Area[2]		5.3N,R												
III-B	IRP Site 15 Suspended Fuel Tanks[2]		5.3N,R												
I-F	IRP Site 16 Crash Crew Pit No. 2[2]		5.3N,R												
II-F	IRP Sites 2 and 17 1000-ft buffer[2]		5.3N,R												
II-V	IRP Sites 2 and 17 1000-ft buffer[2]		5.3N,R												
III-B	IRP Site 21 Materials Management Group Building[2]		5.3N,R												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	IRP Site 22 Tactical Air Fuel Dispensing System		5.3N,R												
I-D	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												
II-N	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												
II-N	IRP Site 24 Vadose Zone		5.3N,R												
III-B	IRP Site 24 SGU/Buffer Area[2]		5.3N,R												
III-B	IRP Site 24 Vadose Zone		5.3N,R												
I-D	IRP Site 25[2]		5.3N												
I-F	IRP Site 25[2]		5.3N,R												
II-D	IRP Site 25[2]		5.3N,R												
II-L	IRP Site 25[2]		5.3N												
II-Q	IRP Site 25[2]		5.3N												
II-K	IRP Site 25[2]		5.3N												

Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
III-B	IRP Site 25[2]		5.3N,R												
Base-wide	Irrigation Pipelines[2]	5.2N													
II-F	JP-5 Pipeline[2]						5.11N,R								
II-Q	JP-5 Pipeline[2]						5.11N,R								
II-K	JP-5 Pipeline[2]						5.11N,R								
II-V	Navy Sale Parcel II portion of IRP Site 2 groundwater plume[2]		5.3N,R												
III-B	Perimeter Road[2]	5.2N,R	5.3N,R												
II-F	Quarry Road[2]	5.2N,R													
III-B	Railroads and Spurs[2]		5.3N,R					5.1N,R							
II-L	Runway Infield Area[2]		5.3N					5.1N,R							
I-B	Suspected Former Radium Adaptometer Building[1]											5.10N,R			
II-G	No buildings	5.2N,R													

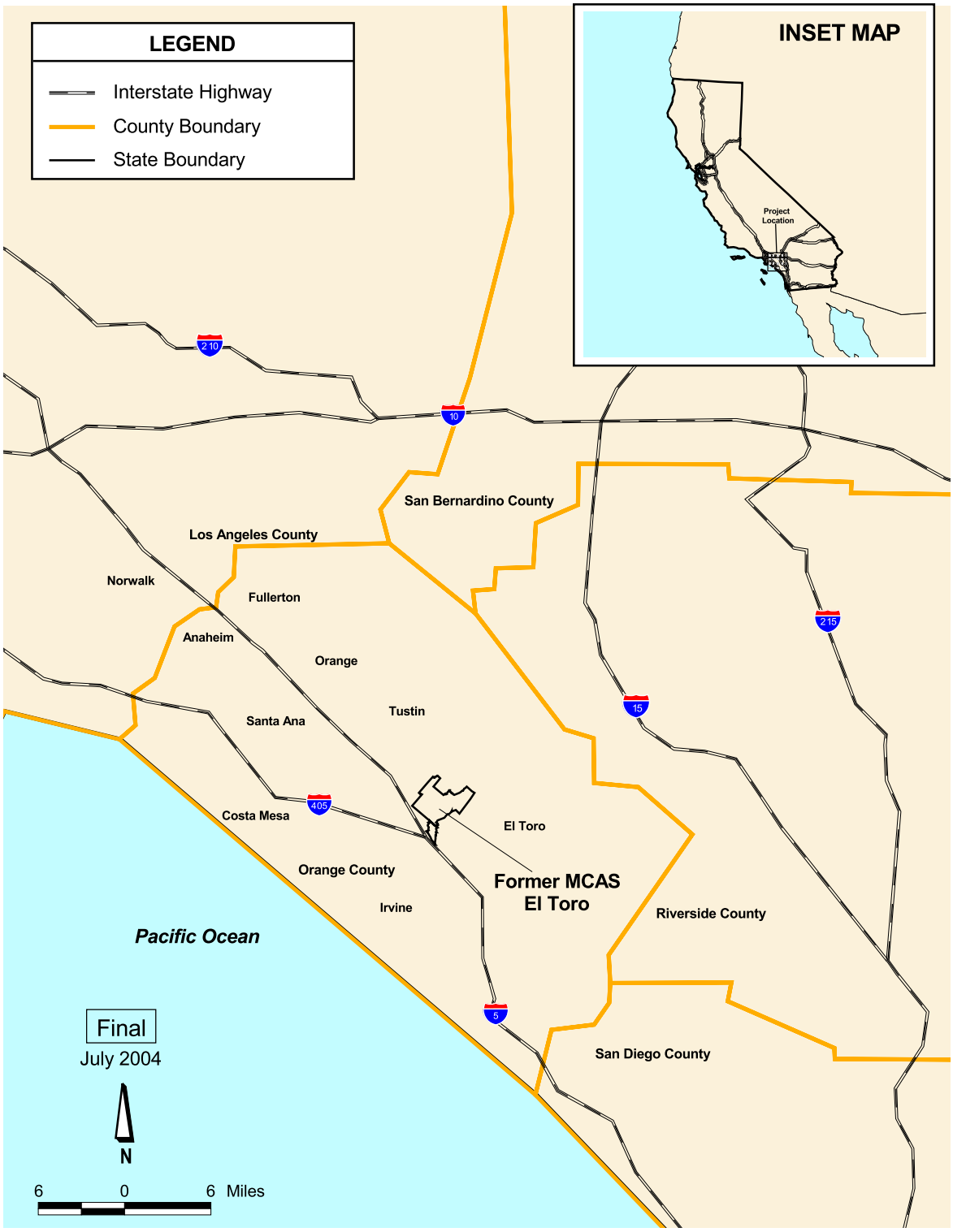
Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs

Carve-out	Building/ Structure/ Facility	Locations of Concern						Potential Release Locations	Medical/Biohazardous Waste	Ordnance	Pesticides	Radioactive Materials	Asbestos-Containing Material[5]	Lead-Based Paint	Radon
		Hazardous Substances (RFAs, TAAs, APHOs)	Installation Restoration Program Sites	ASTs and USTs	Wastewater Treatment and Related Systems	Polychlorinated Biphenyls	Miscellaneous Locations of Concern								
II-N	No buildings		5.3N,R												
II-K	TAA 371A/B[3]	5.2N,R													
II-D	Tank Farm 5 Groundwater Plume[2]			5.4N,R											
II-Q	Tank Farm 5 Groundwater Plume[2]	5.2N		5.4N,R											
II-F	Tank Farm 555[2]	5.2N,R		5.4N											
II-Q	Tank Farm 6[2]			5.4N,R		5.6N									
III-B	Tank Farm No.1[2]	5.2N	5.3N,R	5.4N											
II-Q	UST 398 Groundwater Plume			5.4N,R											
I-B	UST 651 Groundwater Plume			5.4N,R											

Notes:
Table 20b provides a cross-reference to the notifications and restrictions sections in the FOSL document (Sections 5.1 through 5.15) corresponding to buildings/structures/facilities located (or were located if demolished) in each Carve-out. The 'N' or the 'R' indicate if it is a Notification or a Restriction.
Groundwater Monitoring Wells are associated with IRP Sites or other LOCs; therefore, Table 20b does not list Notifications/Restrictions for these wells in relation to the buildings/structures/facilities.

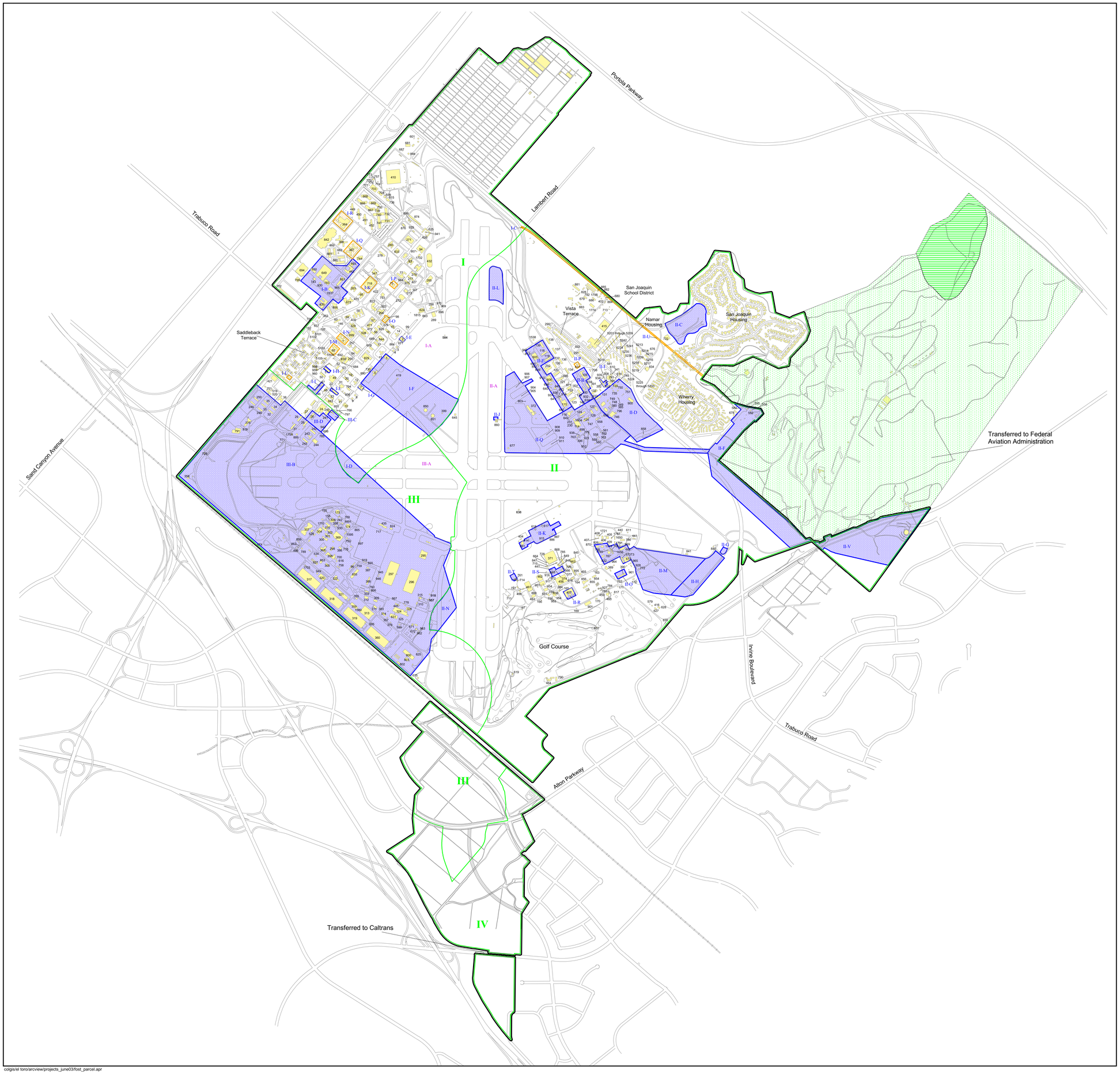
[1] These buildings/structures/facilities have been demolished or removed, therefore there are no notifications/restrictions which apply to Asbestos Containing Material or Lead Based Paint.
[2] These sites/facilities/areas are not discrete buildings/structures with a unique identification number and are listed here due to their association with LOCs and/or other environmental concerns (and corresponding notifications/restrictions).
[3] TAA 371A and TAA 371B reside in Carve-out II-K and are not associated with Building 371 located in Transfer Parcel II-A
[4] Building 121 is the nearest building to APHO 110 which has been assigned an ECP Category 7 (restriction) until NFA concurrence is obtained from DTSC.
[5] For ACM, subsection 5.13N,(d) is the category of buildings/structures/facilities where no ACM was found and consequently no associated restriction; however, there is a notification.
[6] Building/structure/facility constructed after 1978 that is not likely to contain lead-based paint and therefore do not require a notification or restriction.

AST	=	Aboveground Storage Tank	N	=	Notification
APHO	=	Aerial Photograph Features/Anomalies	R	=	Restriction
DFSP	=	Defense Fuel Supply Point	RCRA	=	Resource Conservation and Recovery Act
DRMO	=	Defense Reutilization and Management Office	RFA	=	RCRA Facility Assessment
IRP	=	Installation Restoration Program	TAA	=	Temporary Accumulation Area
JP-5	=	Jet Propulsion Fuel, Grade 5	UST	=	Underground Storage Tank



cdgis/el toro/arcview/projects_June03/fost2.apr

VICINITY MAP FINDING OF SUITABILITY TO LEASE FORMER MCAS EL TORO CALIFORNIA	Figure 1



LEGEND

- Property Boundary
- Roads
- Navy Sale Parcel Boundary
- III — Navy Sale Parcel Number
- Areas Suitable for Lease (Carve-Outs)
- III-A — Transfer Parcel Number (Parcel IV in entirety is suitable for Transfer)
- Areas Suitable for Transfer
- III-B — Carve-Out Number
- Petroleum Carve-Out
- Transferred Parcel
- Building/Facility
- 296 — Building/Facility Number
- Navy property addressed in a Site-specific EBS

SOURCE

Final Environmental Baseline Survey,
Former Marine Corps Air Station
El Toro, California. Earth Tech 2003b.

Final

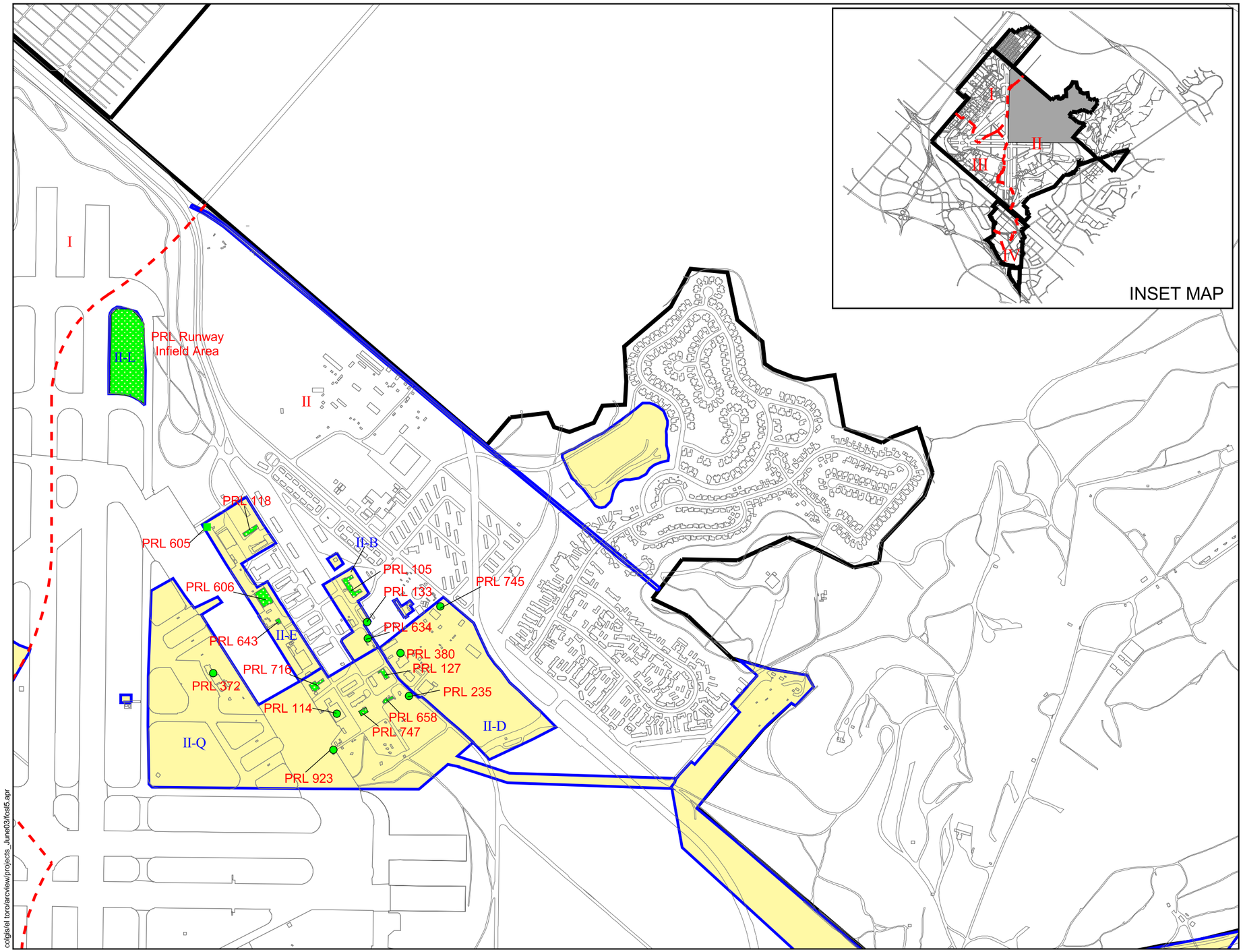
July 2004

N

850 0 850 1700 2550 Feet

FIGURE 2
Buildings / Structures / Facilities Within Leasable Parcels
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_june03/fost_parcel.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-B — Carve-Out Number
- Potential Release Location (PRL)

NOTES

PRLs were identified during the 2002 visual site inspections (conducted as part of the 2003 EBS) as locations requiring further evaluation. PRLs are not considered locations of concern (LOCs) pending conclusions of further evaluation. All PRLs shown are designated as Further Action Sites.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

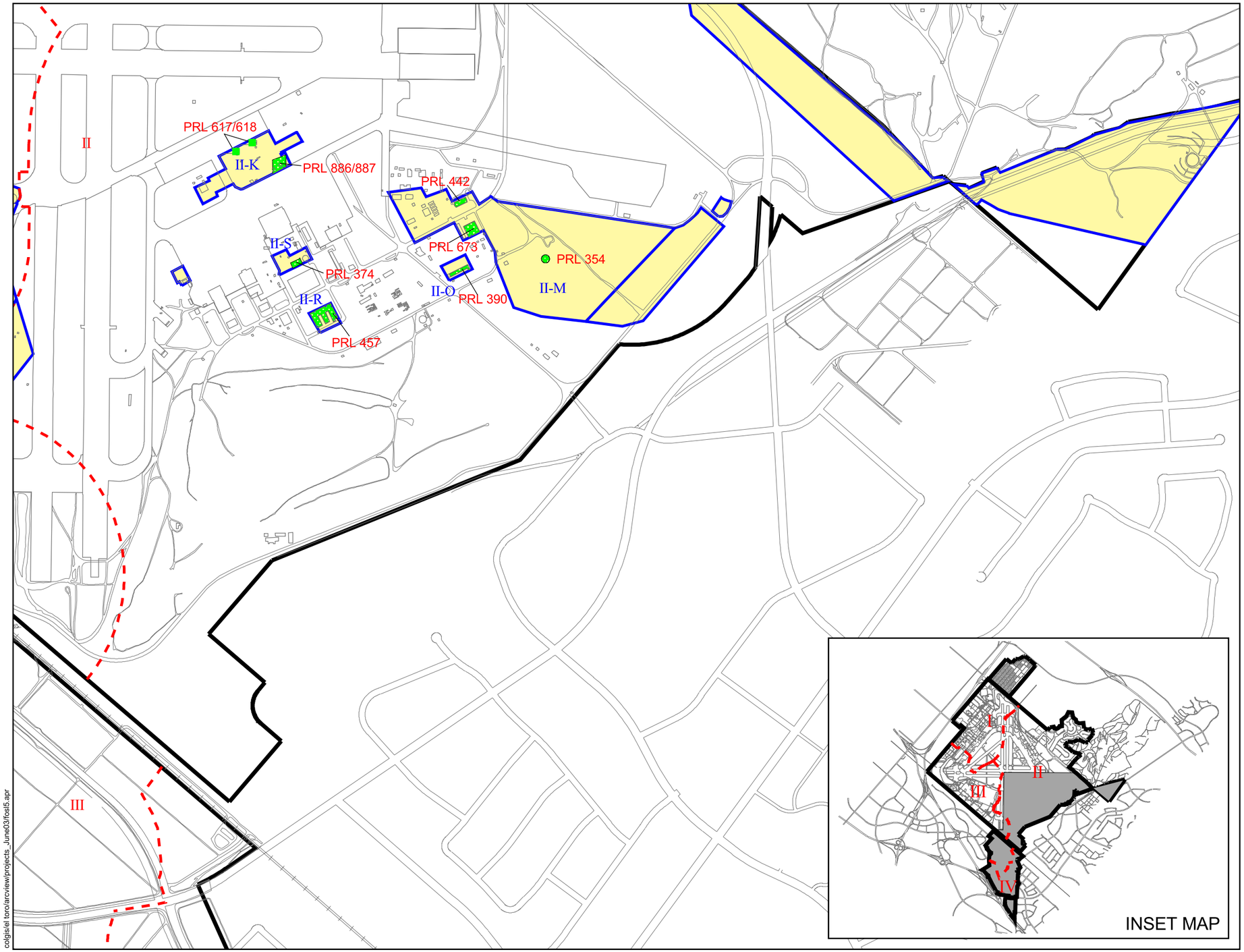
Final

July 2004

N

1000 0 1000 Feet

Figure 3a
Potential Release Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Potential Release Location

NOTES

PRLs were identified during the 2002 visual site inspections (conducted as part of the 2003 EBS) as locations requiring further evaluation. PRLs are not considered locations of concern (LOCs) pending conclusions of further evaluation. All PRLs shown are designated as Further Action Sites.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

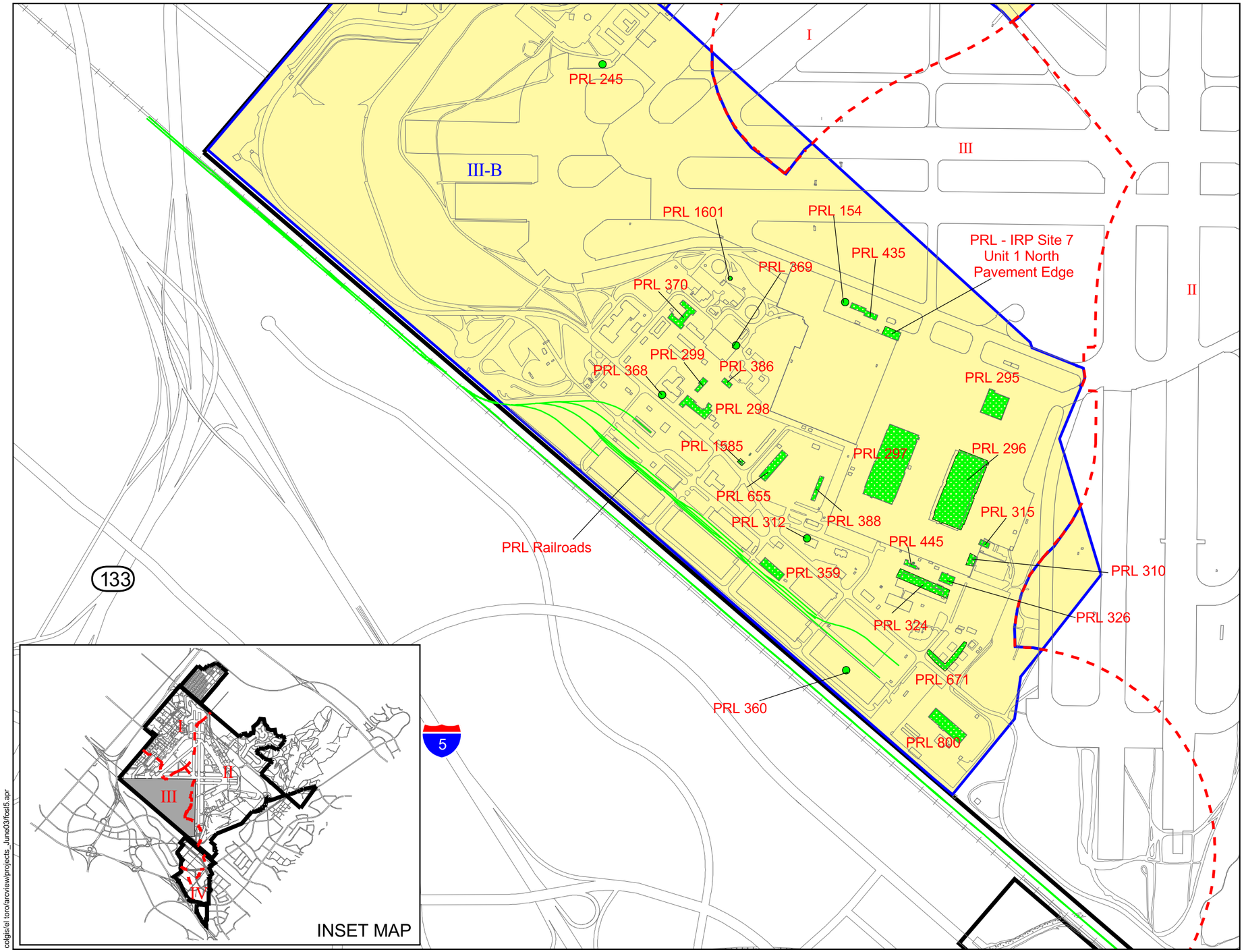
Final

July 2004

N

1000 0 1000 Feet

Figure 3b
Potential Release Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Potential Release Location

NOTES

PRLs were identified during the 2002 visual site inspections (conducted as part of the 2003 EBS) as locations requiring further evaluation. PRLs are not considered locations of concern (LOCs) pending conclusions of further evaluation. All PRLs shown are designated as Further Action Sites.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

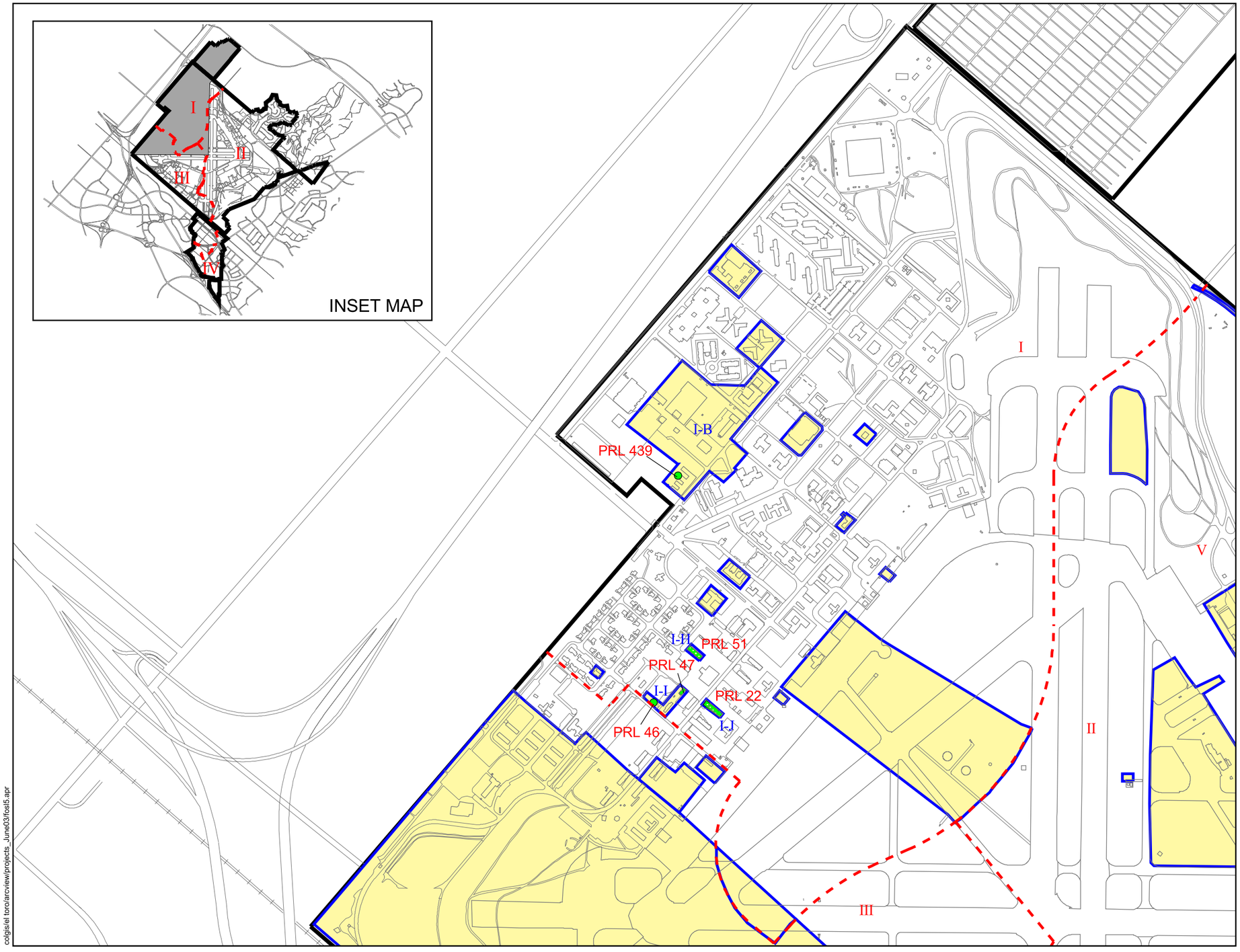
Final

July 2004

N

800 0 800 Feet

Figure 3c
Potential Release Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- I-B — Carve-Out Number
- Potential Release Location

NOTES

PRLs were identified during the 2002 visual site inspections (conducted as part of the 2003 EBS) as locations requiring further evaluation. PRLs are not considered locations of concern (LOCs) pending conclusions of further evaluation. All PRLs shown are designated as Further Action Sites.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

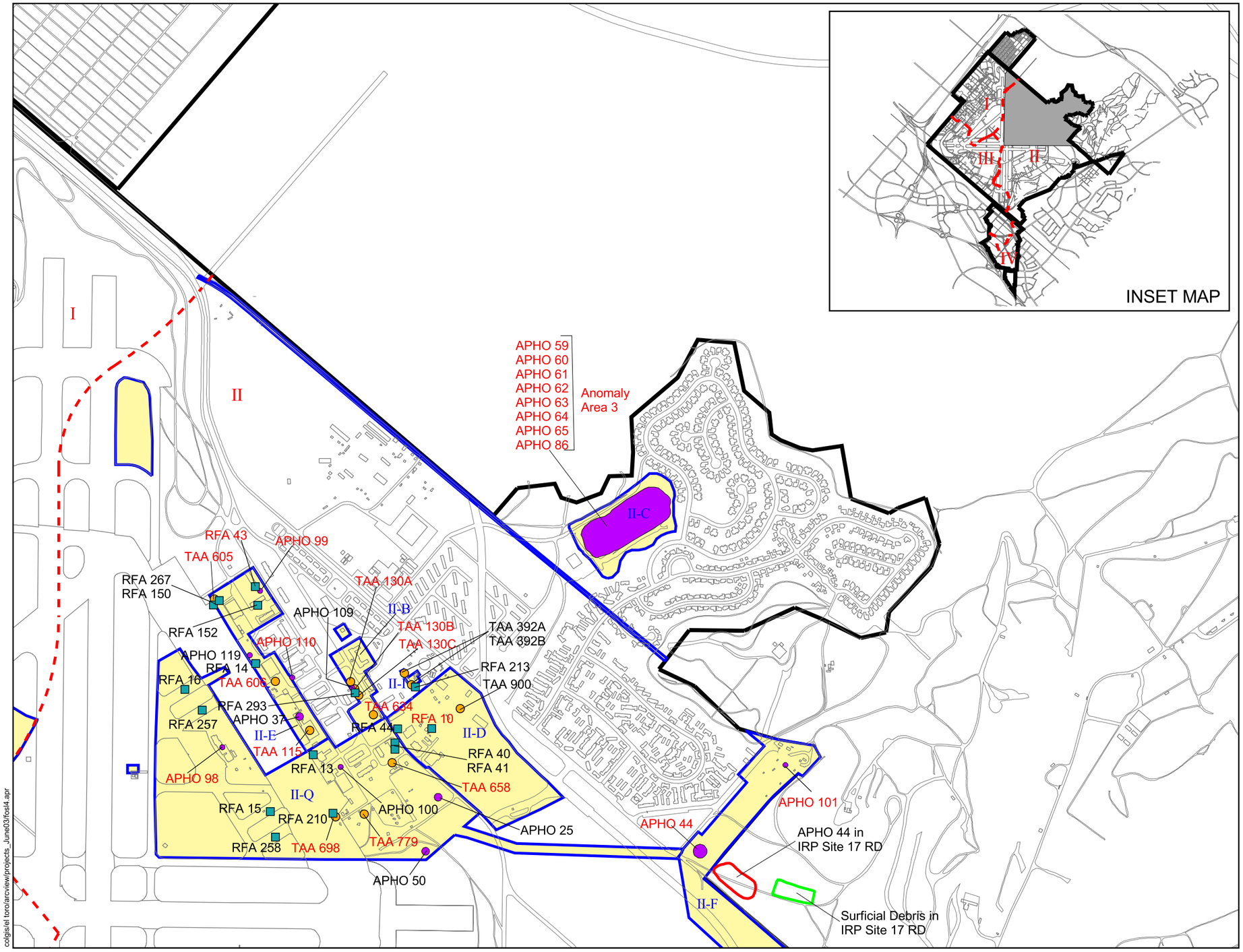
July 2004

N

1000 0 1000 Feet

Figure 3d
Potential Release Locations
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fosl5.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-B — Carve-Out Number
- Aerial Photograph Anomaly Areas (APHO Sites)
- Temporary Accumulation Area (TAA) Site
- RCRA Facility Assessment (RFA) Site

NOTES

RFA 12 has been identified as the basewide sanitary sewer system and is therefore not shown. RFA 247 has been identified as the pipeline which transfered water from the former sewage treatment plant (SW) to the golf course irrigation storage tank (SE) and is therefore not shown.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

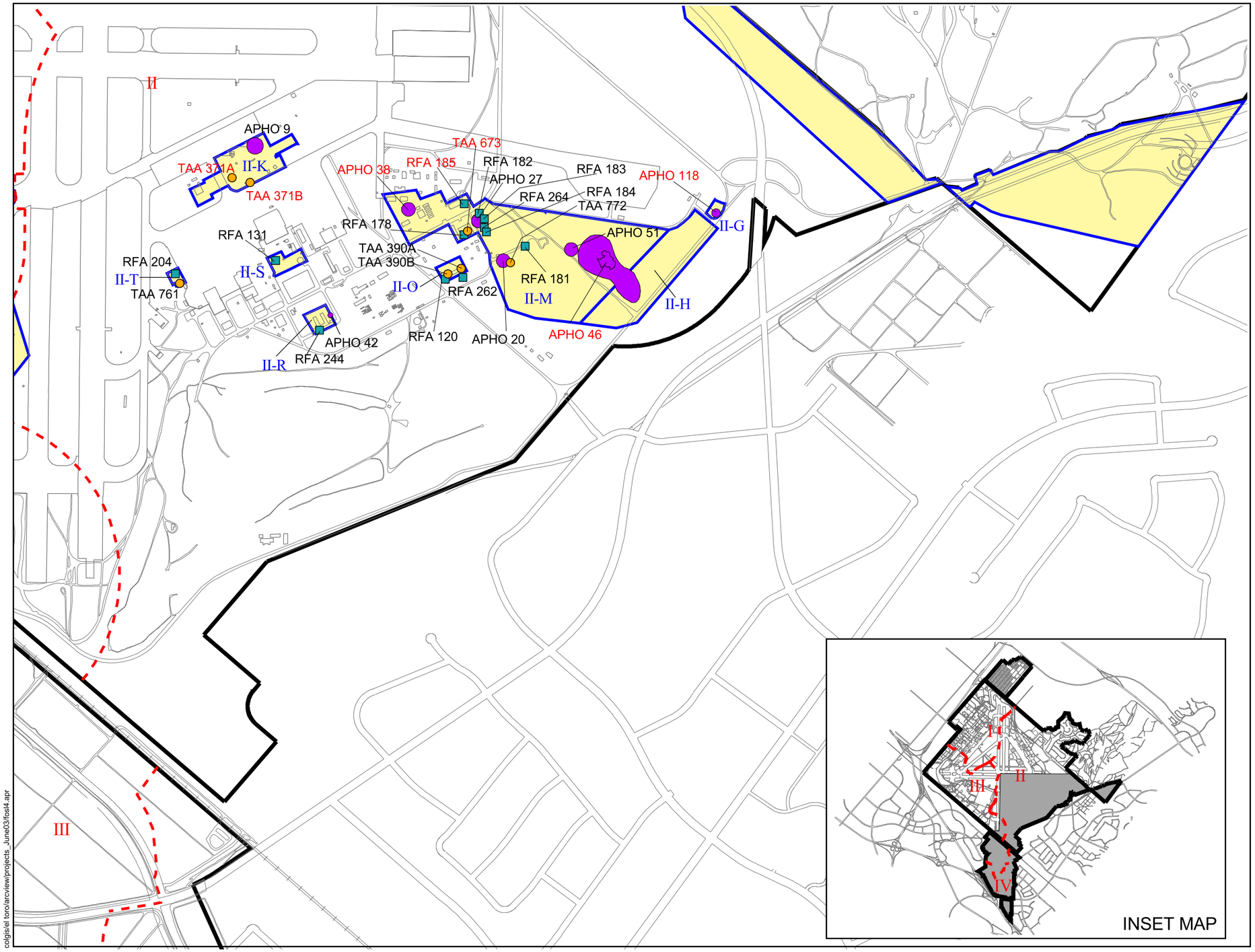
Final

July 2004

N

1000 0 1000 Feet

Figure 4a
Hazardous Substance LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-M — Carve-Out Number
- Aerial Photograph Anomaly Areas (APHO Sites)
- Temporary Accumulation Area (TAA) Site
- RCRA Facility Assessment (RFA) Site

NOTES

RFA 12 has been identified as the basewide sanitary sewer system and is therefore not shown. RFA 247 has been identified as the pipeline which transfered water from the former sewage treatment plant (SW) to the golf course irrigation storage tank (SE) and is therefore not shown.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

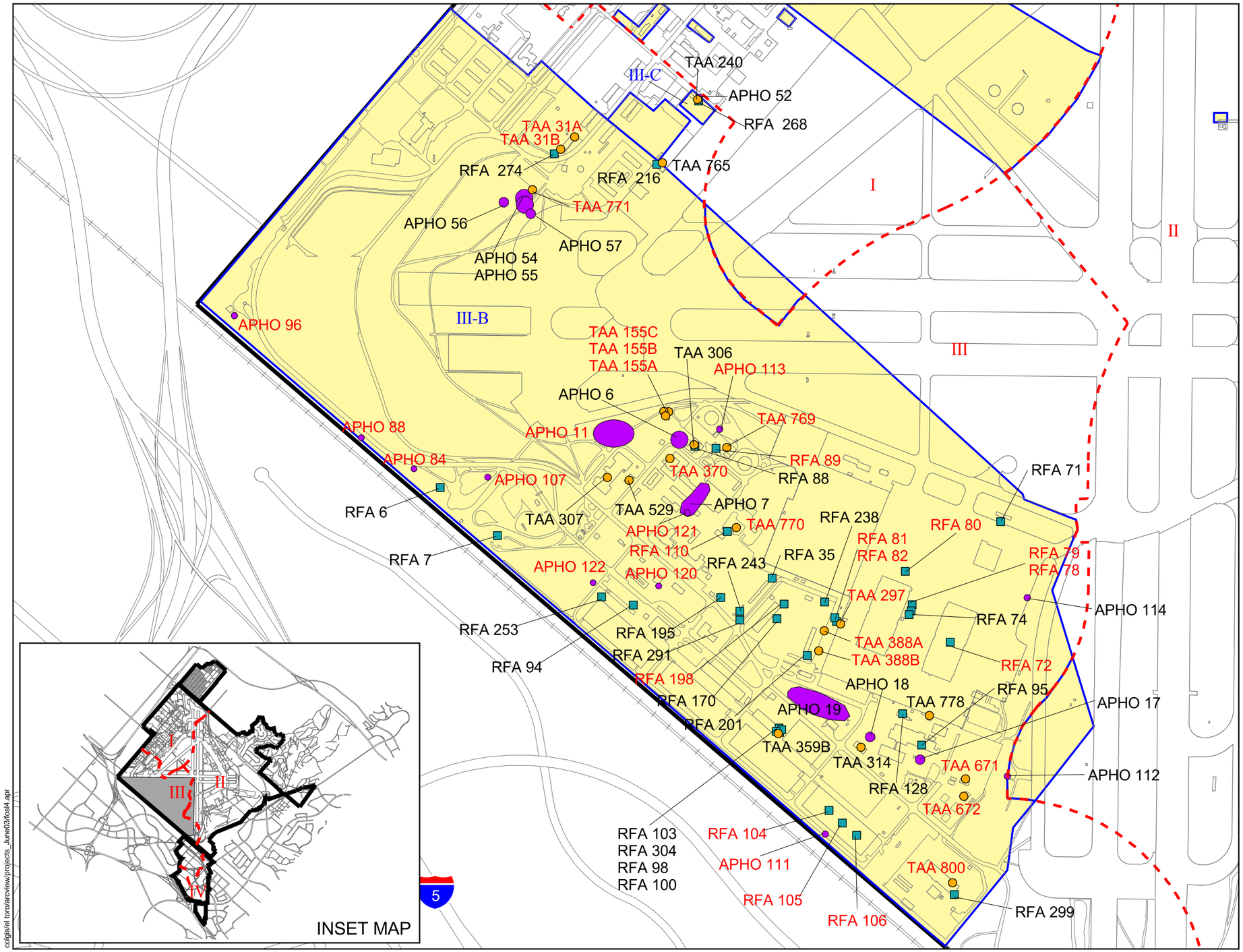
July 2004

N

1000 0 1000 Feet

Figure 4b
Hazardous Substances LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fosl4.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-B — Carve-Out Number
- Aerial Photograph Anomaly Areas (APHO Sites)
- Temporary Accumulation Area (TAA) Site
- RCRA Facility Assessment (RFA) Site

NOTES

RFA 12 has been identified as the basewide sanitary sewer system and is therefore not shown. RFA 247 has been identified as the pipeline which transfered water from the former sewage treatment plant (SW) to the golf course irrigation storage tank (SE) and is therefore not shown.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

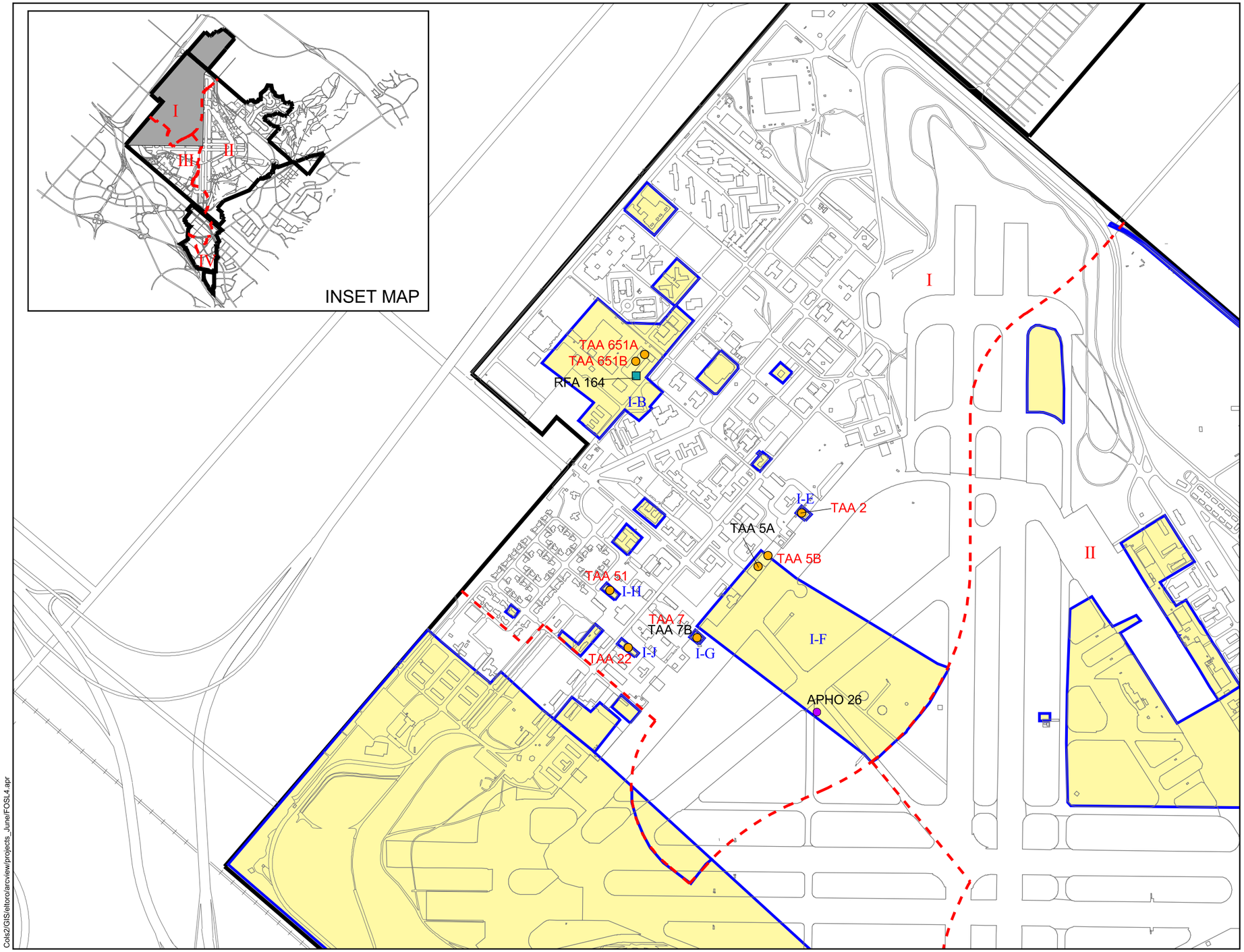
July 2004

N

800 0 800 Feet

Figure 4c
Hazardous Substance LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fosl4.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- I-F — Carve-Out Number
- Aerial Photograph Anomaly Areas (APHO Sites)
- Temporary Accumulation Area (TAA) Site
- RCRA Facility Assessment (RFA) Site

NOTES

RFA 12 has been identified as the basewide sanitary sewer system and is therefore not shown. RFA 247 has been identified as the pipeline which transfered water from the former sewage treatment plant (SW) to the golf course irrigation storage tank (SE) and is therefore not shown.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

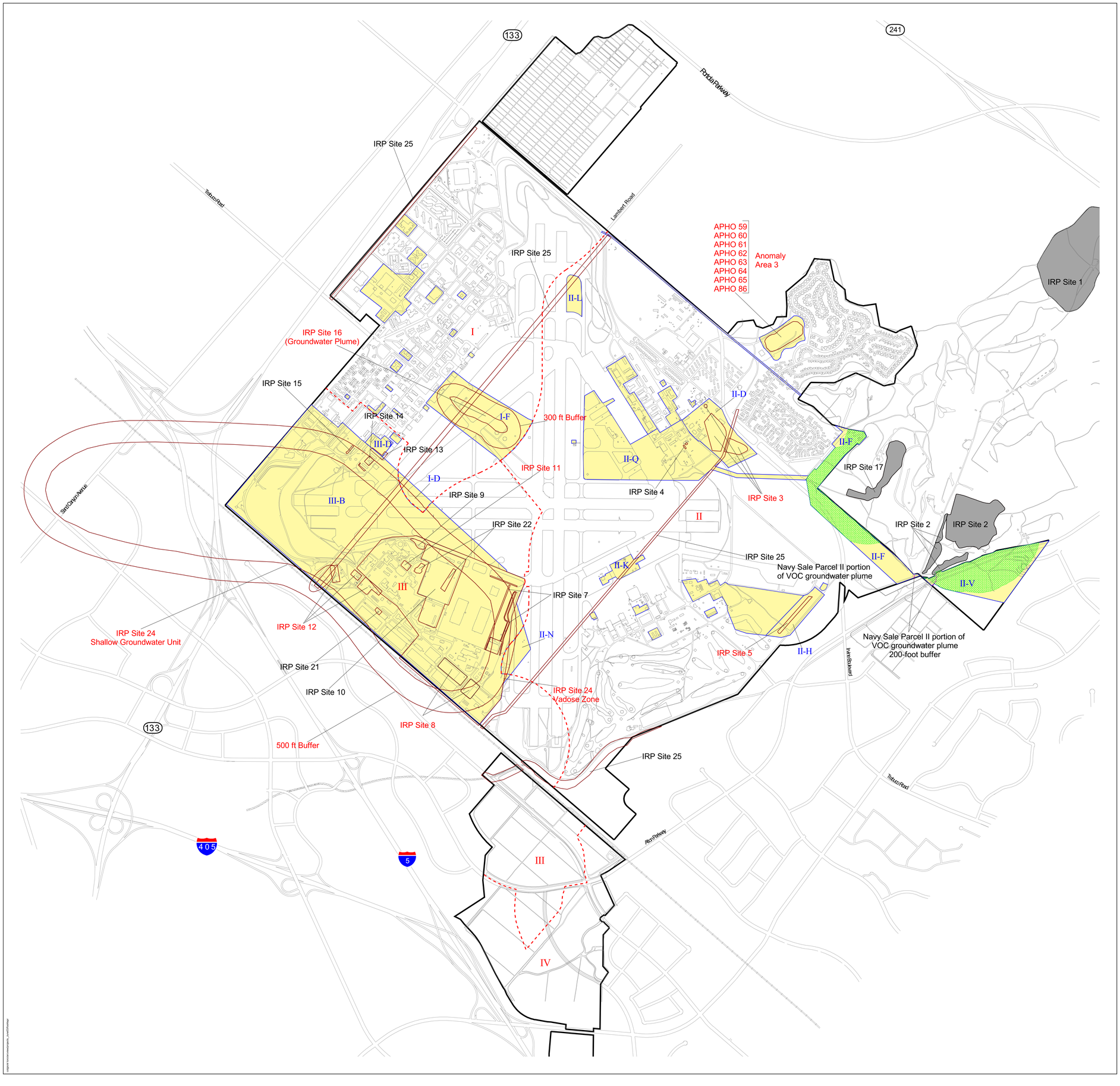
July 2004

N

1000 0 1000 Feet

Figure 4d
Hazardous Substance LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

Cols2/GIS/eltoro/arcview/projects_June/FOSL4.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- III-B — Carve-Out Number
- IRP Site Boundary
- 1000 ft Buffer of Site 2 and 17 within Carve-Out (Non-Transferable Area)
- IRP Sites (outside FOSL boundary)

NOTES

1. No Further Action IRP Sites are labeled in Black. Further Action IRP Sites are labeled in Red.
2. IRP Site 1 was addressed in a Site-specific EBS. IRP Sites 2 and 17 are located on FAA property.Carve-out II-X includes respectively the Navy Sale Parcel II portions of Site 2's (a) 1000-foot landfill buffer zone and (b) the Volatile Organic Compound (VOC) groundwater plume. Carve-out II-F includes the Navy Sale Parcel II portion of Site 17's 1000-foot buffer zone.
3. IRP Site 24 (Type 5) comprises the Volatile Organic Compound (VOC) Source Area (Vadose Zone) and Shallow Groundwater Unit (SGU).
4. IRP Site 25 is transferable (Type 3) and is located stationwide; portions of Site 25 are non-transferable due to being located within Carve-outs.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

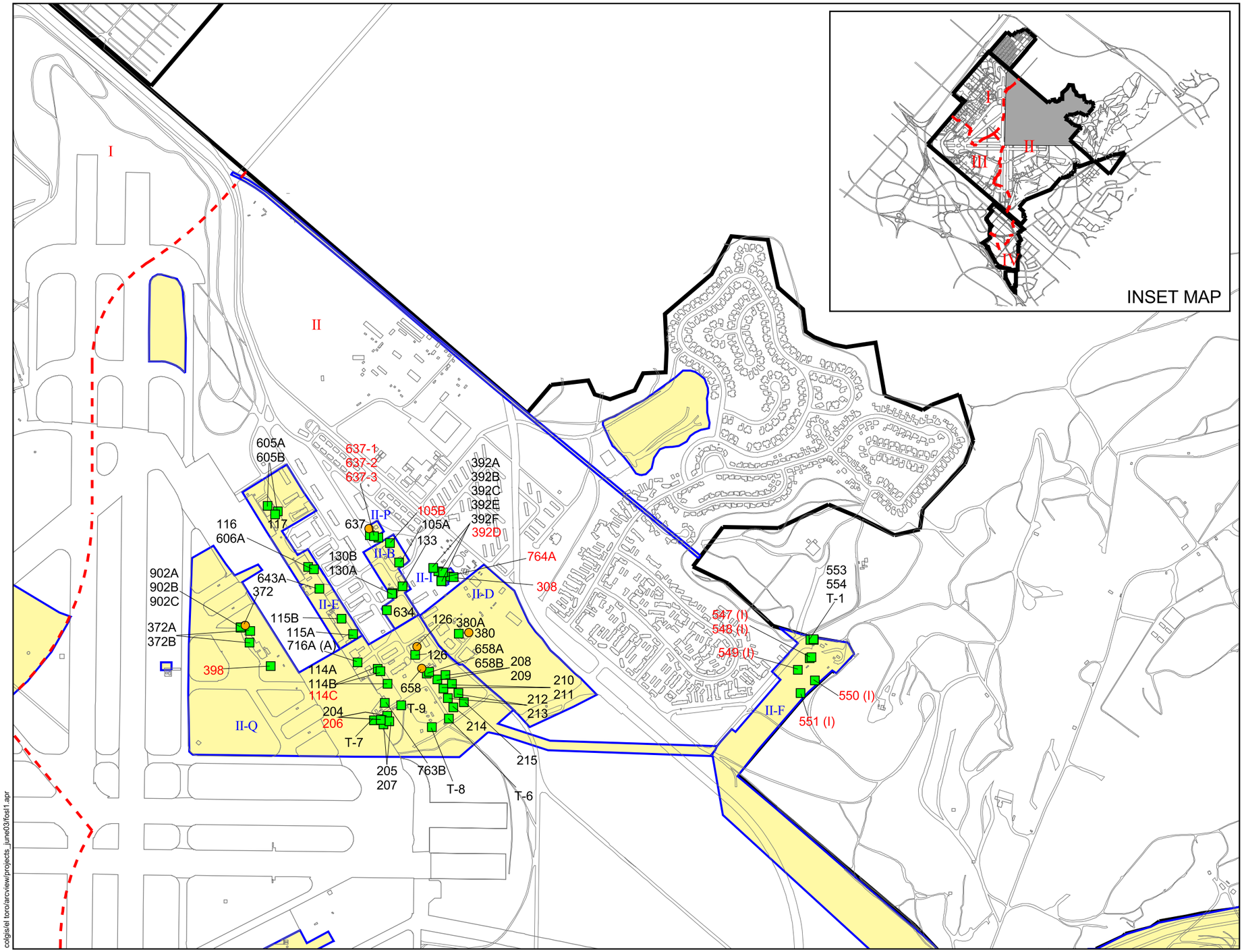
Final

July 2004

N

800 0 800 1600 2400 3200 Feet

Figure 5
Installation Restoration Program Sites
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-I — Carve-Out Number
- Aboveground Storage Tank
- Underground Storage Tank

NOTES

All underground storage tanks have been removed except for those noted as Abandoned (A) or Inactive/Closed-in-Place (I).

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

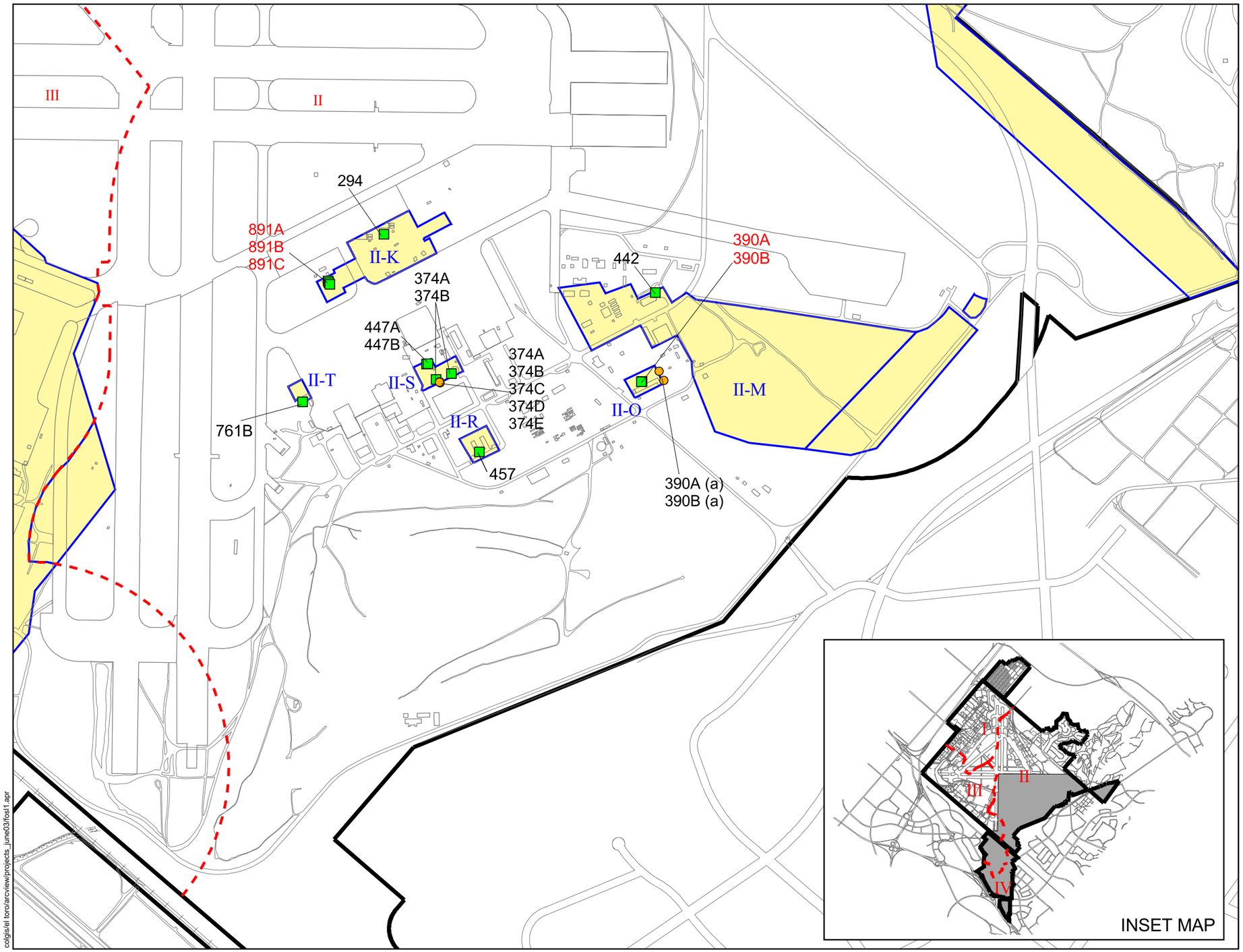
July 2004

N

1000 0 1000 Feet

Figure 6a
AST and UST LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

cdgis/el toro/arcview/projects_june03/fosl1.apr



colgis/el toro/arcview/projects_june03/fosl1.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-I — Carve-Out Number
- Aboveground Storage Tank
- Underground Storage Tank

NOTES

1. All underground storage tanks have been removed except for those noted as Abandoned (A) or active (a).
2. No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

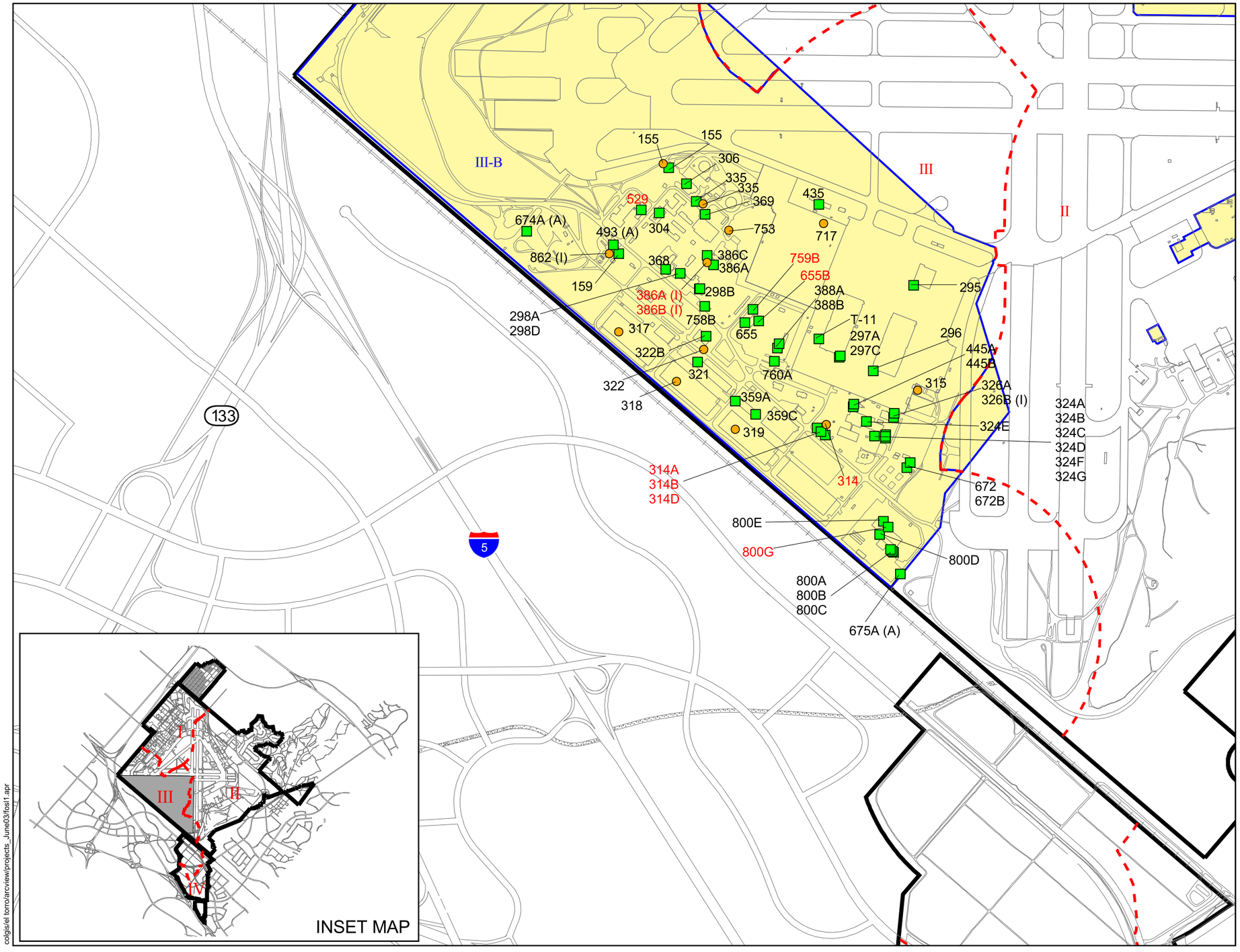
Final

July 2004

N

900 0 900 Feet

Figure 6b
AST and UST LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- III-B — Carve-Out Number
- Aboveground Storage Tank
- Underground Storage Tank

NOTES

All underground storage tanks have been removed except for those noted as Abandoned (A) or Inactive/Closed-in-Place (I).

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

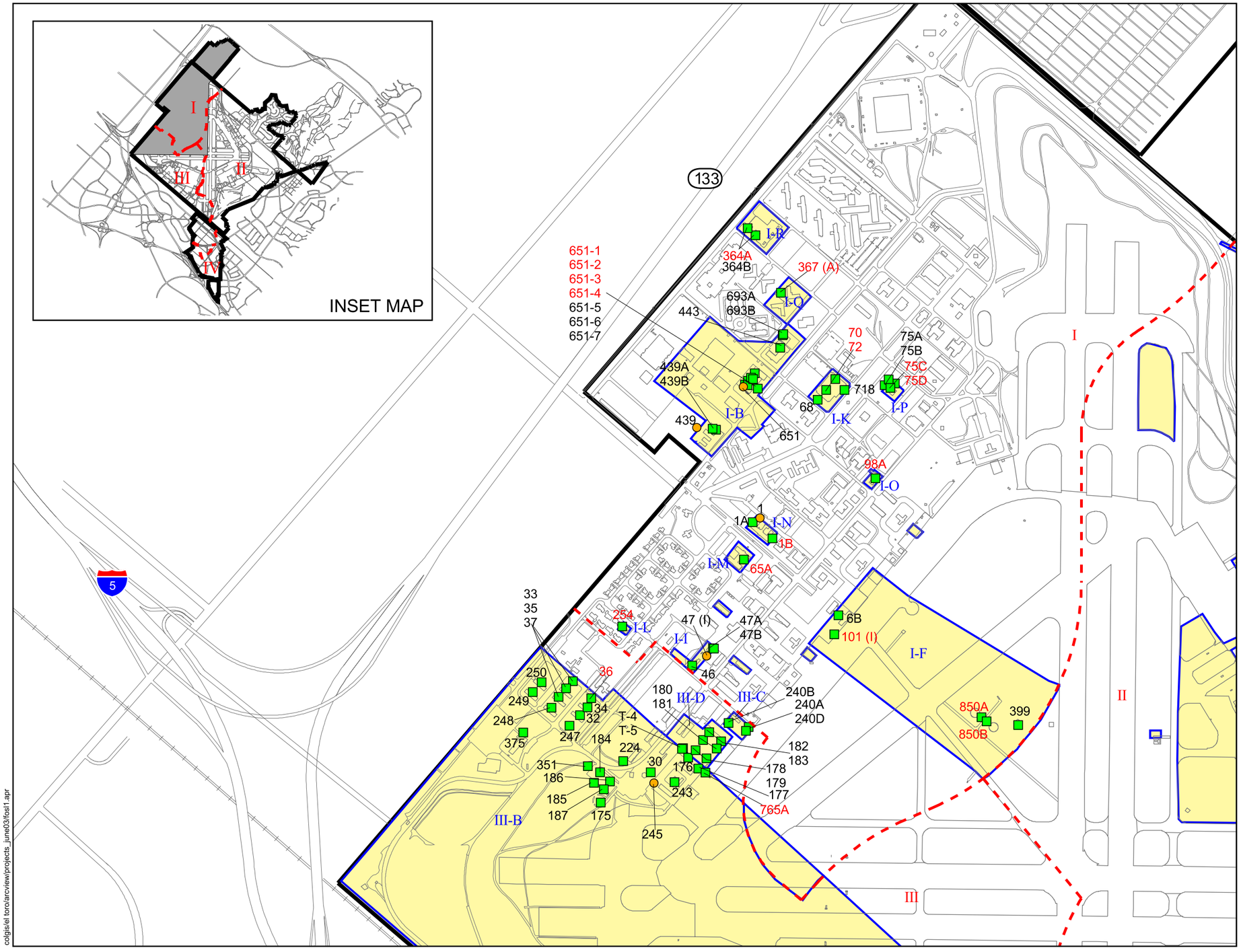
July 2004

N

1000 0 1000 Feet

Figure 6c
AST and UST LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fosl1.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- I-F — Carve-Out Number
- Aboveground Storage Tank
- Underground Storage Tank

NOTES

1. All underground storage tanks have been removed except for those noted as Abandoned (A) or Inactive/Closed-in-Place (I).
2. No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

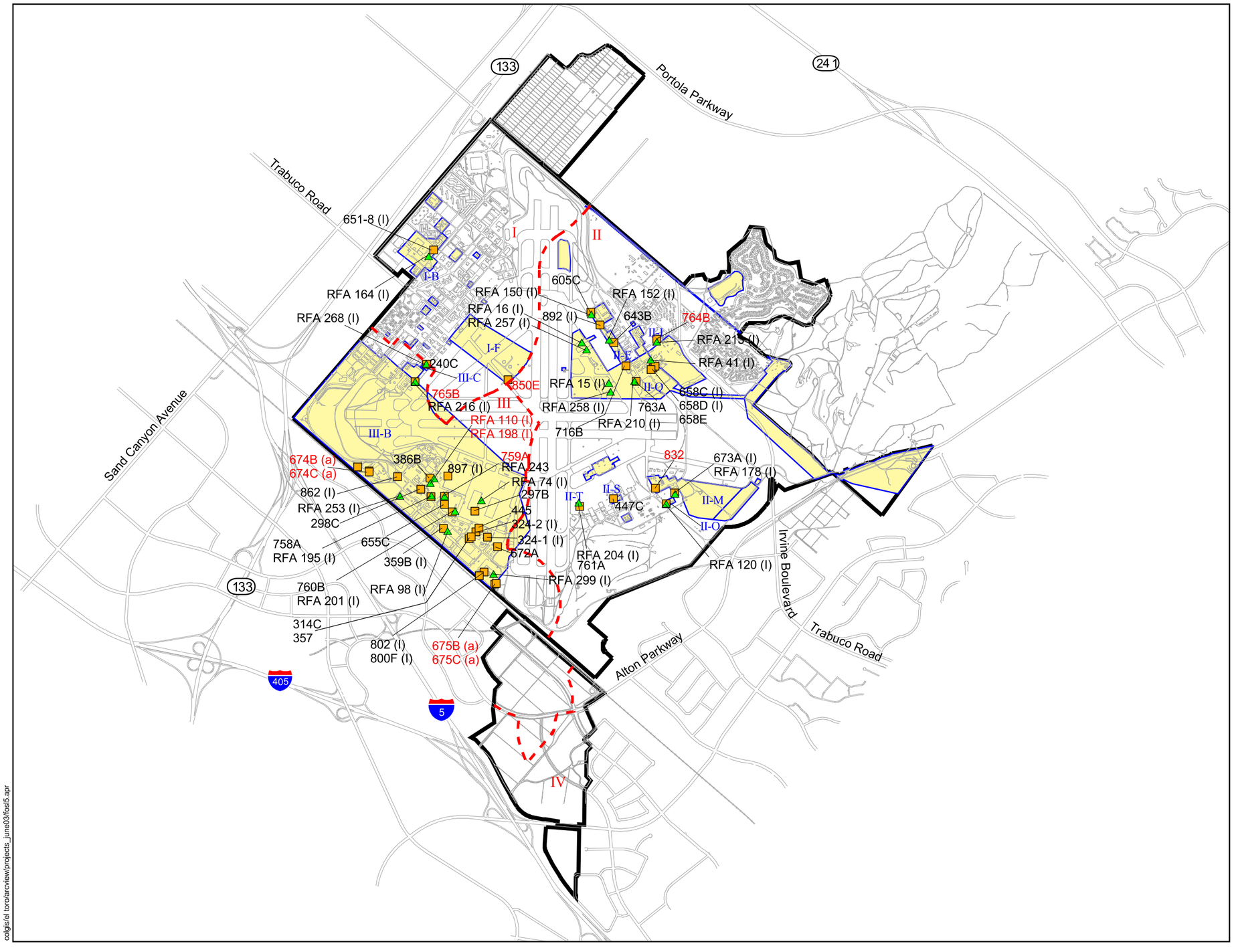
Final
July 2004

N

1000 0 1000 Feet

Figure 6d
AST and UST LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_june03/fosl1.apr



colgis/el toro/arcview/projects_june03/fosl5.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Wash Rack
- Oil/Water Separator

NOTES

All OWSs and wash racks have been removed except for those noted as Active (a) or Inactive/Closed-in-place (I).

All RFA LOCs shown were identified as Wash Racks. The remaining LOCs are Oil/Water Separators.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SRUs which were categorized as Miscellaneous (MSC) LOCs in the 1995 EBS have been grouped more appropriately under wastewater treatment and related system LOCs in the 2003 EBS. For clarity, SRUs are shown separately on Figure 8.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

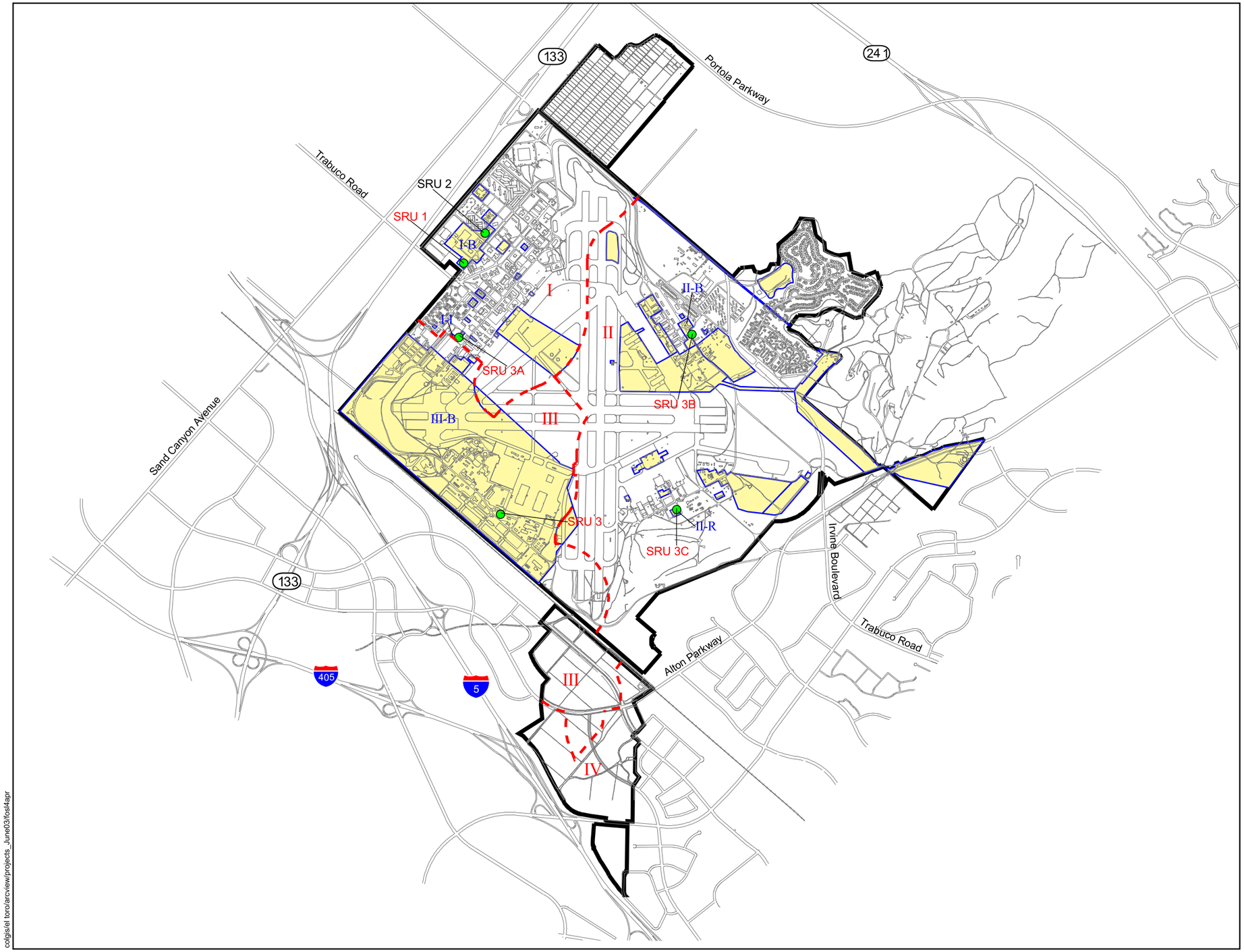
Final

July 2004

N

3000 0 3000 Feet

Figure 7
Wastewater Treatment and Related System LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Silver Recovery Unit

NOTES

All 6 SRUs shown are previously identified LOCs requiring Further Action. Based on additional evaluation that was recommended the SRUs and associated buildings/locations were recommended for investigations as PRLs. SRUs 1, 3, 3A, 3B, and 3C are also shown on Figures 3a, b, c, d as PRLs 439, 312, 46, 133, and 457, respectively.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SRUs which were categorized as Miscellaneous (MSC) LOCs in the 1995 EBS have been grouped more appropriately under wastewater treatment and related system LOCs in the 2003 EBS.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

Final

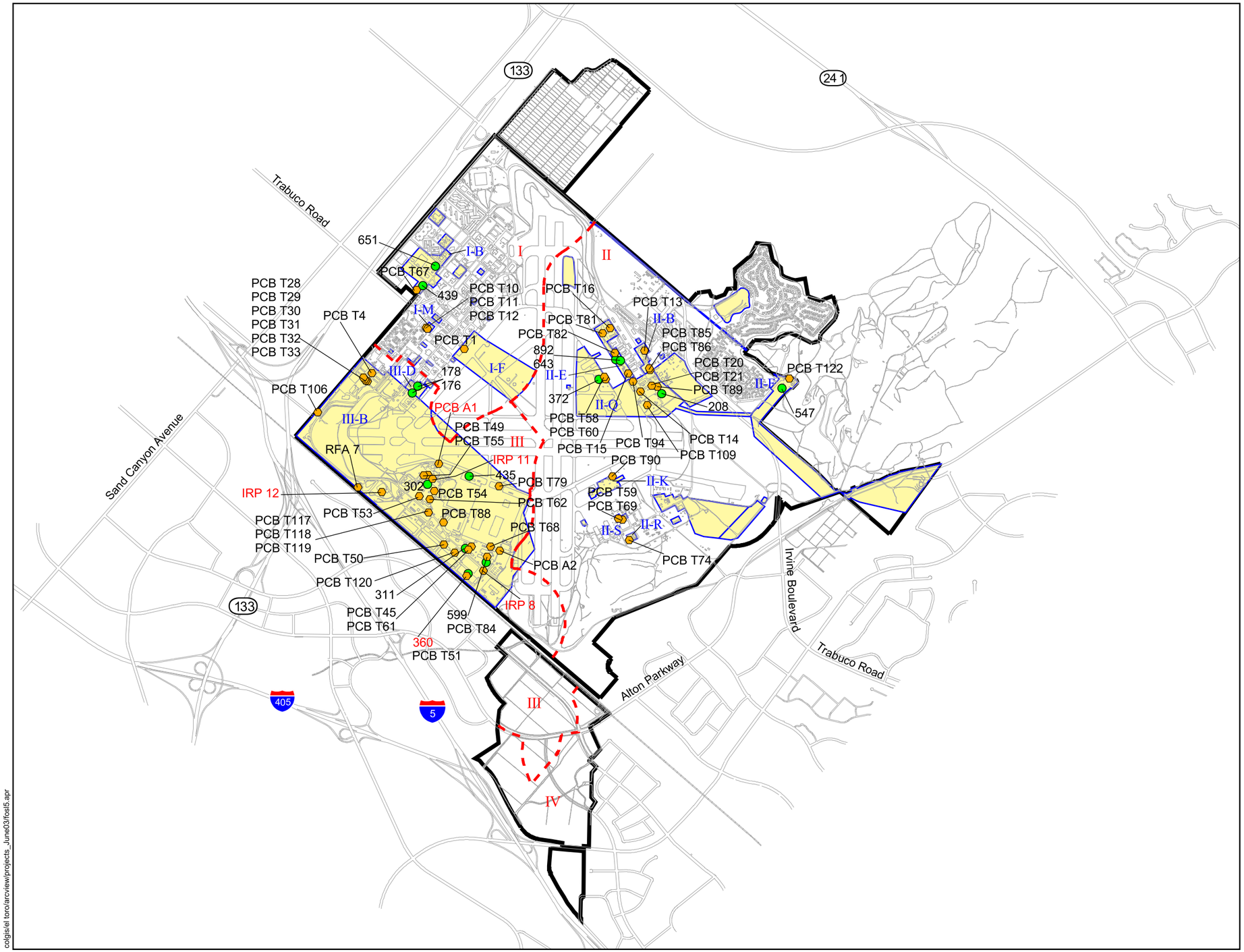
July 2004

N

3000 0 3000 Feet

Figure 8
Silver Recovery Unit (SRU) LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fcsl4apr



colgis/el toro/arcview/projects_June03/fosl5.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Non-Transformer PCB Equipment
- PCB Transformer

NOTES

All Non-Transformer PCB Equipment shown (without the PCB prefix) were previously identified during a survey and were not designated as LOCs.

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

IRP 8, 11, and 12 are also shown in the IRP LOC figure.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

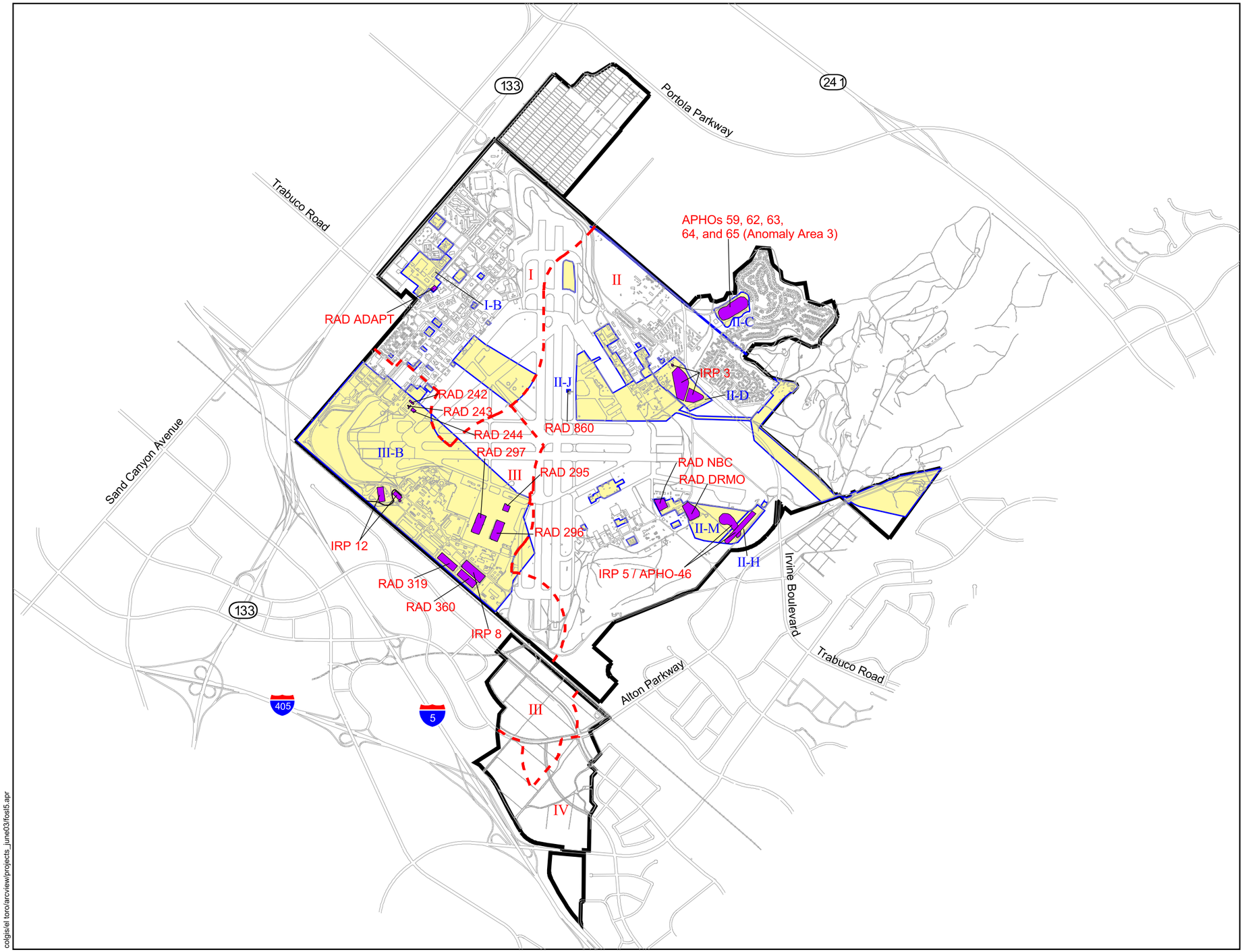
Final

July 2004

N

3000 0 3000 Feet

Figure 9
PCB LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California



colgis/el toro/arcview/projects_june03/fosl5.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Radioactive Material Sites

NOTES

All Radiological Materials Investigation Locations shown are not designated as LOCs (for radiological releases) and are pending further evaluation.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

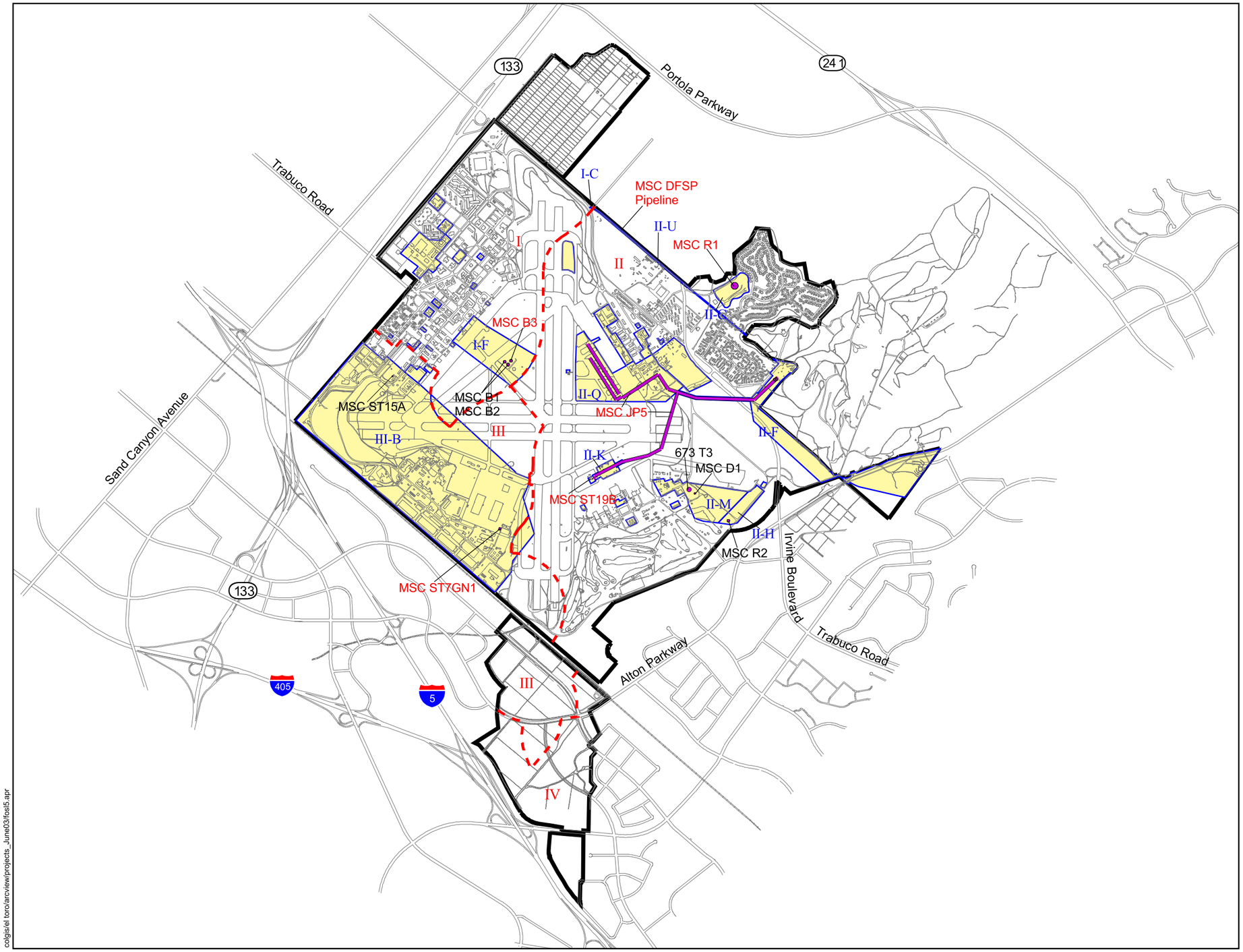
Final

July 2004

N

3000 0 3000 Feet

Figure 10
Radiological Materials Investigation Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



colgis/el toro/arcview/projects_June03/fosl5.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-E — Carve-Out Number
- Miscellaneous LOCs

NOTES

The 1995 EBS designated those sites that do not fall under a general LOC type as Miscellaneous (MSC) LOCs (such as pesticide storage areas, fire training burn pits, drum storage areas, etc.)

No Further Action LOCs are labeled in Black. Further Action LOCs are labeled in Red.

SOURCE

Final Environmental Baseline Survey, Former Marine Corps Air Station El Toro, California. Earth Tech 2003b.

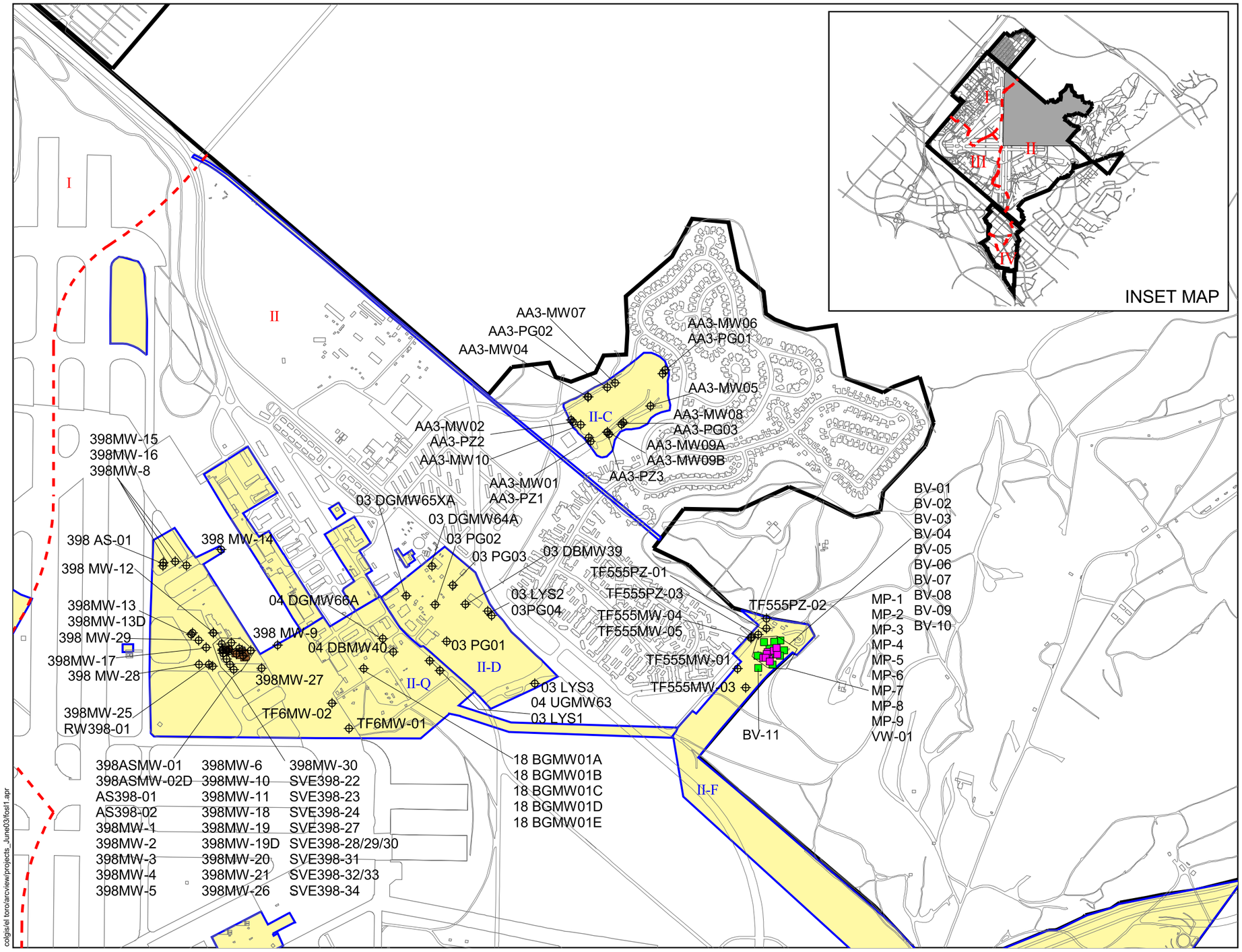
Final

July 2004

N

3000 0 3000 Feet

Figure 11
Miscellaneous LOCs
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-D — Carve-Out Number
- Groundwater Monitoring Wells
- Bioventing Wells
- Monitoring Points

SOURCE

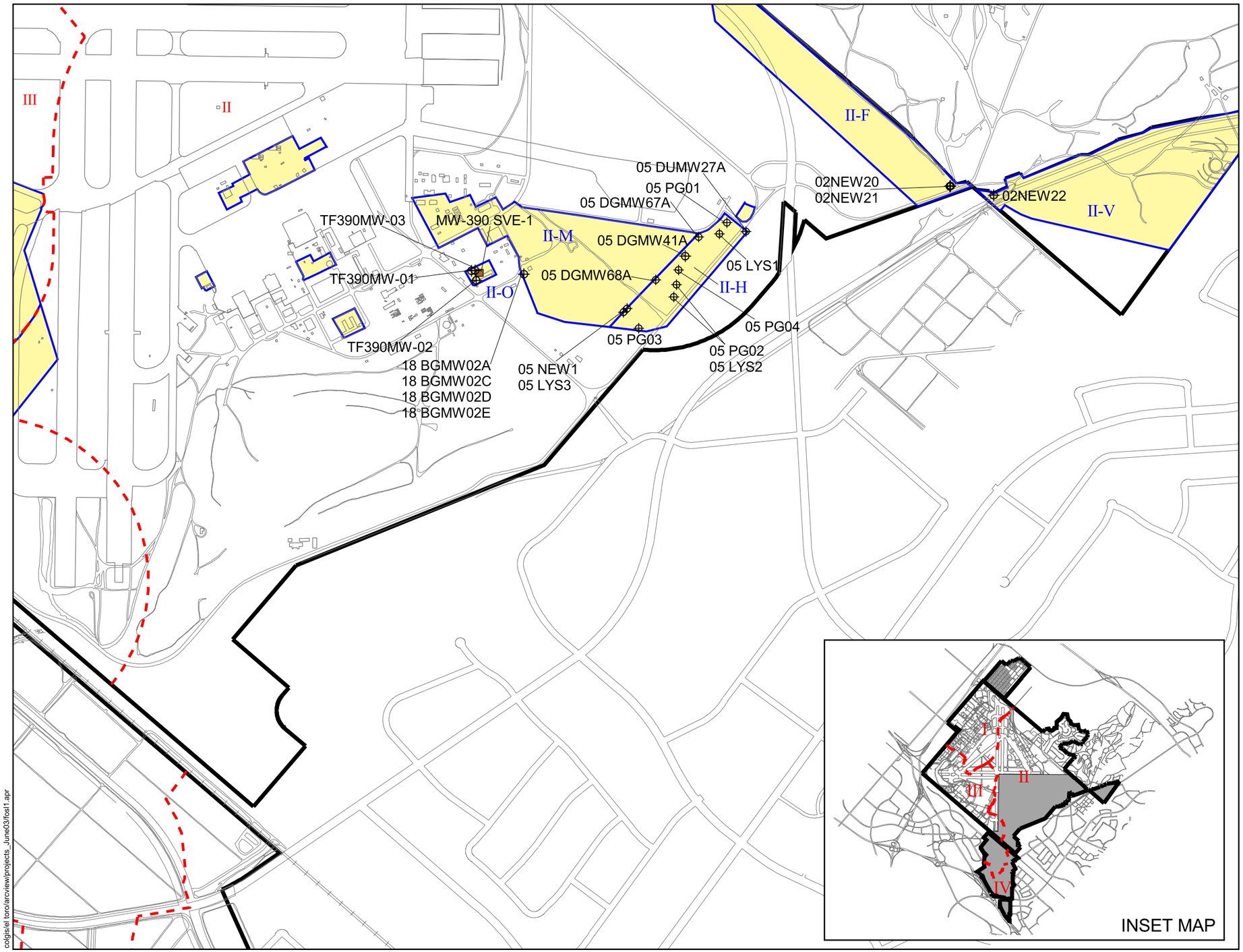
IT Corporation 2001

Final
July 2004

N

1000 0 1000 Feet

Figure 12a
Well Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-M — Carve-Out Number
- Groundwater Monitoring Wells
- Soil Vapor Extraction Wells

SOURCE

IT Corporation 2001

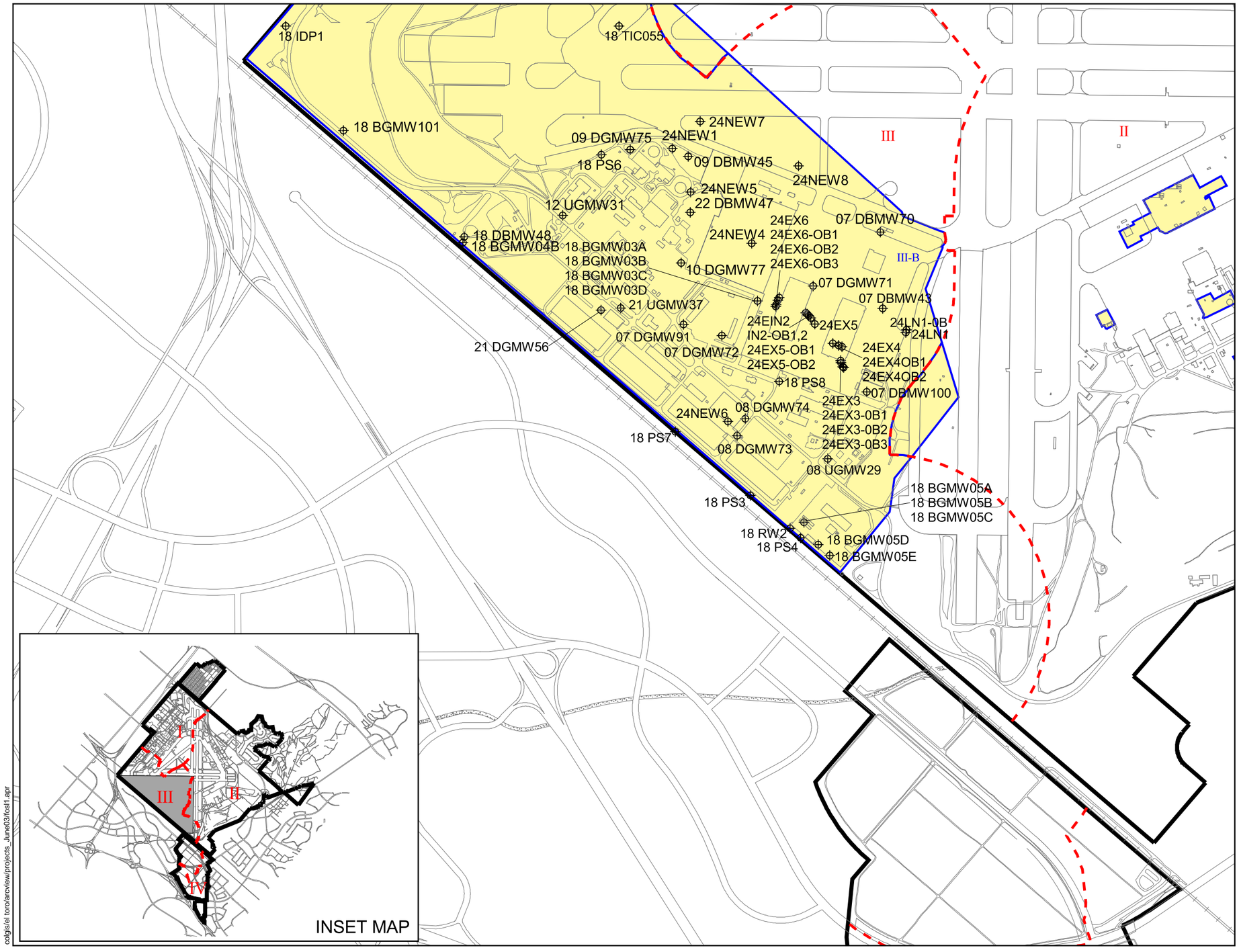
Final
July 2004

N

1000 0 1000 Feet

Figure 12b
Well Locations
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_June03/fosl1.apr



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- III-B Carve-Out Number
- Groundwater Monitoring Wells

SOURCE

IT Corporation 2001

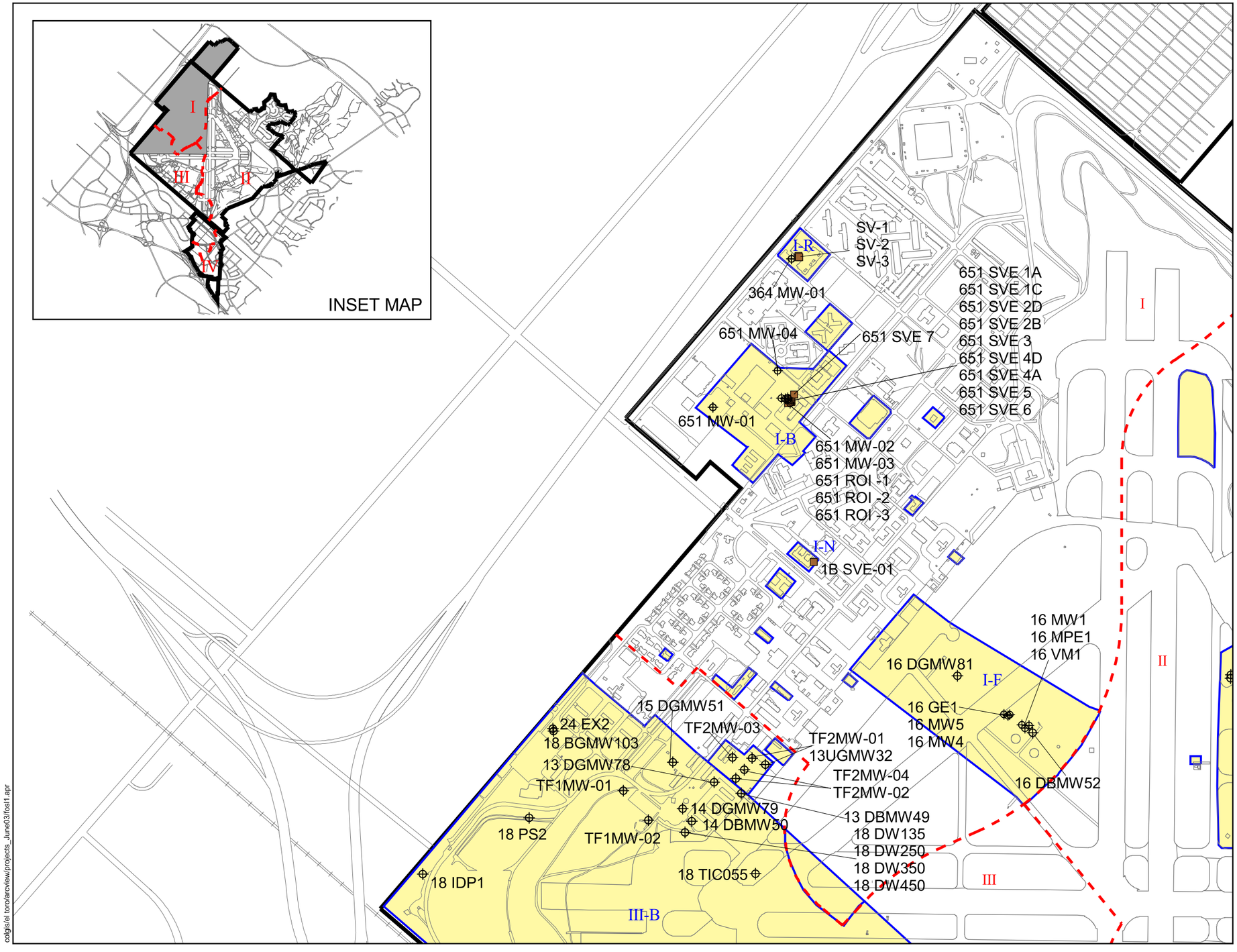
Final

July 2004

N

1000 0 1000 Feet

Figure 12c
Well Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II — Navy Sale Parcel Number
- Carve-Out (Non-Transferable Area)
- II-B — Carve-Out Number
- Groundwater Monitoring Wells
- Soil Vapor Extraction Wells

SOURCE

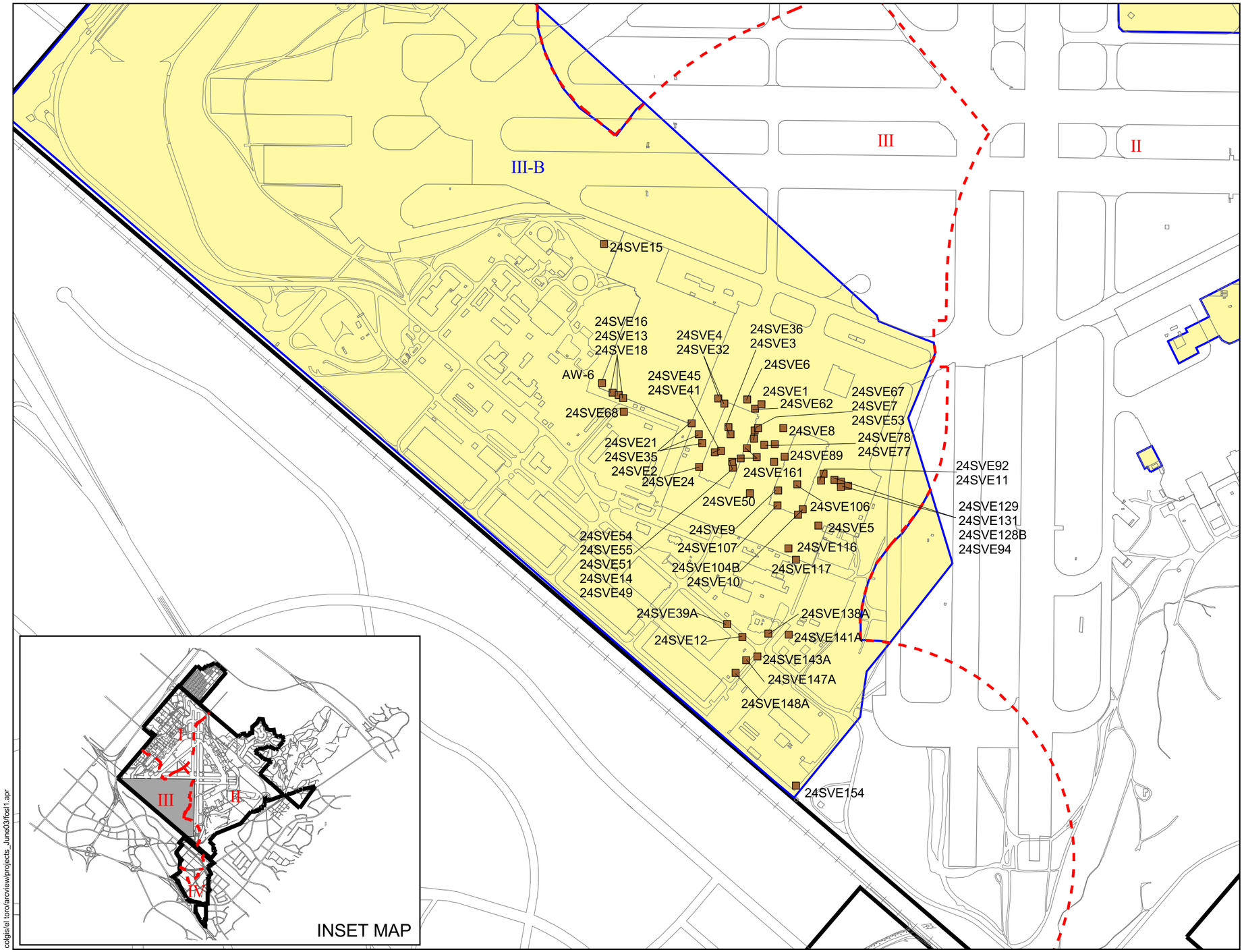
IT Corporation 2001

Final
July 2004

N

1000 0 1000 Feet

Figure 12d
Well Locations
Finding of Suitability to Lease
Former MCAS El Toro
California



colgis/el toro/arcview/projects_June03/fosl1.apr

LEGEND

- Property Boundary
- Roads
- Buildings
- Navy Sale Parcel Boundary
- II Navy Sale Parcel Number
- Transferable Area
- Carve-Out (Non-Transferable Area)
- III-A Transfer Parcel Number
- Soil Vapor Extraction Wells

SOURCE

IT Corporation 2001

Final
July 2004

N

750 0 750 Feet

Figure 12e
Well Locations
Finding of Suitability to Lease
Former MCAS El Toro
California

Attachment 1
No Further Action Regulatory Agency Concurrence Letters

Requirements to install the database software:

1) Windows 2000 Professional operating system

Installation of the software:

1) Insert the database CD in the CD drive.
2) Select My Computer, then select the CD labeled "ET_FOSL_CD"
3) Select SetUpToInstall
4) Select the set up application (setup.exe). This will begin the setup process.
5) Continue through the set-up process, and respond to each window prompt.
6) If any errors/warnings are encountered during the setup process, click "Ignore".
7) The program will be installed in the C:\Program Files\MCAS_ElToro_FOSL directory unless you have selected a different directory during set-up.
8) At the end of the successful installation, copy the following two folders from the CD to the C:\Program Files\MCAS_ElToro_FOSL directory:
   Database
   NFA_Letters
   Please note that the complete folders must be copied, not only the files within the folders.
9) The setup process is now complete. You will no longer need the CD to use the program.

Using the Program:

To launch the program, click on Start and select "MCAS_ElToro_FOSL" from the Programs menu.
The program will start. Select "LOC ID" from the menu and select an LOC from the drop-down box,
then press the "Go" button to view all available NFA letters for that LOC. To view NFA letters
from a different LOC, choose a Location of Concern (LOC) from the drop-down box and press the "Go" button.

Uninstalling the software:

1) Click the start menu, click programs, then right click on MCAS_ElTORO_FOSL. Select delete, then select ok.
2) Double-click on My Computer, double-click on the C: drive, double-click on Program Files, and right-click on MCAS_ElToro_FOSL. Select delete. Then select Yes.

Things to Remember:

1) To exit the program, select "Close This Screen" from the menu select the "Go" button
2) The database file and the NFA letter files are independent of the software. They can be updated at any time.
3) Once an NFA letter is opened with Adobe Acrobat Reader, the letter may be printed.

Attachment 2
Model Lease Provisions

ATTACHMENT

MODEL LEASE PROVISIONS

NOTE: [ ] Indicates the need for lease specific information (e.g., installation name)

ENVIRONMENTAL PROTECTION

1. The sole purpose(s) for which the leased premises and any improvements thereon may be used, in the absence of prior written approval of the Government for any other use, [insert intended use of the leased premises].

2. The Lessee shall neither transfer nor assign this Lease or any interest therein or any property on the leased premises, nor sublet the leased premises or any part thereof or any property thereon, nor grant any interest, privilege, or license whatsoever in connection with this Lease without the priori written consent of the Government. Such consent shall not be unreasonably withheld or delayed. Every sublease shall contain the Environmental Protection provisions herein.

3. The Lessee and any sublessee shall comply with the applicable Federal, state, and local laws, regulations, and standards that are or may become applicable to Lessee's activities on the Leased Premises.

4. The Lessee and any sublessee shall be solely responsible for obtaining at its cost and expense any environmental permits required for its operations under the Lease, independent of any existing permits.

5. The Government's rights under this Lease specifically include the right for Government officials to inspect upon reasonable notice the Leased Premises for compliance with environmental, safety, and occupational health laws and regulations, whether or not the Government is responsible for enforcing them. Such inspections are without prejudice to the right of duly constituted enforcement officials to make such inspections. The Government normally will give the Lessee or sublessee twenty-four (24) hours prior notice of its intention to enter the Leased Premises unless it determines the entry is required for safety, environmental, operations, or security purposes. The Lessee shall have no claim on account of any entries against the United States or any officer, agent, employee, or contractor thereof.

NOTE: USE THE FOLLOWING PROVISION 6. IF THE LEASED PROPERTY IS PART OF A NATIONAL PRIORITIES LIST (NPL) SITE; ADAPT TO CLEANUP AGREEMENTS TO SUIT CLEANUPS UNDER STATE AUTHORITIES (E.G., A NON-NPL SITE).

6. The Government acknowledges that [insert name of military installation] has been identified as a National Priority List (NPL) Site under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, as amended. The Lessee acknowledges that the Government has provided it with a copy of the [insert name of military installation] Federal Facility Agreement (FFA) entered into by the United States Environmental Protection Agency (EPA) Region [insert number], the state of [insert name of state], and the Military Department and effective on [insert date], and will provide the Lessee with a copy of nay amendments thereto. The Lessee agrees that should any conflict arise between the terms of such agreement as it presently exists or may be amended ("FFA," "Interagency Agreement" or "IAG") and the provisions of this Lease, the terms of the FFA or IAG will take precedence. The Lessee further agrees that notwithstanding any other provision of the Lease, the Government assumes no liability to the Lessee or its sublessees or licensees should implementation of the FFA interfere with the Lessee's or any sublessee's or licensee's use of the Leased Premises. The Lessee shall have no claim on account of any such interference against the United States or any officer, agent, employee or contractor thereof, other than for abatement of rent.

NOTE: USE THE FOLLOWING PROVISION 7. IF A FEDERAL FACILITIES AGREEMENT (FFA) OR INTERAGENCY AGREEMENT (IAG) APPLIES TO THE PROPERTY BEING LEASED (E.G., AN NPL SITE)

7. The Government, EPA, and the [insert name of state agency] and their officers, agents, employees, contractors, and subcontractors have the right, upon reasonable notice to the Lessee and any sublessee, to enter upon the Leased Premises for the purposes enumerated in this subparagraph and for such other purposes consistent with any provision of the FFA:

   (a) to conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test-pitting, testing soil borings and other activities related to the [insert name of military installation] Installation Restoration Program (IRP), FFA or IAG;

   (b) to inspect field activities of the Government and its contractors and subcontractors in implementing the [insert name of military installation] IRP, FFA, or IAG;

   (c) to conduct any test or survey required by the EPA or [insert name of state agency] relating to the implementation of the FFA or environmental conditions at the Leased Premises or to verify any data submitted to the EPA or [insert name of state agency] by the Government relating to such conditions;

   (d) to construct, operate, maintain or undertake any other response or remedial action as required or necessary under the [insert name of military installation] IRP or the FFA or IAG, including, but not limited to monitoring wells, pumping wells and treatment facilities.

NOTE: USE THE FOLLOWING ALTERNATE PROVISION 8. IF THE INSTALLATION RESTORATION PROGRAM (IRP) OR OTHER ENVIRONMENTAL INVESTIGATION APPLIES TO THE PROPERTY BEING LEASED (E.G., A NON-NPL SITE)

8. The Government and its officers, agents, employees, contractors, and subcontractors have the right, upon reasonable notice to the Lessee and any sublessee, to enter upon the Leased Premises for the purposes enumerated in this subparagraph:

   (a) to conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test-pitting, testing soil borings and other activities related to the [insert name of military installation] Installation Restoration Program (IRP);

   (b) to inspect field activities of the Government and its contractors and subcontractors in implementing the [insert name of military installation] IRP;

   (c) to conduct any test or survey relating to the implementation of the IRP or environmental conditions at the Leased Premises or to verify any data submitted to the EPA or [insert name of state agency] by the Government relating to such conditions;

   (d) to construct, operate, maintain or undertake any other response or remedial action as required or necessary under the [insert name of military installation] IRP, including, but not limited to monitoring wells, pumping wells and treatment facilities.

9. The Lessee agrees to comply with the provisions of any health or safety plan in effect under the IRP or the FFA during the course of any of the above described response or remedial actions. Any inspection, survey, investigation, or other response or remedial action will, to the extent practicable, be coordinated with representatives designated by the Lessee and any sublessee. The Lessee and sublessees shall have no claim on account of such entries against the United States or any officer, agent, employee, contractor, or subcontractor thereof. In addition, the lessee shall comply with all applicable Federal, state and local occupational safety and health regulations.

10. The Lessee further agrees that in the event of any assignment or sublease of the Leased Premises, it shall provide to the EPA and [insert name of state agency] by certified mail a copy of the agreement or sublease of the Leased Premises (as the case may be) within fourteen (14) days after the effective date of such transaction. The Lessee may delete the financial terms and any other proprietary information from the copy of any agreement of assignment or sublease furnished pursuant to this provision.

10. The Lessee shall strictly comply with the hazardous waste permit requirements under the Resource Conservation and Recovery Act, or its [insert state name] equivalent. Except as specifically authorized by the Government in writing, the Lessee must provide at its own expense such hazardous waste management facilities, complying with all laws and regulations. Government hazardous waste management facilities will not be available to the Lessee. Any violation of the requirements of this condition shall be deemed a material breach of this Lease.

12. DoD Component accumulation points for hazardous and other wastes will not be used by the Lessee or any sublessee. Neither will the Lessee or sublessee permit its hazardous wastes to be commingled with hazardous waste of the DoD Component.

13. The Lessee shall have a Government approved plan for responding to hazardous waste, fuel, and other chemical spills prior to commencement of operations on the leased premises. Such plan shall be independent of [insert name of installation] and, except for initial fire response and/or spill containment, shall not rely on use of installation personnel or equipment. Should the Government provide any personnel or equipment, whether for initial fire response and/or spill containment, or otherwise on request of the said officer conducting timely cleanup actions, the Lessee agrees to reimburse the Government for its costs.

14. The Lessee shall not construct or make or permit its sublessees or assigns to construct or make any substantial alterations, additions, or improvements to or installations upon or otherwise modify or alter the leased premises in any way which may adversely affect the cleanup, human health, or the environmental without the prior written consent of the Government. Such consent may include a requirement to provide the Government with a performance and payment bond satisfactory to it in all respects and other requirements deemed necessary to protect the interests of the Government. For construction or alterations, additions, modifications, improvements or installations (collectively "work") in the proximity of operable unit that are part of a National Priority List (NPL) Site, such consent may include a requirement for written approval by the Government's Remedial Project Manager. Except as such written approval shall expressly provide otherwise, all such approved alterations, additions, modifications, improvements and installations shall become Government property when annexed to the leased premises.

15. The Lessee shall not conduct or permit its sublessees to conduct and subsurface excavation, digging, drilling or other disturbance of the surface without the prior written approval of the Government.

16. The Lessee shall strictly comply with the hazardous waste permit requirements under the Resource Conservation Act (RCRA), or its state equivalent and any other applicable laws, rules or regulations. The Lessee must provide at its own expense such hazardous waste storage facilities which comply with all laws and regulations as it may need for such storage. Any violation of the requirements of this provision shall be deemed a material breach of this Lease.

Attachment 3
Lease Restriction Revision Form

LEASE RESTRICTION REVISION FORM

Lease Restriction Revision (Navy Endorsement/Regulatory Review) Form
Upon completion, this form shall be attached to the original Finding of Suitability to Lease (FOSL) under revision.

SUBJECT: Carve-out Identity_____
FOSL Revision #_____; **Revision Date**: _____
NAVY ENDORSEMENT:
Tables 20a/b: *"Notifications and Restrictions Summaries"* of the Former MCAS El Toro for above subject Carve-out Identity is hereby revised as follows:

Check Box	Type of Revision	Lease Restriction/Condition Number(s) (Refer to Tables 20a/b of the FOSL)
	Remove	
	Add Text enclosed Yes__ No__	
	Modify (text enclosed)	

As a result of this revision, the following area(s) and/or facility(ties) is (are) now suitable for occupancy/access:_____
Area(s) and/or facility(ties) which is (are) now suitable for occupancy/access based on addition/modification of the restriction(s) is (are) as follow(s):_____
_____
The following enclosure(s) provide(s) the environmental documentation for each of the lease restriction/condition revisions identified above: _____
_____

_____ _____
BRAC Environmental Coordinator **Date**

EPA Consultations/Review:

_____ The environmental documentation for the revision to the lease restriction/conditions as identified in the above Navy Endorsement has been reviewed by this office. Based upon the information provided, this office is satisfied that the assessment is complete and has no comments regarding the Navy endorsement.

_____ This office does not concur with the Navy endorsement. Review comments and the rationale for the lack of concurrence are provided by Attachment (1).

_____ _____
Environmental Protection Agency **Date**

DTSC Consultations/Review:

_____ The environmental documentation for the revision to the lease restriction/conditions as identified in the above Navy Endorsement has been reviewed by this office. Based upon the information provided, this office is satisfied that the assessment is complete and has no comments regarding the Navy endorsement.

_____ This office does not concur with the Navy endorsement. Review comments and the rationale for the lack of concurrence are provided by Attachment (1).

_____ _____
Department of Toxic Substances Control **Date**

RWQCB Consultations/Review:

_____ The environmental documentation for the revision to the lease restriction/conditions as identified in the above Navy Endorsement has been reviewed by this office. Based upon the information provided, this office is satisfied that the assessment is complete and has no comments regarding the Navy endorsement.

_____ This office does not concur with the Navy endorsement. Review comments and the rationale for the lack of concurrence are provided by Attachment (1).

_____ _____

Regional Water Quality Control Board **Date**

Attachment 4
Hazardous Substances and Petroleum Products Notification Table

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
Parcel I				
I-B	AST 439	Propane	Unknown-1999	S
I-B	UST 439A	Fuel Oil	1959-1993	S
I-B	UST 439B	Fuel Oil	1959-1994	S
I-B	UST 443	Diesel	1959-1994	S
I-B	AST 651	Propane	Unknown-1999	S
I-B	UST 651-1	Unleaded Gasoline	1971-1999	S
I-B	UST 651-2	Unleaded Gasoline	1971-1999	S
I-B	UST 651-3	Unleaded Gasoline	1971-1999	S
I-B	UST 651-4	Unleaded Gasoline	1971-1999	S
I-B	UST 651-5	Waste Oil	1971-1997	S
I-B	UST 651-6	Motor Oil	1971-1997	S
I-B	UST 651-7	Motor Oil	1971-1997	S
I-B	UST 693A	Diesel	1975-1996	S
I-B	UST 693B	Diesel	1975-1996	S
I-C	MSC DFSP pipeline	JP-5	Unknown-1999	D
I-F	UST 6B	Fuel Oil	1943-1996	S
I-F	UST 101	Diesel	Unknown	S
I-F	UST 399	Diesel	1955-1999	S
I-F	UST 850A	JP-5	1988-2000	S
I-F	UST 850B	JP-5	1988-2000	S
I-I	UST 46	Diesel	1943-1992	S
I-I	AST 47	Diesel	Unknown-1999	S
I-I	UST 47A	Diesel	1943-1997	S
I-I	UST 47B	Diesel	1943-1997	S
I-K	UST 68	Diesel	1943-1992	S
I-K	UST 70	Diesel	1973-1999	S
I-K	UST 72	Diesel	1948-1999	S
I-K	UST 718	Fuel Oil	1978-1993	S
I-L	UST 254	Fuel Oil	1948-1999	S
I-M	UST 65A	Fuel Oil	1943-1997	S
I-N	AST 1	Diesel	1943-1999	S
I-N	UST 1A	Diesel	1943-1992	S
I-N	UST 1B	Diesel	1943-1992	S
I-O	UST 98A	Fuel Oil	1943-1997	S
I-P	UST 75A	Diesel	1943-1992	S
I-P	UST 75B	Diesel	1943-1992	S
I-P	UST 75C	Diesel	1943-1992	S
I-P	UST 75D	Diesel	1943-1992	S
I-Q	UST 367	Diesel	1954-1994	S
I-R	UST 364A	Fuel Oil	1952-1993	S
I-R	UST 364B	Fuel Oil	1952-1993	S

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
Parcel II				
II-B	UST 105A	Fuel Oil	1943-1992	S
II-B	UST 105B	Diesel	1943-1999	S
II-B	UST 130A	Diesel	Unknown-1997	S
II-B	UST 130B	Diesel	Unknown-1997	S
II-B	UST 133	Diesel	1943-1996	S
II-B	UST 634	Fuel Oil	1969-1993	S
II-D	AST 380	Diesel	1954-1999	S
II-D	UST 380A	Diesel	1954-1993	S
II-D	PRL 380	Diesel	1954-1999	S
II-E	RFA 267	Gasoline	Unknown-1999	S
II-E	UST 115A	Fuel Oil	1943-1994	S
II-E	UST 115B	Fuel Oil	1966-1993	S
II-E	UST 116	Diesel	1943-1999	S
II-E	UST 117	Diesel	1943-1997	S
II-E	UST 605A	Diesel	1965-1991	S
II-E	UST 605B	Diesel	1965-1999	S
II-E	UST 606A	Diesel	1965-1997	S
II-E	UST 643A	Waste Oil	1982-1997	S
II-F	UST 547	JP-5	Unknown-1999	S
II-F	UST 548	JP-5	Unknown-1999	S
II-F	UST 549	JP-5	Unknown-1999	S
II-F	UST 550	JP-5	Unknown-1999	S
II-F	UST 551	JP-5	Unknown-1999	S
II-F	UST 553	Gasoline	1956-1997	S
II-F	UST 554	Kerosene	1956-1997	S
II-F	UST T-1	Waste JP-5	Unknown-2000	S
II-F	MSC JP-5	JP-5	Unknown-1999	D
II-I	UST 308	Diesel	1944-2002	S
II-I	UST 392A	Unleaded Fuel	Unknown-1993	S
II-I	UST 392B	Gasoline	Unknown-1997	S
II-I	UST 392C	Diesel	Unknown-1997	S
II-I	UST 392D	Gasoline	1955-1987	S
II-I	UST 392E	Gasoline	Unknown-1999	S
II-I	UST 392F	Gasoline	Unknown-1999	S
II-I	UST 764A	Waste Oil	1982-2001	S
II-K	MSC JP-5	JP-5	Unknown-1999	D
II-K	UST 294	Fuel Oil	1944-1996	S
II-K	PRL 886/887	JP-5	Unknown-1999	ND
II-K	UST 891A	JP-5	1990-1999	S
II-K	UST 891B	JP-5	1990-1999	S
II-K	UST 891C	JP-5	1990-1999	S
II-K	MSC ST19B	JP-5 Storage	Unknown-1999	S
II-L	PRL Runway Infield Area	Waste Oil	Unknown-2003	D
II-M	UST 442	Fuel Oil	1959-1993	S

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
II-O	AST 390A	Unleaded Gasoline	Unknown-1999	S
II-O	AST 390B	Diesel	Unknown-1999	S
II-O	UST 390A	Diesel	1955-1993	S
II-O	UST 390B	Diesel	1955-1993	S
II-P	AST 637	Propane	1969-1999	S
II-P	UST 637-1	Unleaded Gasoline	1969-1999	S
II-P	UST 637-2	Unleaded Gasoline	1969-1999	S
II-P	UST 637-3	Unleaded Gasoline	1969-1999	S
II-Q	MSC JP-5	JP-5	Unknown-1999	D
II-Q	UST 114A	Fuel Oil	1966-1991	S
II-Q	UST 114B	Diesel	1966-1991	S
II-Q	UST 114C	Fuel Oil	1966-1991	S
II-Q	AST 126	Oil	Unknown-1999	S
II-Q	UST 126	Diesel	Unknown-1996	S
II-Q	PRL 127	Waste Oil	Unknown	D
II-Q	UST 204	Diesel	1943-1999	S
II-Q	UST 205	Recovered JP-5	1943-1997	S
II-Q	UST 206	Unleaded Gasoline	1945-1999	S
II-Q	UST 207	Unleaded Fuel	1943-1998	S
II-Q	UST 208	Aviation Gas	1943-1996	S
II-Q	UST 209	Aviation Gas	1943-1996	S
II-Q	UST 210	Aviation Gas, JP-5	1943-1996	S
II-Q	UST 211	Aviation Gas	1943-1996	S
II-Q	UST 212	Aviation Gas, JP-5	1943-1996	S
II-Q	UST 213	Aviation Gas	1943-1996	S
II-Q	UST 214	Aviation Gas, JP-5	1943-1996	S
II-Q	UST 215	Aviation Gas	1943-1996	S
II-Q	AST 372	Diesel	1954-1999	S
II-Q	UST 372A	Diesel	1954-2000	S
II-Q	UST 372B	Diesel	1954-1994	S
II-Q	PRL 372	Fuel Oil	1954-1999	S
II-Q	UST 398	JP-5	1956-1993	S
II-Q	AST 658	Ferrocene	Unknown-2002	S
II-Q	UST 658A	JP-5	1972-1998	S
II-Q	UST 658B	JP-5	1972-1998	S
II-Q	UST 716A	Waste Oil	1976-1998	S
II-Q	UST 763B	Waste Oil	1982-2000	S
II-Q	PRL 716	Waste JP-5	Unknown-1999	ND
II-Q	PRL 747	Waste Fuels	Unknown-1999	ND
II-Q	UST 902A	JP-5	1993-2000	S
II-Q	UST 902B	JP-5	1993-2000	S
II-Q	UST 902C	JP-5	1993-2000	S
II-Q	UST T-6	Waste JP-5	1988-1996	S
II-Q	UST T-7	Waste JP-5	1988-1999	S
II-Q	UST T-8	Waste JP-5	1988-1999	S

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
II-Q	UST T-9	JP-5	Unknown-1997	S
II-R	UST 457	Diesel	1960-1993	S
II-S	AST 374A	Diesel	1970's-1999	S
II-S	AST 374B	Diesel	1970's-1999	S
II-S	AST 374C	Diesel	1970's-1999	S
II-S	AST 374D	Diesel	1970's-1999	S
II-S	AST 374E	Diesel	1970's-1999	S
II-S	UST 374A	Diesel	1954-1993	S
II-S	UST 374B	Diesel	1954-1993	S
II-S	UST 447A	JP-5	1959-1997	S
II-S	UST 447B	JP-5	1959-1997	S
II-T	UST 761B	Waste Oil	1982-Unknown	S
II-U	MSC DFSP pipeline	JP-5	Unknown-1999	D

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
Parcel III				
III-B	UST 30	Fuel oil	Unknown-1999	S
III-B	UST 32	Diesel	1943-1992	S
III-B	UST 33	Diesel	1943-1992	S
III-B	UST 34	Fuel Oil	1943-1992	S
III-B	UST 35	Fuel Oil	1943-1992	S
III-B	UST 36	Fuel oil	1943-1999	S
III-B	UST 37	Diesel	1943-1992	S
III-B	PRL 154	Diesel fuel	Unknown-1999	D
III-B	AST 155	Lube Oil	Unknown-1999	S
III-B	UST 155	Diesel	1940's-1999	S
III-B	UST 159	Fuel Oil	1943-1998	S
III-B	UST 175	Aviation Gas	1943-1996	S
III-B	UST 184	Aviation Gas	1943-1996	S
III-B	UST 185	Aviation Gas	1943-1996	S
III-B	UST 186	Aviation Gas	1943-1996	S
III-B	UST 187	Aviation Gas, JP-5	1943-1996	S
III-B	UST 224	Fuel Oil	1943-1998	S
III-B	UST 243	Fuel Oil	1944-1994	S
III-B	AST 245	Propane	Unknown-1999	S
III-B	UST 247	Fuel Oil	1945-1997	S
III-B	UST 248	Fuel Oil	1945-1994	S
III-B	UST 249	Fuel Oil	1945-1994	S
III-B	UST 250	Fuel Oil	1945-1994	S
III-B	UST 295	Diesel	1984-1991	S
III-B	UST 296	Diesel	1984-1991	S
III-B	UST 297A	Diesel	1984-1993	S
III-B	UST 297C	Waste Oil	1982-1997	S
III-B	UST 298A	Unleaded Gasoline	1944-1999	S
III-B	UST 298B	Diesel	1944-1999	S
III-B	UST 298D	Waste Oil	1982-1999	S
III-B	UST 304	Fuel Oil	1944-1996	S
III-B	UST 306	Diesel	1944-1992	S
III-B	UST 314A	Diesel	1945-1997	S
III-B	UST 314B	Diesel	1945-1997	S
III-B	UST 314D	Diesel/Fuel Oil	Unknown-1997	S
III-B	AST 315	Propane	Unknown-1999	S
III-B	AST 317	Fuel Oil	Unknown-1997	S
III-B	AST 318	Fuel Oil	Unknown-1997	S
III-B	AST 319	Fuel Oil	Unknown-1997	S
III-B	UST 321	Diesel	1984-1993	S
III-B	AST 322	Fuel Oil	Unknown-1999	S
III-B	UST 322B	Diesel	Unknown-1994	S
III-B	UST 324A	JP-5	1945-1997	S
III-B	UST 324B	JP-5	1945-1997	S

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
III-B	UST 324C	JP-5	1945-1997	S
III-B	UST 324D	JP-5	1945-1997	S
III-B	UST 324E	Diesel	1945-1993	S
III-B	UST 324F	Fuel Oil	1945-1997	S
III-B	UST 324G	Waste Oil	1950-2000	S
III-B	PRL 326	Waste Fuels	Unknown-1999	ND
III-B	UST 326A	JP-5	1945-1997	S
III-B	UST 326B	JP-5	1945-1998	S
III-B	AST 335	Diesel	Unknown-1999	S
III-B	UST 335	Fuel Oil	1945-1999	S
III-B	UST 351	Diesel	1944-1996	S
III-B	UST 359A	Diesel	1984-1994	S
III-B	UST 359C	Waste Oil	1982-1993	S
III-B	UST 368	Diesel	1984-1993	S
III-B	UST 369	Diesel	1984-1993	S
III-B	UST 375	Fuel Oil	1954-1997	S
III-B	AST 386A	Hydraulic Fluid	Unknown-1999	S
III-B	AST 386B	Hydraulic Fluid	Unknown-1999	S
III-B	UST 386A	Fuel Oil	1984-1997	S
III-B	UST 386C	Waste Oil	1982-1999	S
III-B	PRL 386	Waste Oil	Unknown	D
III-B	UST 388A	Diesel	1955-1996	S
III-B	UST 388B	Diesel	1955-1999	S
III-B	PRL 435	VOCs	Unknown-1999	ND
III-B	UST 435	Diesel	1959-1991	S
III-B	UST 445A	Unknown	1959-1997	S
III-B	UST 445B	JP-5	1959-1997	S
III-B	UST 493	Diesel	1944-1999	S
III-B	UST 529	Waste Oil	1944-1997	D
III-B	UST 655	Diesel	1984-1993	S
III-B	UST 655B	Waste Oil	Unknown-1998	S
III-B	PRL 671	Unleaded Gasoline	Unknown-1999	ND
III-B	UST 672	Waste JP-5	Unknown-1997	D
III-B	UST 672B	Waste Oil	1972-1998	S
III-B	UST 674A	Waste Oil	Unknown-1997	S
III-B	UST 675A	Waste Oil	Unknown-1997	S
III-B	AST 717	Diesel	Unknown-1999	S
III-B	UST 758B	Waste Oil	1982-1999	S
III-B	UST 759B	Waste Oil	1982-1999	S
III-B	UST 760A	Waste Oil	1982-1999	S
III-B	UST 765A	Waste Oil	1982-1999	S
III-B	PRL 800	Waste Oil	Unknown	S
III-B	UST 800A	Diesel	1984-1999	S
III-B	UST 800B	Kerosene	1984-1999	S
III-B	UST 800C	Diesel	1984-1999	S

Attachment 4a: Petroleum Products Notification Table

Carve-out ID	Area Type ID	Petroleum Products*	Dates of Operation	Activities Conducted At Site
III-B	UST 800D	Waste Oil	1984-1998	S
III-B	UST 800E	Waste Oil	1984-1998	S
III-B	UST 800G	Battery Acid	1984-1999	S
III-B	AST 862	JP-5	Unknown-1999	S
III-B	UST T-11	JP-5	1988-1999	S
III-B	MSC ST7GN1	Petroleum Storage	Unknown	S
III-B	MSC ST15A	Petroleum Storage	Unknown	S
III-C	UST 240A	Aviation Gas	1944-1998	S
III-C	UST 240B	Waste Oil	1982-1998	S
III-C	UST 240D	Aviation Gas	1944-1985	S
III-D	UST 176	Aviation Gas, Wastewater	1943-1995	S
III-D	UST 177	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST 178	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST 179	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST 180	Aviation Gas, Wastewater	1943-1995	S
III-D	UST 181	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST 182	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST 183	Aviation Gas, Wastewater, Fuel Oil	1943-1995	S
III-D	UST T-4	Waste Oil	Unknown-1996	S
III-D	UST T-5	Waste JP-5	Unknown-1997	S

Notes:
* Includes only petroleum products which fall within the scope of the CERCLA petroleum exclusion set forth in CERCLA Section 101(14).
Source: Earth Tech 2003b.
Acronyms/Abbreviations:
AST = Aboveground Storage Tank
D = Disposal of hazardous material or waste
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act of 1980
ID = Identification
JP-5 = Jet Propulsion Fuel, Grade 5
LOC = Location of Concern
MSC = Miscellaneous
ND = Operations at the site are Not Determined
RCRA = Resource Conservation and Recovery Act
RFA = RCRA Facility Assessment
PRL = Potential Release Location
S = Storage of Hazardous Material or Waste
UST = Underground Storage Tank

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
Parcel I								
I-B	Unknown	RAD ADAPT	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
I-B	439	PCB T67	PCBs	N/A	N/A	N/A	1959-1999	S
I-B	439	SRU 1	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	ND
I-B	439	Non-Trans 439	PCBs	N/A	N/A	N/A	Unknown-1999	S
I-B	439	PRL 439	Hazardous Wastes/Biohazardous Waste/Photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	ND
I-B	439	N/A	Toulene	0.06	108-88-3	U220	Unknown-1999	Unknown
I-B	439	N/A	Toulene Acetone	0.15 0.45	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
I-B	439	N/A	Isopropyl Alcohol Acetone	4.20 1.40	67-63-0 67-64-1	N.E. U002	Unknown-1999	Unknown
I-B	439	N/A	Methanol	1.65	67-56-1	U154	Unknown-1999	Unknown
I-B	439	N/A	Formaldehyde Methanol	0.23 0.06	50-00-0 67-56-1	U122 U154	Unknown-1999	Unknown
I-B	443	SRU 2	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	ND
I-B	651	RFA 164	Solvents, Waste Oil associated with wash rack	N/A	N/A	N/A	Unknown-1996	D
I-B	651	OWS 651-8	Oil/Oily Water	N/A	N/A	N/A	1971-1999	D
I-B	651	UST 651-5	Waste Oil	N/A	N/A	N/A	1971-1997	D
I-B	651	Non-Trans 651	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
I-B	651	TAA 651A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
I-B	651	N/A	P-Xylene M-Xylene Methanol Acetone O-Xylene	58.85 117.70 25.68 149.80 58.85	106-42-3 108-38-3 67-56-1 67-64-1 95-47-6	N.E. N.E. U154 U002 N.E.	Unknown-1999	Unknown
I-B	651	N/A	Methyl Isobutyl Ketone Toulene Methanol	36.53 109.60 73.07	108-10-1 108-88-3 67-56-1	U161 U220 U154	Unknown-1999	Unknown
I-B	651	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	5.80 2.90 5.80 5.80 5.80 5.80 2.90	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226	Unknown-1999	Unknown
I-B	651	TAA 651B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
I-D	N/A	IRP 24	Solvents	N/A	N/A	N/A	Unknown-1999	D
I-E	2	TAA 2	Solvents	N/A	N/A	N/A	Unknown-1999	D
I-E	2	N/A	Ethylebenzene P-Xylene M-Xylene Toluene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	5.80 2.9 5.8 5.8 5.8 5.8 2.9	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
I-F	5	TAA 5A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
I-F	5	TAA 5B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
I-F	6	PCB T1	PCBs	N/A	N/A	N/A	Unknown-1999	S
I-F	850	MSC B1	JP-5, Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
I-F	850	MSC B2	JP-5, Solvents, Waste Oil	N/A	N/A	N/A	1988	D
I-F	850	MSC B3	JP-5, Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
I-F	850	OWS 850E	Oil/Fuel/ Water	N/A	N/A	N/A	Unknown-1999	D
I-F	N/A	IRP 16	JP-5, AVGAS, hydraulic fluid, crankcase oil, white phosphorus, magnesium phosphate, and napalm	N/A	N/A	N/A	1972-1985	D
I-F	N/A	APHO 26	Unknown	N/A	N/A	N/A	Unknown-1999	ND
I-F	N/A	APHO 92	Unknown	N/A	N/A	N/A	Unknown-1999	ND
I-G	7	TAA 7	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
I-G	7	TAA 7B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	S
I-H	51	PRL 51	Unknown	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
I-H	51	TAA 51	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	D
I-I	46	SRU 3A	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	D
I-I	46	PRL 46	Photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	Unknown
I-I	47	PRL 47	Petroleum hydrocarbons, barium, chromium, copper, lead, and other chemicals	N/A	N/A	N/A	Unknown-1999	ND
I-J	22	PRL 22	Solvents	N/A	N/A	N/A	Unknown-1999	ND
I-J	22	N/A	Ethylbenzene P-Xyelene M-Xylene Toluene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	2.90 1.45 2.90 2.90 2.90 2.90 1.45	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
I-J	22	TAA 22	Solvents	N/A	N/A	N/A	Unknown-1999	D
I-M	65	PCB T10	PCBs	N/A	N/A	N/A	1943-1999	S
I-M	65	PCB T11	PCBs	N/A	N/A	N/A	1943-1999	S
I-M	65	PCB T12	PCBs	N/A	N/A	N/A	1943-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
Parcel II								
II-B	129/130	APHO 109	Unknown	N/A	N/A	N/A	Unknown-1999	S
II-B	105	PRL 105	X-ray/photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	ND
II-B	105	PCB T13	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-B	130	TAA 130A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-B	130	TAA 130B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-B	130	TAA 130C	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-B	130	RFA 293	Cleaning Tank	N/A	N/A	N/A	Unknown-1999	S
II-B	130	N/A	P-Xylene M-Xylene Propylene Glycol Monomethyl ether Toluene O-Xylene	1.00 2.01 4.02 20.08 1.00	106-42-3 108-38-3 107-98-2 108-88-3 95-47-6	N.E. N.E. N.E. U220 N.E.	N/A	Unknown
II-B	130	N/A	P-xylene M-Xylene Toluene Methyl Ethyl Ketone O-Xylene	2.61 5.21 15.63 45.41 2.61	106-42-3 108-38-3 108-88-3 78-93-3 95-47-6	N.E. N.E. U220 U159 N.E.	Unknown-1999	Unknown
II-B	133	SRU 3B	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-B	133	PRL 133	Photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	ND
II-B	634	TAA 634	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-B	634	PRL 634	Photographic Development Chemicals, Plating Wastes, Paints, Degreasers	N/A	N/A	N/A	Unknown-1999	ND
II-B	634	PCB T85	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-B	634	PCB T86	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-B	634	N/A	Diethanolamine	4.44	111-42-2	N.E.	Unknown-1999	Unknown
II-B	634	N/A	P-Xylene M-Xylene Toulene Acetone O-Xylene	0.40 0.80 1.06 2.00 0.40	106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown
II-B	634	N/A	Toulene Acetone	6.26 6.82	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
II-B	634	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Acetone O-Xylene	0.21 0.05 0.10 3.48 2.22 0.05	100-41-4 106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-B	634	N/A	P-Xylene M-Xylene Propylene Glycol Monomethyl ether Toulene	0.14 0.27 1.35 4.05	106-42-3 108-38-3 107-98-2 108-88-3	N.E. N.E. N.E. U220	Unknown-1999	Unknown
II-B	634	N/A	Acetone Dichloromethane O-Xylene	9.45 10.80 0.14	67-64-1 75-09-2 95-47-6	U002 N.E. N.E.	Unknown-1999	Unknown
II-B	634	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Acetone O-Xylene	0.21 0.10 0.21 3.08 2.66 0.10	100-41-4 106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown
II-C	N/A	Possible disposal areas NE of housing (anomalies identified by GeoSyntec)	Potential Radiological Waste/Debris	N/A	N/A	N/A	Unknown-1999	ND
II-C	N/A	APHO 59	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-C	N/A	APHO 60	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-C	N/A	APHO 61	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-C	N/A	APHO 62	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-C	N/A	APHO 63	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-C	N/A	APHO 64	Unknown	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-C	N/A	APHO 65	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-C	N/A	APHO 86	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-C	N/A	MSC R1	Construction Waste	N/A	N/A	N/A	Unknown-1999	D
II-D	N/A	IRP 3	Municipal and industrial wastes	N/A	N/A	N/A	1943-1955	ND
II-D	N/A	TAA 900	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	ND
II-D	143	RFA 44	Substances Associated with Stored Drums	N/A	N/A	N/A	Unknown-1999	S
II-D	385	RFA 10	Unknown	N/A	N/A	N/A	1954-1999	ND
II-D	745	PRL 745	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-E	N/A	APHO 119	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-E	115	TAA 115	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-E	115	APHO 37	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-E	115	PCB T15	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-E	118	PRL 118	Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	ND
II-E	118	PCB T16	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-E	121	APHO 110	Unknown	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-E	126	N/A	Ethylbenzene P-Xylene M-Xylene Toluene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	17.41 lbs 8.70 lbs 17.41 lbs 17.41 lbs 17.41 lbs 17.41 lbs 8.70 lbs	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
II-E	126	N/A	1,4-Dichlorobenzene Perchloroethylene Dichloromethane Napthalene	0.81 lbs 1.01 lbs 0.60 lbs 12.09 lbs	25321-22-6 127-18-4 75-09-2 91-20-3	N.E. U210 N.E. U165	Unknown-1999	Unknown
II-E	139	RFA 43	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	ND
II-E	139	APHO 99	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-E	605	PRL 605	Fuels, Paints	N/A	N/A	N/A	Unknown-1999	ND
II-E	605	RFA 14	Unknown	N/A	N/A	N/A	Unknown-1999	S
II-E	605	RFA 150	Solvents	N/A	N/A	N/A	Unknown-1999	D
II-E	605	TAA 605	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-E	605	OWS 605C	Oil/Water	N/A	N/A	N/A	Unknown-1999	D
II-E	605	PCB T81	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-E	606	PRL 606	Paint	N/A	N/A	N/A	Unknown-1999	ND
II-E	606	RFA 152	JP-5, Solvents, Lubricating Oils	N/A	N/A	N/A	Unknown-1999	D
II-E	606	TAA 606	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	D
II-E	606	PCB T82	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-E	643	PRL 643	Fuels	N/A	N/A	N/A	Unknown-1999	ND
II-E	643	UST 643A	Waste Oil	N/A	N/A	N/A	1982-1997	D
II-E	643	OWS 643B	Oil/Water	N/A	N/A	N/A	1982-1997	D
II-E	643	Non-Trans 643 North	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-E	643	Non-Trans 643 South	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-E	892	OWS 892	Oily water	N/A	N/A	N/A	Unknown-1999	D
II-E	892	Non-Trans 892	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-F	547	Non-Trans 547	PCBs	N/A	N/A	N/A	Unknown-1999	ND
II-F	555	PCB T122	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-F	Quarry Road	APHO 44	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-F	Tank Farm	APHO 101	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-G	Perimeter Road	APHO 118	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-H	Golf Course	MSC R2	Miscellaneous Construction Wastes	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-H	Golf Course	APHO 46	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-H	N/A	IRP 5	Municipal and industrial wastes	N/A	N/A	N/A	1955-1960's	D
II-I	392	N/A	Isocyanates	135.84	71000-82-3	N.E.	Unknown-1999	Unknown
II-I	392	TAA 392A	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	S
II-I	392	TAA 392B	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	S
II-I	764	RFA 213	Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
II-I	764	UST 764A	Waste Oil	N/A	N/A	N/A	1982-1999	D
II-I	764	OWS 764B	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
II-J	860	RAD 860	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
II-K	371	TAA 371A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-K	371	TAA 371B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-K	671	PCB T90	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-K	Agua Chinon Wash	APHO 9	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-K	617/618	PRL 617/618	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-L	N/A	PRL Runway Infield Area	Waste Oil	N/A	N/A	N/A	1943-1999	ND
II-M	1789	APHO 38	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-M	354	PRL 354	Lead and Other Metals	N/A	N/A	N/A	Unknown-1999	ND
II-M	442	PRL 442	Hazardous Wastes	N/A	N/A	N/A	Unknown-1999	ND
II-M	673	PRL 673	Hazardous Wastes, Battery Acid, Solvents	N/A	N/A	N/A	Unknown-1999	ND
II-M	673	RFA 178	Washwater from vehicles	N/A	N/A	N/A	Unknown-1999	D
II-M	673	RFA 181	Substances Associated with Landfarming Areas	N/A	N/A	N/A	Unknown-1999	D
II-M	673	RFA 182	Substances Associated with drum storage areas	N/A	N/A	N/A	Unknown-1999	S
II-M	673	RFA 183	Substances Associated with drum storage areas	N/A	N/A	N/A	Unknown-1999	S
II-M	673	RFA 184	Substances Associated with drum storage areas	N/A	N/A	N/A	Unknown-1999	S
II-M	673	RFA 185	Substances Associated with drum storage areas	N/A	N/A	N/A	Unknown-1999	ND
II-M	673	TAA 673	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-M	673	APHO 51	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-M	673	OWS 673A	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
II-M	673	673 T3	Unknown	N/A	N/A	N/A	Unknown-1995	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-M	673	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	2.90 1.45 2.90 2.90 2.90 2.90 1.45	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
II-M	673	N/A	P-Xylene M-Xylene Toulene Acetone O-Xylene	39.67 79.34 105.14 198.02 39.67	106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown
II-M	673	N/A	P-Xylene M-Xylene Toulene Ethylene Glycol Monobutyl Ether Acetone O-Xylene	16.13 32.25 193.50 2.58 322.50 16.13	106-42-3 108-38-3 108-88-3 111-76-2 67-64-1 95-47-6	N.E. N.E. U220 N.E. U002 N.E.	Unknown-1999	Unknown
II-M	772	TAA 772	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-M	832	OWS 832	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	ND
II-M	DRMO Lot No. 3	RFA 264	Substances Associated with DRMO Storage Yard operations	N/A	N/A	N/A	Unknown-1999	S
II-M	DRMO Yard	RAD DRMO	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
II-M	DRMO Yard 3	APHO 20	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-M	DRMO Yard 3	APHO 27	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-M	DRMO Yard 3	MSC D1	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	S
II-M	Golf Course	APHO 46	Unknown	N/A	N/A	N/A	Unknown-1999	D
II-M	RAD Area	RAD NBC	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
II-N	N/A	IRP 24	Solvents	N/A	N/A	N/A	Unknown-1999	D
II-O	390	PRL 390	Battery Acid, Solvents, Waste Paint, Rodenticides, Insecticides, Fertilizers, Fungicides, Diesel, Unleaded Gasoline, Waste Oils	N/A	N/A	N/A	Unknown-1999	ND
II-O	390	N/A	2% Zinc Phosphide 0.01% Diphacinone 55% Aluminium Phosphide 1.34% Chlorpyrifos 1.22% Mecoprop 1.22% 2,4-D 0.81% Dicamba	3 LBS 0.02 LBS 35.75 LBS 2.3 LBS 158 LBS 158 LBS 105 LBS	1314-84-7 82-66-6 68334-3-5 2921-88-2 93-65-2 94-75-7 1918-00-9	N.E. N.E. N.E. N.E. N.E. N.E. N.E.	Unknown-1999	Unknown
II-O	390	N/A	0.62% Triadimefon	3.1 LBS	43121-43-3	N.E.	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-O	390	N/A	2% Thiophanate-Methyl 1.3% Iprodione 8.5% Benzenesulfonamide 41% Glyphosphate 8% Bifenthrin 0.01% Broudifacoum Acetylene Oxygen, Compressed Gas	4 LBS 12.2 LBS 75.5 LBS 11.5 LBS 0.2 GAL 0.001 LBS 600 FT^3 600 FT^3	23564-05-8 36734-19-7 98-10-2 38641-94-0 82657-04-3 56073-10-0 74-86-2 7782-44-7	N.E. N.E. N.E. N.E. N.E. N.E. N.E. N.E.	Unknown-1999	Unknown
II-O	390	RFA 120	Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
II-O	390	RFA 262	Fuel Oil	N/A	N/A	N/A	1955-1999	S
II-O	390	TAA 390A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-O	390	TAA 390B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-Q	114	PRL 114	Solvents	N/A	N/A	N/A		ND
II-Q	114	APHO 100	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-Q	114	PCB T14	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	114	RFA 13	Unknown	N/A	N/A	N/A	Unknown-1999	S
II-Q	125	PCB T20	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	125	PCB T21	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	127	PRL 127	Petroleum Products or Other Hazardous Wastes	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-Q	127	RFA 40	Substances Associated with drum storage areas	N/A	N/A	N/A	Unknown-1999	S
II-Q	127	RFA 41	Washwater from vehicles	N/A	N/A	N/A	Unknown-1999	D
II-Q	208	Non-Trans 208	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	235	PRL 235	Lead and Other Metals	N/A	N/A	N/A	Unknown-1999	ND
II-Q	372	PCB T58	PCBs	N/A	N/A	N/A	1954-1994	S
II-Q	372	APHO 98	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-Q	372	Non-Trans 372	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	372	PRL 372	Fuel Oil	N/A	N/A	N/A	Unknown-1999	S
II-Q	378	PCB T60	PCBs	N/A	N/A	N/A	1954-1994	S
II-Q	574	RFA 16	Washwater from vehicles	N/A	N/A	N/A	Unknown-1999	D
II-Q	575	RFA 257	Washwater from vehicles	N/A	N/A	N/A	Unknown-1999	D
II-Q	576	RFA 15	JP-5	N/A	N/A	N/A	Unknown-1999	D
II-Q	577	RFA 258	JP-5, Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
II-Q	658	TAA 658	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-Q	658	AST 658	Ferrocene	N/A	N/A	N/A	Unknown-1999	D
II-Q	658	OWS 658C	Oil/Water	N/A	N/A	N/A	1972-1999	S
II-Q	658	OWS 658D	Oil/Water	N/A	N/A	N/A	1995-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-Q	658	OWS 658E	Oil/Water	N/A	N/A	N/A	Unknown-1999	S
II-Q	658	PRL 658	Waste JP-5	N/A	N/A	N/A	Unknown-1999	ND
II-Q	658	PCB T89	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	698	TAA 698	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	ND
II-Q	716	UST 716A	Waste Oil	N/A	N/A	N/A	1976-1998	D
II-Q	716	OWS 716B	Oil/Oily Water	N/A	N/A	N/A	1976-1988	D
II-Q	716	PCB T94	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-Q	763	RFA 210	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
II-Q	763	OWS 763A	Oily Water	N/A	N/A	N/A	1982-1999	D
II-Q	779	TAA 779	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-Q	923	PRL 923	Drop Tank Rinse Area	N/A	N/A	N/A	Unknown-1999	S
II-Q	N/A	IRP 4	Ferrocene	N/A	N/A	N/A	1983	D
II-Q	T-7	UST T-7	Waste JP-5	N/A	N/A	N/A	1988-1999	S
II-Q	Agua Chinon Wash	APHO 25	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-Q	Tank Farm No. 5	APHO 50	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-Q	Tank Farm No. 6	PCB T109	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-R	457	PCB T74	PCBs	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
II-R	457	RFA 244	PCBs	N/A	N/A	N/A	Unknown-1999	D
II-R	457	PRL 457	Photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	ND
II-R	457	APHO 42	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-R	457	SRU 3C	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	ND
II-S	374	PRL 374	Unknown	N/A	N/A	N/A	Unknown-1999	ND
II-S	374	PCB T59	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-S	447	RFA 131	Solvents, JP-5	N/A	N/A	N/A	Unknown-1999	D
II-S	447	OWS 447C	Oily water	N/A	N/A	N/A	1959-1997	D
II-S	447	PCB T69	PCBs	N/A	N/A	N/A	Unknown-1999	S
II-T	761	RFA 204	Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
II-T	761	TAA 761	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
II-T	761	UST 761B	Waste Oil	N/A	N/A	N/A	1982-1999	D
II-T	761	OWS 761A	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
Parcel III								
III-B	N/A	PRL Railroads	Substances Associated with railroads	N/A	N/A	N/A	Unknown-1999	ND
III-B	N/A	IRP Site 7 Unit 1 North Pavement Edge	JP-5, Lubrication Oils	N/A	N/A	N/A	1969-1983	ND
III-B	N/A	RFA 6	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	N/A	RFA 7	PCBs	N/A	N/A	N/A	Unknown-1999	D
III-B	Perimeter Road	APHO 84	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	Perimeter Road	APHO 88	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	Sludge Drying Beds	APHO 107	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	N/A	IRP 8	PCBs	N/A	N/A	N/A	1970's-1999	D
III-B	N/A	IRP 9	Leaded AVGAS, JP-5, and crankcase oil	N/A	N/A	N/A	1965-1971	D
III-B	N/A	IRP 10	Crankcase oil, antifreeze, hydraulic and transmission fluids, motor fuel, and solvents.	N/A	N/A	N/A	1952-1970	D
III-B	N/A	IRP 11	PCBs	N/A	N/A	N/A	1968-1983	D
III-B	N/A	IRP 12	Wastewater sludges	N/A	N/A	N/A	1943-1972	D
III-B	N/A	IRP 13	Crankcase oil.	N/A	N/A	N/A	1977-1983	D
III-B	N/A	IRP 14	Battery acid, lubrication oil, and paint residue	N/A	N/A	N/A	1977-1983	D
III-B	N/A	IRP 15	Diesel fuel	N/A	N/A	N/A	1979-1984	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	N/A	IRP 21	Unknown	N/A	N/A	N/A	1964-1986	S
III-B	N/A	IRP 22	Air fueling station	N/A	N/A	N/A	1952-1986	D
III-B	N/A	IRP 24	Solvents	N/A	N/A	N/A	Unknown-1999	D
III-B	Tank Farm 1	APHO 54	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	D
III-B	Tank Farm 1	APHO 55	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	D
III-B	Tank Farm 1	APHO 56	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	D
III-B	Tank Farm 1	APHO 57	Disturbed Ground and Excavation	N/A	N/A	N/A	Unknown-1999	D
III-B	Drop Tank Storage Area No. 2	APHO 114	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	31	N/A	Toluene Acetone	37.65 41.03	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
III-B	31	N/A	P-Xylene M-Xylene PropyleneGlycol Monomethyl ether Toulene Acetone Dicloromethane O-Xylene	0.81 1.63 8.13 24.38 56.88 65.00 0.81	106-42-3 108-38-3 107-98-2 108-88-3 67-64-1 75-09-2 95-47-6	N.E. N.E. N.E. U220 U002 N.E. N.E.	Unknown-1999	Unknown
III-B	31	RFA 274	Stockpiled Soil	N/A	N/A	N/A	Unknown-1999	S
III-B	31	TAA 31A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	31	TAA 31B	Paints, Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	31	MSC ST15A	Petroleum Storage	N/A	N/A	N/A	Unknown-1997	S
III-B	35	PCB T4	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	96	RFA 35	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	S
III-B	96	RFA 243	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	96	RFA 291	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	155	TAA 155A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	155	TAA 155B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	155	TAA 155C	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	155	N/A	Lead Manganese Nickel Arsenic Chromium Copper Zinc	Unknown Unknown Unknown Unknown Unknown Unknown Unknown	7439-92-1 7439-96-5 7440-02-0 7440-38-2 7440-47-3 7440-50-8 7440-66-6	N.E. N.E. N.E. N.E. N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	175	UST 175	Aviation Gas, Wastewater	N/A	N/A	N/A	1943-1997	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	Tank 175	PCB A1	PCBs	N/A	N/A	N/A	Unknown-1999	D
III-B	Tank 175	APHO 113	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	242	RAD 242	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
III-B	243	RAD 243	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
III-B	244	N/A	Toluene Isopropyl Alcohol Acetone Methyl Ethyl Ketone	51.10 14.60 29.20 21.90	108-88-3 67-63-0 67-64-1 78-93-3	U220 N.E. U002 U159	Unknown-1999	Unknown
III-B	244	N/A	P-Xylene M-Xylene Toluene Zinc Chromate Acetone O-Xylene	17.05 34.10 6.20 15.50 18.60 17.05	106-42-3 108-38-3 108-88-3 13530-65-9 67-64-1 95-47-6	N.E. N.E. U220 N.E. U002 N.E.	Unknown-1999	Unknown
III-B	244	RAD 244	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
III-B	245	PRL 245	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	245	AST 245	Propane	N/A	N/A	N/A	Unknown-1999	S
III-B	248	PCB T28	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	248	PCB T29	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	248	PCB T30	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	248	PCB T31	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	248	PCB T32	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	248	PCB T33	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	267	PRL 297	Hazardous Wastes, Paints, Solvents	N/A	N/A	N/A	Unknown-1999	ND
III-B	295	PRL 295	Hazardous Wastes/Aircraft Wash Rack, Paints, Solvents	N/A	N/A	N/A	Unknown-1999	ND
III-B	295	RFA 71	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	295	N/A	Toluene Acetone	7.18 7.83	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
III-B	295	N/A	Toluene Methyl Ethyl Ketone	11.53 1.97	108-88-3 78-93-3	U220 U159	Unknown-1999	Unknown
III-B	295	N/A	Ethylbenzene P-Xylene M-Xylene Toluene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	5.80 2.90 5.80 5.80 5.80 5.80 2.90	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
III-B	295	RAD 295	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
III-B	296	PRL 296	Hazardous Wastes	N/A	N/A	N/A	Unknown-1999	ND
III-B	296	RFA 72	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	296	RAD 296	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	297	RFA 74	Aircraft Wash Area	N/A	N/A	N/A	Unknown-1999	D
III-B	297	RFA 78	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	297	RFA 79	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	297	RFA 80	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	297	RFA 81	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	297	RFA 82	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	297	TAA 297	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	297	UST 297C	Waste Oil	N/A	N/A	N/A	1982-1997	D
III-B	297	OWS 297B	Oil/Oily Water	N/A	N/A	N/A	1982-1997	D
III-B	297	N/A	Fluorocarbons Chlorodifluoromethane	303.43 121.37	1105 75-45-6	N.E. N.E.	Unknown-1999	Unknown
III-B	297	N/A	Toulene Acetone	9.96 10.86	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
III-B	297	N/A	Ethylbenzene P-Xylene M-Xylene Toluene Acetone O-Xylene	0.69 0.17 0.34 11.51 7.35 0.17	100-41-4 106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown
III-B	297	N/A	Toulene Methyl Ethyl Ketone	48.33 8.26	108-88-3 78-93-3	U220 U159	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	297	N/A	P-Xylene M-Xylene Propylene Glycol Monomethyl Ether Toulene Acetone Dicloromethane O-Xylene	0.65 1.30 6.50 19.50 45.50 52.00 0.65	106-42-3 108-38-3 107-98-2 108-88-3 67-64-1 75-09-2 95-47-6	N.E. N.E. N.E. U220 U002 N.E. N.E.	Unknown-1999	Unknown
III-B	297	N/A	Ethylbenzene P-Xylene M-Xylene Toluene Acetone O-Xylene	1.36 0.68 1.36 20.39 17.59 0.68	100-41-4 106-42-3 108-38-3 108-88-3 67-64-1 95-47-6	N.E. N.E. N.E. U220 U002 N.E.	Unknown-1999	Unknown
III-B	297	RAD 297	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND
III-B	298	PRL 298	Hazardous Wastes/Wash Rack, Unleaded Gasoline, Solvents, Welding Rod (manganese, copper), Waste Oil	N/A	N/A	N/A	Unknown-1999	ND
III-B	298	UST 298D	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	298	OWS 298C	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	298	N/A	Ethylbenzene P-Xylene M-Xylene Toulene	11.61 5.80 11.61 11.61	100-41-4 106-42-3 108-38-3 108-88-3	N.E. N.E. N.E. U220	Unknown-1999	Unknown
III-B	298	N/A	Perchloroethylene 1,1,1-Trichloroethane O-Xylene	11.61 11.61 5.80	127-18-4 71-55-6 95-47-6	U210 U226 N.E.	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	298	N/A	Manganese Copper	0.00 0.00	7439-96-5 7440-50-8	N.E. N.E.	Unknown-1999	Unknown
III-B	299	PRL 299	Solvents, Waste Oils, Paints	N/A	N/A	N/A	Unknown-1999	ND
III-B	302	Non-Trans 302	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	305	PCB T117	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	305	PCB T118	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	305	PCB T119	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	305	APHO 120	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	306	RFA 88	PCBs	N/A	N/A	N/A	Unknown-1999	D
III-B	306	RFA 89	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	306	TAA 306	Silver Solder, Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	306	APHO 6	Unknown	N/A	N/A	N/A	Unknown-1999	D
III-B	306	N/A	Silver Copper	Unknown Unknown	7440-22-4 7440-50-8	N.E. N.E.	Unknown-1999	N/A
III-B	307	TAA 307	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	307	APHO 11	Unknown	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	309	APHO 19	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	310	PRL 310	Hazardous Wastes Outfall	N/A	N/A	N/A	Unknown-1999	ND
III-B	311	PCB T45	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	311	Non-Trans 311 West	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	311	Non-Trans 311East	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	312	PRL 312	Photographic Development Chemicals	N/A	N/A	N/A	Unknown-1999	ND
III-B	312	SRU 3	Photographic Chemicals	N/A	N/A	N/A	Unknown-1999	ND
III-B	313	PCB T120	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	314	TAA 314	Fuel Storage Locker	N/A	N/A	N/A	Unknown-1999	D
III-B	314	AST 314	Asphalt	N/A	N/A	N/A	Unknown-1999	D
III-B	314	OWS 314C	Oil/Oily Water	N/A	N/A	N/A	Unknown-1997	D
III-B	315	PRL 315	Paint, Solvents, Waste Oils, Metals	N/A	N/A	N/A	Unknown-1999	ND
III-B	317	RFA 253	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	317	APHO 122	Unknown	N/A	N/A	N/A	Unknown-1999	S
III-B	318	N/A	Hydroquinone Phthalic Anhydride	0.54 1.08	123-31-9 85-44-9	N.E. N.E.	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	318	N/A	P-Xylene	1.23	106-42-3	N.E.	Unknown-1999	Unknown
			M-Xylene	2.46	108-38-3	N.E.		
			Toulene	3.26	108-88-3	U220		
			Acetone	6.14	67-64-1	U002		
			O-Xylene	1.23	95-47-6	N.E.		
III-B	318	N/A	Toulene	8.70	108-88-3	U220	Unknown-1999	Unknown
			Ethylene Glycol Monobutyl Ether	1.20	111-76-2	N.E.		
			Xylenes	1.20	1330-20-7	N.E.		
III-B	318	N/A	P-Xylene	1.08	106-42-3	N.E.	Unknown-1999	Unknown
			M-Xylene	2.16	108-38-3	N.E.		
			Propylene Glycol Monomethyl Ether	10.81	107-98-2	N.E.		
			Toulene	32.44	108-88-3	U220		
			Acetone	75.69	67-64-1	U002		
			Dicloromethane	86.50	75-09-2	N.E.		
			O-Xylene	1.08	95-47-6	N.E.		
III-B	318	N/A	P-Xylene	1.58	106-42-3	N.E.	Unknown-1999	Unknown
			Methyl Isobutyl Ketone	1.05	108-10-1	U161		
			M-Xylene	3.15	108-38-3	N.E.		
			Toulene	7.35	108-88-3	U220		
			Acetone	44.10	67-64-1	U002		
			Cobalt and Compounds	0.53	7440-48-4	N.E.		
			O-Xylene	1.58	95-47-6	N.E.		
III-B	318	N/A	Ethylbenzene	7.27	100-41-4	N.E.	Unknown-1999	Unknown
			P-Xylene	1.82	106-42-3	N.E.		
			M-Xylene	3.64	108-38-3	N.E.		
			Toulene	7.27	108-88-3	U220		
			Acetone	21.81	67-64-1	U002		
			O-Xylene	1.82	95-47-6	N.E.		
III-B	319	RAD 319	Potential Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	320	RFA 94	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	324	PRL 324	Hazardous Waste/Degreaser/Plating	N/A	N/A	N/A	Unknown-1999	ND
III-B	324	RFA 95	JP-5, Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
III-B	324	APHO 18	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	324	UST 324G	Waste Oil	N/A	N/A	N/A	1950's-1999	D
III-B	324	OWS 324-1	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	324	OWS 324-2	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	324	PCB A2	PCBs	N/A	N/A	N/A	Unknown-1999	D
III-B	335	PCB T49	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	357	APHO 17	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	357	OWS 357	Oil/Oily Water	N/A	N/A	N/A	Unknown-1997	D
III-B	358	APHO 96	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	359	PRL 359	Degreasers/ Solvents	N/A	N/A	N/A	Unknown-1999	ND
III-B	359	RFA 98	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	359	RFA 100	TCE Degreaser	N/A	N/A	N/A	Unknown-1999	D
III-B	359	RFA 103	Unknown	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	359	RFA 304	Unknown	N/A	N/A	N/A	Unknown-1999	S
III-B	359	TAA 359B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	359	UST 359C	Waste Oil	N/A	N/A	N/A	1982-1993	D
III-B	359	OWS 359B	Oil/Water	N/A	N/A	N/A	1952-1999	S
III-B	359	PCB T50	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	PRL 360	PCBs	N/A	N/A	N/A	Unknown-1999	ND
III-B	360	RFA 104	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	360	RFA 105	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	360	RFA 106	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	360	PCB T51	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	Non-Trans 360 Area 1 West	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	Non-Trans 360 Area 1 East	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	Non-Trans 360 Area 2	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	Non-Trans 360 Area 1 Middle	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	360	RAD 360	Radiological Materials	N/A	N/A	N/A	Unknown-1999	ND

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	360	APHO 111	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	368	PRL 368	Sewage Pump Station	N/A	N/A	N/A	Unknown-1999	ND
III-B	368	PCB T53	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	369	PRL 369	Street Sweeping Wastes/ Waste Oil	N/A	N/A	N/A	Unknown-1999	ND
III-B	369	PCB T54	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	369	APHO 121	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	370	PRL 370	Cutting Oil, Paints, Wood Finish, Welding Products, Substances Associated with Abrasive Blasting (lead, manganese, nickel, arsenic, chromium), Waste Oil, Ethylene Glycol	N/A	N/A	N/A	Unknown-1999	ND
III-B	370	TAA 370	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	S
III-B	370	PCB T55	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	370	N/A	Ethylene Glycol Monobutyl	0.43	111-76-2	N/A	Unknown-1999	Unknown
III-B	370	N/A	1,1,1-Trichloroethane	2.19	71-55-6	U226	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	370	N/A	P-Xylene	0.09	106-42-3	N.E.	Unknown-1999	Unknown
			M-Xylene	0.18	108-38-3	N.E.		
			Toulene	0.74	108-88-3	U220		
			Methanol	0.59	67-56-1	U154		
			Isopropyl Alcohol	0.67	67-63-0	N.E.		
			Zinc	0.00	7440-66-6	N.E.		
			Methyl Ethyl Ketone	0.67	78-93-3	U159		
			O-Xylene	0.09	95-47-6	N.E.		
III-B	370	N/A	Ethylbenzene	0.53	100-41-4	N.E.	Unknown-1999	Unknown
			P-Xylene	0.66	106-42-3	N.E.		
			M-Xylene	1.32	108-38-3	N.E.		
			Ethylene Glycol Monobutyl Ether	5.26	111-76-2	N.E.		
			Isopropyl Alcohol	2.63	67-63-0	N.E.		
			O-Xylene	0.66	94-47-6	N.E.		
III-B	370	N/A	Ethylbenzene	0.11	100-41-4	N.E.	Unknown-1999	Unknown
			P-Xylene	0.14	106-42-3	N.E.		
			M-Xylene	0.28	108-38-3	N.E.		
			Ethylene Glycol Monobutyl Ether	1.14	111-76-2	N.E.		
			Isopropyl Alcohol	0.57	67-63-0	N.E.		
			O-Xylene	0.14	94-47-6	N.E.		
III-B	370	N/A	Silver	Unknown	7440-22-4	N.E.	Unknown-1999	Unknown
			Copper	Unknown	7440-50-8	N.E.		
			Phosphorus	Unknown	7723-14-0	N.E.		
III-B	370	N/A	Manganese	Unknown	7439-96-5	N.E.	Unknown-1999	Unknown
			Nickel	Unknown	7440-02-0	N.E.		
			Chromium	Unknown	7440-47-3	N.E.		

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	370	N/A	Aluminium Manganese Chromium Copper Zinc	Unknown Unknown Unknown Unknown Unknown	7429-90-5 7439-96-5 7440-47-3 7440-50-8 7440-66-6	N.E. N.E. N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	370	N/A	Manganese	Unknown	7439-96-5	N.E.	Unknown-1999	Unknown
III-B	370	N/A	Aluminium Oxide Manganese	Unknown Unknown	1344-28-1 7439-96-5	N.E. N.E.	Unknown-1999	Unknown
III-B	370	N/A	Zinc Oxide Aluminium Oxide Manganese	Unknown Unknown Unknown	1314-13-2 1344-28-1 7439-96-5	N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	370	N/A	Lead Manganese Nickel Arsenic Chromium Copper Zinc	Unknown Unknown Unknown Unknown Unknown Unknown Unknown	7439-92-1 7439-96-5 7440-02-0 7440-38-2 7440-47-3 7440-50-8 7440-66-6	N.E. N.E. N.E. N.E. N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	383	PCB T61	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	386	PRL 386	Hydraulic Fluid, Solvents, and Other Hazardous Wastes	N/A	N/A	N/A	Unknown-1999	ND
III-B	386	RFA 110	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	386	UST 386C	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	386	OWS 386B	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	386	PCB T62	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	386	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	11.61 5.80 11.61 11.61 11.61 11.61 5.80	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
III-B	388	PRL 388	Battery Acid/Waste Paint/Solvents	N/A	N/A	N.E.	Unknown-1999	ND
III-B	388	TAA 388A	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N.E.	Unknown-1999	D
III-B	388	TAA 388B	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	388	N/A	Ethylbenzene P-Xylene M-Xylene Toulene	5.80 2.90 5.80 5.80	100-41-4 106-42-3 108-38-3 108-88-3	N.E. N.E. N.E. U220	Unknown-1999	Unknown
III-B	388	N/A	Perchloroethylene 1,1,1-Trichloroethane O-Xylene	5.80 5.80 2.90	127-18-4 71-55-6 95-47-6	U210 U226 N.E.	Unknown-1999	Unknown
III-B	388	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	1.60 0.80 1.60 1.60 1.60 1.60 0.80	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
III-B	435	Non-Trans 435 - 1	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	435	Non-Trans 435 - 2	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	445	PRL 445	Hazardous Wastes/Fuels	N/A	N/A	N/A	Unknown-1999	ND
III-B	445	RFA 128	Unknown	N/A	N/A	N/A	Unknown-1999	S
III-B	445	UST 445A	Unknown	N/A	N/A	N/A	1959-1997	S
III-B	445	OWS 445	Oil/Oily Water	N/A	N/A	N/A	Unknown-1997	D
III-B	445	PCB T68	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	482	PCB T79	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	529	TAA 529	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	599	Non-Trans 599	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	631	PCB T84	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	633	N/A	Manganese	0.00	7439-96-5	N.E.	Unknown-1999	Unknown
III-B	633	N/A	Zinc Oxide Aluminium Oxide Manganese	Unknown Unknown Unknown	1314-13-2 1344-28-1 7439-96-5	N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	655	PRL 655	Hazardous Wastes, Solvents, Welding Rod (manganese)	N/A	N/A	N/A	Unknown-1999	ND
III-B	655	RFA 170	Drum Storage Area	N/A	N/A	N/A	Unknown-1999	S
III-B	655	UST 655B	Waste Oil	N/A	N/A	N/A	Unknown-1998	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	655	OWS 655C	Oil/Oily Water	N/A	N/A	N/A	1950-1999	D
III-B	655	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	5.80 2.90 5.80 5.80 5.80 5.80 2.90	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
III-B	655	N/A	Manganese	Unknown	7439-96-5	N.E.	Unknown-1999	Unknown
III-B	655	N/A	Zinc Oxide Aluminium Oxide Manganese	Unknown Unknown Unknown	1314-13-2 1344-28-1 7439-96-5	N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	655	PCB T88	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	671	TAA 671	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	672	TAA 672	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	672	UST 672	Waste JP-5	N/A	N/A	N/A	1972-1997	D
III-B	672	UST 672B	Waste Oil	N/A	N/A	N/A	1972-1997	D
III-B	672	OWS 672A	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	672	APHO 112	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	674	UST 674A	Waste Oil	N/A	N/A	N/A	1982-1997	D
III-B	674	OWS 674B	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	674	OWS 674C	Oil/Oily Water	N/A	N/A	N/A	1995-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	675	OWS 675B	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	675	OWS 675C	Oil/Oily Water	N/A	N/A	N/A	1995-1999	D
III-B	725	PCB T106	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-B	753	AST 753	Pesticides	N/A	N/A	N/A	Unknown-1999	D
III-B	369 and 386	APHO 7	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-B	758	RFA 195	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	758	UST 758B	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	758	OWS 758A	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	759	RFA 198	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	759	UST 759B	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	759	OWS 759A	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	760	RFA 201	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	760	UST 760A	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	760	OWS 760B	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-B	765	RFA 216	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	765	TAA 765	Substances Associated with Materials Storage	N/A	N/A	N/A	Unknown-1999	D
III-B	765	UST 765A	Waste Oil	N/A	N/A	N/A	1982-1999	D
III-B	765	OWS 765B	Oil/Water	N/A	N/A	N/A	1982-1999	D
III-B	769	TAA 769	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	770	TAA 770	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	771	TAA 771	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	778	TAA 778	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-B	800	PRL 800	Waste Oil, Solvents	N/A	N/A	N/A	Unknown-1999	ND
III-B	800	RFA 299	Solvents, Waste Oil	N/A	N/A	N/A	Unknown-1999	D
III-B	800	TAA 800	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	1986-1999	D
III-B	800	UST 800D	Waste Oil	N/A	N/A	N/A	1984-1999	D
III-B	800	UST 800E	Waste Oil	N/A	N/A	N/A	1984-1999	D
III-B	800	UST 800G	Battery Acid	N/A	N/A	N/A	1984-1999	D
III-B	800	OWS 800F	Oil/Oily Water	N/A	N/A	N/A	1984-1999	D
III-B	800	N/A	Ethylbenzene P-Xylene M-Xylene Toulene Perchloroethylene 1,1,1-Trichloroethane O-Xylene	4.84 2.42 4.84 4.84 4.84 4.84 2.42	100-41-4 106-42-3 108-38-3 108-88-3 127-18-4 71-55-6 95-47-6	N.E. N.E. N.E. U220 U210 U226 N.E.	Unknown-1999	Unknown
III-B	802	OWS 802	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	862	OWS 862	Oil/Water	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-B	897	OWS 897	Oil/Oily Water	N/A	N/A	N/A	Unknown-1999	D
III-B	1585	PRL 1585	Hazardous Wastes	N/A	N/A	N/A	Unknown-1999	ND
III-B	1601	PRL 1601	Drum Storage Area	N/A	N/A	N/A	Unknown-1999	ND
III-B	1601	N/A	P-Xylene M-Xylene O-Xylene	0.29 0.58 0.29	106-42-3 108-38-3 95-47-6	N.E. N.E. N.E.	Unknown-1999	Unknown
III-B	1727	RFA 238	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	S
III-C	240	RFA 268	Solvents, Waste Oils	N/A	N/A	N/A	Unknown-1999	D
III-C	240	APHO 52	Unknown	N/A	N/A	N/A	Unknown-1999	ND
III-C	240	TAA 240	Substances Associated with less than 90-day accumulation of wastes	N/A	N/A	N/A	Unknown-1999	D
III-C	240	UST 240B	Waste Oil	N/A	N/A	N/A	1982-1997	D
III-C	240	OWS 240C	Oil/Oily Water	N/A	N/A	N/A	1982-1999	D
III-D	26	N/A	Toluene Acetone	8.11 lbs 8.84 lbs	108-88-3 67-64-1	U220 U002	Unknown-1999	Unknown
III-D	26	N/A	P-Xylene M-Xylene Toluene Ethylene Glycol Monobutyl Ether Acetone O-Xylene	0.29 lbs 0.58 lbs 3.45 lbs 0.05 lbs 5.75 lbs 0.29	106-42-3 108-38-3 108-88-3 111-76-2 67-64-1 95-47-6	N.E. N.E. U220 N.E. U002 N.E.	Unknown-1999	Unknown
III-D	26	N/A	Toluene Methyl Ethyl Ketone	0.74 lbs 0.13 lbs	108-88-3 78-93-3	U220 U159	Unknown-1999	Unknown

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
III-D	26	N/A	P-Xylene	0.03 lbs	106-42-3	N.E.	Unknown-1999	Unknown
			M-Xylene	0.05 lbs	108-38-3	N.E.		
			Propylene Glycol Monomethyl Ether	0.25 lbs	107-98-2	N.E.		
			Toluene	0.75 lbs	108-88-3	U220		
			Acetone	1.75 lbs	67-64-1	U002		
			Dichloromethane	2.00 lbs	75-09-2	N.E.		
			O-Xylene	0.03 lbs	95-47-6	N.E.		
III-D	176	Non-Trans 176	PCBs	N/A	N/A	N/A	Unknown-1999	S
III-D	178	Non-Trans 178	PCBs	N/A	N/A	N/A	Unknown-1999	S

Attachment 4b: Hazardous Substances Notification Table

Carve-out ID	Building Number	Area Type ID	Hazardous Substances[a]	Reportable Quantity (lb/year)[b]	CAS Number	RCRA Waste Code	Dates of Operation	Activities Conducted at Site
Stationwide								
Station-wide	N/A	IRP 25	Substances associated with storm water discharges and drainage channels	N/A	N/A	N/A	Unknown-1999	D
Station-wide	N/A	RFA 12	Substances associated with Sanitary Sewer Pipelines	N/A	N/A	N/A	Unknown-1999	D
Unknown[c]	N/A	PCB T124	PCBs	N/A	N/A	N/A	Unknown-1999	S

Notes:

(a) This table was prepared in accordance with 40 CFR 373 and 40 CFR 302.4. The substances which do not have chemicals-specific break down (and associated annual reportable quantity) are not listed in 40 CFR 302.4, and therefore have no corresponding Chemical Abstracts Services (CAS) number, no regulatory synonyms, no Resource, Conservation and Recovery Act (RCRA) waste numbers, and no reportable quantities

(b) Reportable Quantity
For Buildings with chemical-specific break down and associated reportable quantity, the information was obtained from the Air Emissions Source Survey, Final Submittal, MCAS El Toro (Radian International 1994). The reportable quantity was assumed to be the estimate of the air emissions value that was calculated based on a quantity used during the year 1994. For non-VOCs, the specific chemicals are listed and the quantity is unknown.
For Building 390, chemical-specific break down and associated reportable quantity, was obtained form the Toxic and Hazardous Materials Reporting Form, transmitted from MCAS El Toro Golf Course to U.S. Navy (9/24/2001). The reportable quantity is the inventory at that building on 9/24/2001.

(c) PCB T124 was unable to be located. Records indicate that this PCB transformer has been replaced with a non-PCB transformer.

Sources: Earth Tech 2003b, Radian 1996.

APHO = Aerial Photograph Anomaly
AST = Aboveground Storage Tank
CFR = Code of Federal Register
D = Disposal of wastes
ID = Identification
JP = Jet Petroleum
lb = Pound
N/A = Not Applicable
N.E. = Not Established
ND = Operations at site are Not Determined
OWS = Oil Water Separator
PCB = Poly-Chlorinated Biphenyls
R = Release of Hazardous Material or Waste
RCRA = Resources Conservation and Recovery Act
RFA = RCRA Facility Assessment
S = Storage of Hazardous Material or Waste
TAA = Temporary Accumulation Area
UST = Underground Storage Tank
Non-Trans = Non-Transformer PCB containing Equipment

Attachment 5
DoD Policies on Asbestos, Lead-Based Paint and Radon at Base Realignment and Closure Properties

DoD Base Reuse Implementation Manual

DoD Policies on Asbestos, Lead-Based Paint, and Radon at Base Realignment and Closure Properties

DOD POLICY ON ASBESTOS AT BASE REALIGNMENT AND CLOSURE PROPERTIES

Department of Defense (DoD) policy with regard to asbestos-containing material (ACM) is to manage ACM in a manner protective of human health and the environment, and to comply with all applicable Federal, State, and local laws and regulations governing ACM hazards.

Therefore, unless it is determined by competent authority that the ACM in the property does pose a threat to human health at the time of transfer, all property containing ACM will be conveyed, leased, or otherwise disposed of as is through the Base Realignment and Closure (BRAC) process.

Prior to property disposal, all available information on the existence, extent, and condition of ACM shall be incorporated into the Environmental Baseline Survey (EBS) report or other appropriate document to be provided to the transferee. The survey report or document shall include:

- reasonably available information on the type, location, and condition of asbestos in any building or improvement on the property;
- any results of testing for asbestos;
- a description of any asbestos control measures taken for the property;
- any available information on costs or time necessary to remove all or any portion of the remaining ACM; however, special studies or tests to obtain this material are not required; and
- results of a site-specific update of the asbestos inventory performed to revalidate the condition of ACM.

Asbestos-containing material shall be remedied prior to property disposal only if it is of a type and condition that is not in compliance with applicable laws, regulations, and standards, or if it poses a threat to human health at the time of transfer of the property. This remediation should be accomplished by the active Service organization, by the Service disposal agent, or by the transferee under a negotiated requirement of the contract for sale or lease. The remediation discussed above will not be required when the buildings are scheduled for demolition by the transferee; the transfer document prohibits occupation of the buildings prior to the demolition; and the transferee assumes responsibility for the management of any ACM in accordance with applicable laws.

DOD POLICY ON RADON
AT BASE REALIGNMENT AND CLOSURE PROPERTIES

In response to concerns with the potential health effects associated with radon exposure, and in accordance with the Indoor Radon Abatement provisions of Subchapter III of the Toxic Substances Control Act, 26 U.S.C. 2661 to 2671, the Department of Defense (DoD) conducted a study to determine radon levels in a representative sample of its buildings. In addition, as part of DoD's voluntary approach to reducing radon exposure, DoD has applied the Environmental Protection Agency (EPA) guidelines for residential structures with regard to remedial actions.

DoD policy is to ensure that any available and relevant radon assessment data pertaining to Base Realignment and Closure (BRAC) property being transferred shall be included in property transfer documents.

DoD policy is not to perform radon assessment and mitigation prior to transfer of BRAC property unless otherwise required by applicable law.

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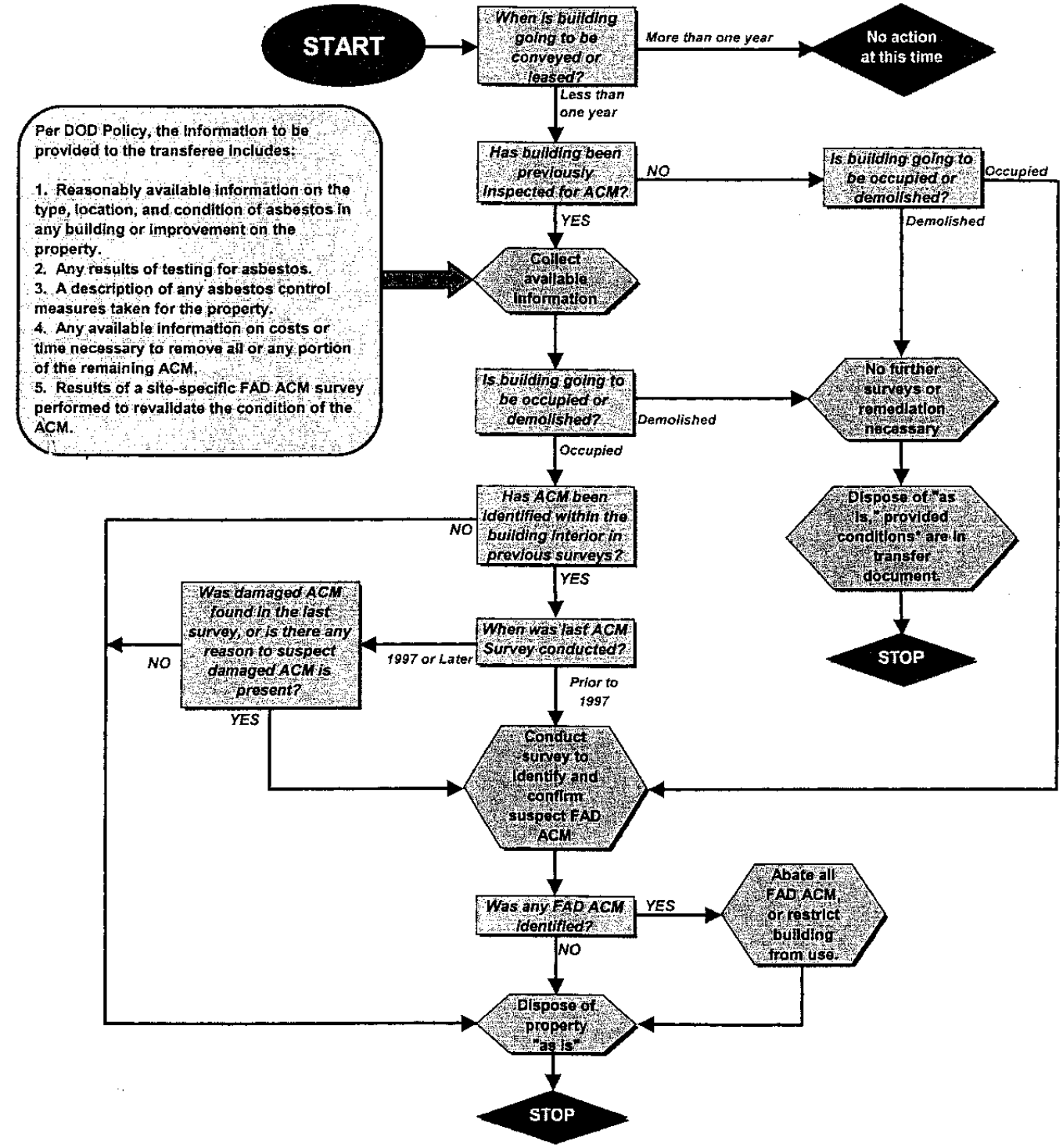
Last Updated: 08/15/95
For more information or to submit comments on the Manual, send e-mail to base_reuse@acq.osd.mil
Jennifer Atkin, Base Closure and Community Reinvestment, atkinjn@acq.osd.mil
Mark W. Frye, KPMG Peat Marwick LLP, mwfrye@kpmg.com
H. Richard Holgate, KPMG Peat Marwick LLP, richardholgate@kpmg.com

DECISION TREE FOR ASBESTOS-CONTAINING MATERIAL SURVEYS

DOD POLICY ON ASBESTOS AT BRAC PROPERTIES

Prior to property disposal, all available information on the existence, extent and condition of ACM shall be provided to the transferee in an EBS report or other appropriate document. All property containing ACM will be conveyed, leased or otherwise disposed of as is through the BRAC process, unless it is determined by competent authority that the ACM in the property poses a threat to human health at the time of transfer. This flow chart summarizes the steps necessary to comply with the DOD policy on asbestos at BRAC properties.



* Unless existing surveys indicate that there is no ACM which poses a threat to human health, the transfer document must prohibit occupation of the buildings prior to the demolition, and the transferee must assume responsibility for the management of any ACM in accordance with applicable laws.

Lead-Based Paint Guidelines for Disposal Of Department of Defense Residential Real Property - A Field Guide

Interim Final

December 1999

Notice

The policies set forth in this Field Guide are not intended, nor can they be relied upon, to create any rights enforceable in litigation with the United States.

Foreword

One of the federal government's most complex tasks involves ensuring compliance with varied and often conflicting environmental requirements in returning Department of Defense's excess infrastructure to productive use. An area of particular concern, the laws associated with lead-based paint in transferring federal properties, has the potential to delay this effort.

To achieve consistency in the application of the lead-based paint requirements while expediting the availability of property and eliminating possible delays in property transfers, the Department of Defense and United States Environmental Protection Agency, with the assistance of the General Services Administration and the Department of Housing and Urban Development have developed this joint interim final Field Guide. The Field Guide represents a common interpretation of lead-based paint requirements as well as our shared commitment to significantly reduce children's exposures to lead-based paint. Department of Defense and United States Environmental Protection Agency project managers involved in the transfer of residential real property will use the Field Guide as a framework for interpreting the applicable laws and regulations and additional policy requirements imposed by Department of Defense.

The Field Guide requirements are applicable to the transfer of residential real property (housing constructed prior to 1978 and child-occupied facilities), and do not apply to non-residential structures/property, residential real property not intended for residential occupancy or reuse as a child-occupied facility, leased property, or active military housing. This Field Guide is being issued as interim final guidance in that requirements relied upon were derived in part from proposed regulations, but should nonetheless be considered the applicable lead-based paint guidance for Department of Defense residential real property transfer until such time as it is amended upon promulgation of the rules.

The protection of children's health is one of our nation's highest priorities. The Field Guide contributes to the advancement of that priority as local communities begin to put excess Department of Defense facilities to productive uses.

Sherri W. Goodman
Deputy Under Secretary of Defense
(Environmental Security)
Department of Defense

Timothy Fields, Jr.
Assistant Administrator
Office of Solid Waste and Emergency Response
U.S. Environmental Protection Agency

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The following Lead-Based Paint Interagency Workgroup members assisted in the development of the Field Guide:

Victoria Belfit	ARMY-CHPPM
Mark Bellis	ARMY-BRAC
John Bishop	NAVY-NEHC
Claire Biunno	AIR FORCE-AFBCA
Richard Butterworth	GSA
Robert Carr	USEPA- Region IX
Sandra Cotter	NAVY-NAVFAC
Diedre Duncan	ARMY-OGC
Robert Davenport	ARMY-OGC
Patricia Ferrebee	DUSD(ES)/CL
John Hamill	USEPA – Region IX
Camille Hueni	USEPA – Region VI
Jonathan Jacobson	USEPA
Gerald Kohns	NAVY-NAVFAC
Robert LaPoe	DLA
David Levitt	HUD
Monica McEaddy	USEPA
John Michaud	USEPA
Karen Moran	DLA
Bryan Nix	ARMY-ACSIM
Dan Opalski	USEPA – Region IX
Tamara Paragino	ARMY-OGC
Colleen Rathbun	ARMY-AEC
John Shumway	HUD
Dan Stralka	USEPA – Region IX
Robert Taylor	DOD-OGC
Jim Woolford	USEPA
Renee Wynn	USEPA
Paul Yaroschak	NAVY-ASN
Larry Zaragoza	USEPA

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Introduction

Procedures used to address lead-based paint are principally represented by requirements contained in Title X Title X is the Residential Lead-Based Paint Hazard Reduction Act, a portion of the Housing and Community Development Act of 1992 (42 U.S.C. 4851). Title X amends the Lead-Based Paint Poisoning Prevention Act and the Toxic Substances Control Act (42 U.S.C. 2681). Additionally, when this Field Guide refers to "Title X", it includes the implementing regulations under TSCA Section 403 and HUD Section 1012/1013. Although EPA concluded that the release of lead to soil from lead-based paint from structures falls within the CERCLA definition of a hazardous substance release, EPA and DoD agree that for the majority of situations involving target housing, Title X is sufficiently protective to address the hazards posed by lead-based paint. (See the DoD-EPA Memorandum in Appendix E).

For federally-owned residential real property[1] subject to disposition[2], Section 1013 of Title X (42 U.S.C. 4822) requires:

- The inspection, risk assessment, and abatement of lead-based paint hazards in target housing constructed prior to 1960.

- The inspection and risk assessment for target housing[3] constructed between 1960 and 1978.

The regulation implementing Section 1013 of Title X, 24 CFR 35, was issued as a final rule on 15 September 1999 (64 FR 50140). Subparts of the regulation applicable to federally owned facilities are Subparts A, B, C, and R, and include the following requirements:

- Lead-based paint inspections and risk assessments must be performed for all target housing prior to sale/transfer.

- Risk assessments must be performed within 12 months of the date of transfer, and any abatement required must be conducted no later than 12 months after the completion of the risk assessment.

[1] ***Residential real property*** is defined as "real property on which there is situated one or more residential dwellings used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of one or more persons."
[2] ***Disposition,*** as the term is used in the Field Guide, means transfer of property, and does not refer to leases, either short or long term, or public/private ventures (PPV).
[3] ***Target housing***, a type of residential real property, is "any housing constructed before 1978, except housing designated exclusively for the elderly or persons with disabilities (unless a child younger than 6 years of age also resides, or is expected to reside, in such housing) or any ***zero-bedroom dwelling***".

- The responsibility for abatement may be assumed by the transferee through the transfer agreement.

- Interim hazard standards for painted components, dusts, and soils are established for use until proposed regulations implementing TSCA Section 403 become effective.

In addition, as a matter of policy, the Field Guide contains a number of requirements that exceed both the current Title X regulations and the proposed 403 rule. These requirements represent DoD's commitment to exceed what is strictly required by law to ensure that actions taken are protective of children as established by the 1999 DoD "Lead-Based Paint Policy for Disposal of Residential Real Property" (See Appendix E). Field Guide policy requirements include:

- Soil-lead hazards surrounding target housing constructed between 1960 and 1978 will be abated. The purchaser may be required to perform the soil abatement as part of the transfer agreement.

- Potential soil-lead hazards (bare soils with lead concentrations between 400-2000 ppm (excluding children's play areas[4])), will be evaluated for the need for abatement, interim controls or no action; the level of action will be determined by the lead-based paint risk assessment.

- Child-occupied facilities (day care centers, preschools, and kindergarten classrooms visited regularly by children under 6 years of age) located on residential real property that will be reused as child-occupied facilities following transfer will be evaluated for lead-based paint hazards. Hazards identified will be abated by the transferee prior to use as a child-occupied facility.

- Target housing that will be demolished and redeveloped as residential real property following transfer will be evaluated by the transferee for soil-lead hazards after demolition of the existing target housing units. Abatement of any soil-lead hazards will be conducted by the transferee prior to occupancy of any newly constructed dwellings.

These requirements expand the application of Title X requirements to include child-occupied facilities providing an added measure of protection for children. The Field Guide also extends Title X abatement requirements to soil-lead hazards surrounding housing constructed between 1960 and 1978, ensuring that all soil-lead hazards are abated regardless of the age of the housing.

[4] For bare soils in children's play areas, 24 CFR 35, Subpart R defines soil-lead concentrations greater than or equal to 400 ppm as a soil-lead hazard, requiring abatement. (See Chapter 2 and Table 2-1).

The Field Guide is organized into four chapters illustrating the steps to be followed in the evaluation and control of lead-based paint in DoD owned residential real property subject to disposition (Figure I-1):

- Applicable Laws, Regulations, and Guidance
- Lead-Based Paint Evaluation
- Lead-Based Paint Control and Hazard Abatement Measures
- Property Transfer Process.

Decision diagrams have been included for each step of the process. More detailed procedures describing lead-based paint requirements that are provided elsewhere, such as other guidance and regulations, are highlighted in the text and listed in Appendix B for further reference. The appendices also include a list of media sampling and analysis methods, a glossary of commonly used terms, a question and answer section featuring commonly asked questions about disposal of Title X property, as well as the DoD policy and a letter describing the agreements between EPA and DoD for lead-based paint in DoD residential property transfers.

Note: Throughout this document, terms with definitions provided in the glossary are presented in boldface-italic type.

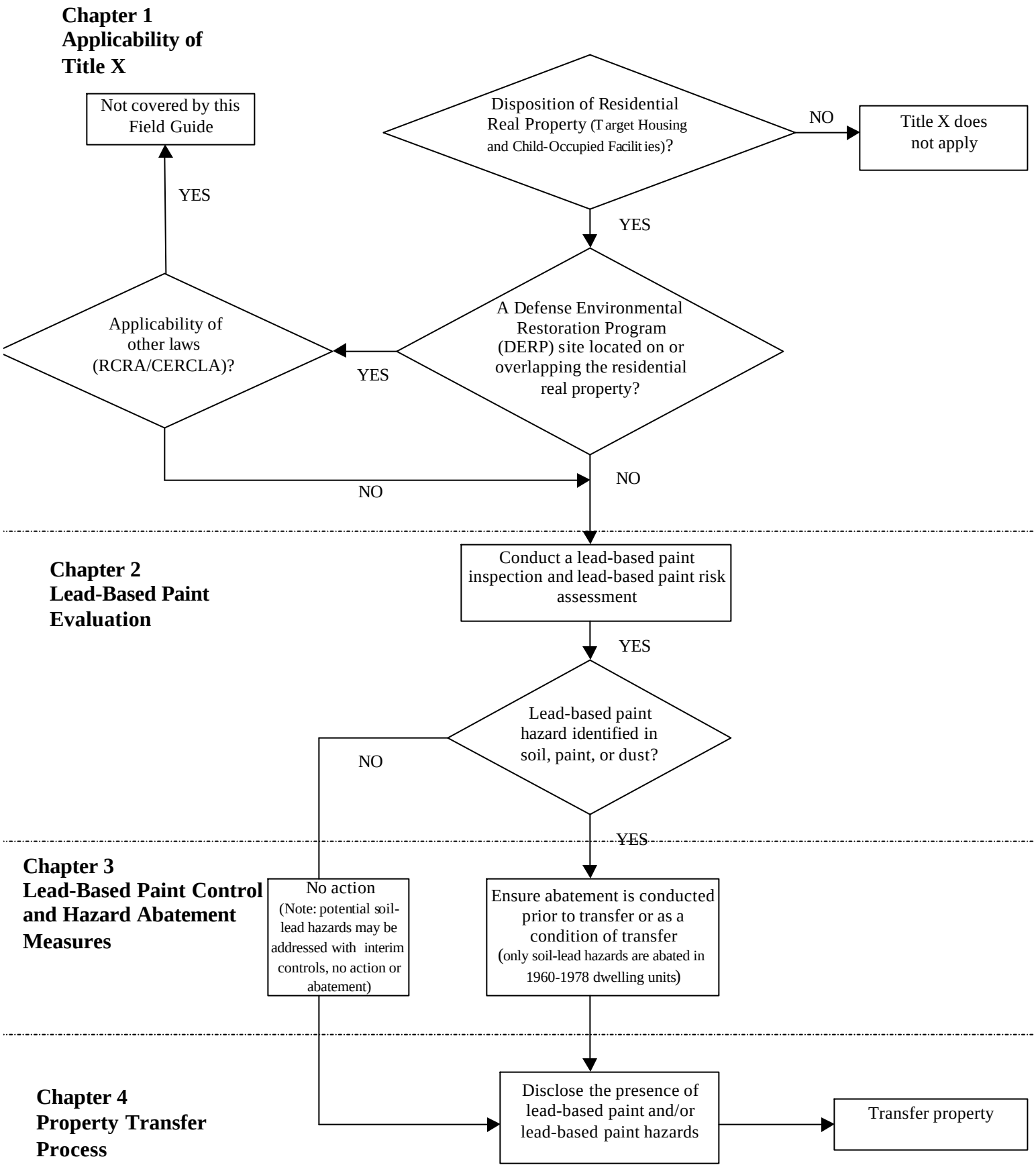

Figure I-1. Field Guide Overview: Lead-Based Paint Decision Process for Transferring DoD Residential Real Property

Chapter 1:
Applicable Laws, Regulations, and Guidance

This section of the Field Guide provides an overview of the applicable regulatory requirements for lead-based paint in DoD residential real property transfers defined by Title X, the Title X implementing regulations, and other relevant requirements. In addition, this section summarizes the relationship of Title X to other laws, such as CERCLA and the Resource Conservation and Recovery Act (RCRA) as well as other lead-based paint guidance developed by EPA and HUD. Figure 1-1 depicts the general applicability of lead-based paint requirements in DoD residential real property transfer, including the relationship to CERCLA. Note: Actions included in the Field Guide that exceed Title X requirements are provided as a matter of policy.

APPLICABLE FEDERAL STATUTES

Lead-based paint activities in residential areas are governed by the Residential Lead-Based Paint Hazard Reduction Act, commonly known as Title X of the Housing and Community Development Act of 1992, 42 U.S.C. 4822. Title X requires federal departments and agencies to address the threat of lead poisoning from lead-based paint in residential real property. Section 1003 of the Title X statute (42 U.S.C. 4851(a)(6)) states as one of the seven purposes of the legislation that Congress intends "to reduce the threat of childhood lead poisoning in housing owned, assisted, or transferred by the Federal Government." Section 1013 of Title X which amended the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4822(a)(3) "requires the inspection and abatement of lead-based paint hazards in all federally owned target housing constructed prior to 1960," as well as "inspection for lead-based paint and lead-based paint hazards in all federally owned target housing constructed between 1960-1977." Sections 1012 and 1013 of Title X require HUD to promulgate regulations for the performance of inspections, risk assessments, interim controls, and abatement of lead-based paint hazards in federally-owned target housing and target housing receiving federal assistance. Section 1018 includes requirements for disclosure of known lead-based paint and lead-based paint hazards before sale or lease of federally owned, federally assisted, and privately owned target housing. Title X also amended the Toxic Substances Control Act (TSCA) (15 U.S.C. 2681), adding provisions for the development of regulations for identifying lead-based paint hazards on residential property (Section 403), including standards for dust and soil. Training and certification for persons involved in lead-based paint activities is authorized under Section 402 (15 U.S.C. 2680). TSCA Section 408 (15 U.S.C. 2688) also contains a waiver of sovereign immunity subjecting the federal government to state laws and regulations.

CERCLA

DoD has an ongoing program, the Defense Environmental Restoration Program (DERP), to identify, assess, investigate, and cleanup contamination from hazardous substances, pollutants, and wastes resulting from past activities at operational installations and Formerly Used Defense Sites (FUDS) where DoD is the principal responsible party. Although EPA concluded that the release of lead to soil from lead-based paint from structures falls within the CERCLA definition of a hazardous substance release, EPA and DoD agree that for the majority of situations involving target housing, Title X is sufficiently protective to address the hazards posed by lead-based paint.

However, lead contamination in soil will be evaluated in accordance with CERCLA/RCRA guidance if a site (the areal extent of contamination) is included in or overlapping a target housing area that is either already being addressed under CERCLA or RCRA as part of the DERP, or has been identified as appropriate for inclusion in the DERP, due to the presence of contamination other than lead-based paint. (See Figure 1-1). Groundwater contamination will not be considered in the determination of CERCLA/RCRA applicability unless the source of groundwater contamination is located in the target housing area. In addition, no further action will be required to address lead in soil from lead-based paint at sites where evaluation and response of soil contamination have been previously completed under either the DERP or Title X unless new regulatory standards that are generally applicable to all parties are promulgated.

When CERCLA or RCRA are being used, the EPA Office of Solid Waste and Emergency Response (OSWER) guidance 9200.4-27P "Clarification to the 1994 Revised Interim Soil Lead Guidance for CERCLA Sites and RCRA Corrective Action Facilities" (August 1998) should be consulted for information regarding investigation and remediation requirements. All other target housing areas should be evaluated in accordance with Title X and the criteria included in this Field Guide.

Note: DoD requires that structures (water towers, bridges, and communication towers) located in or adjacent to residential areas be included as part of the targeted residential soil sampling as defined by Title X and the HUD Guidelines. See Chapter 2 of this Field Guide.

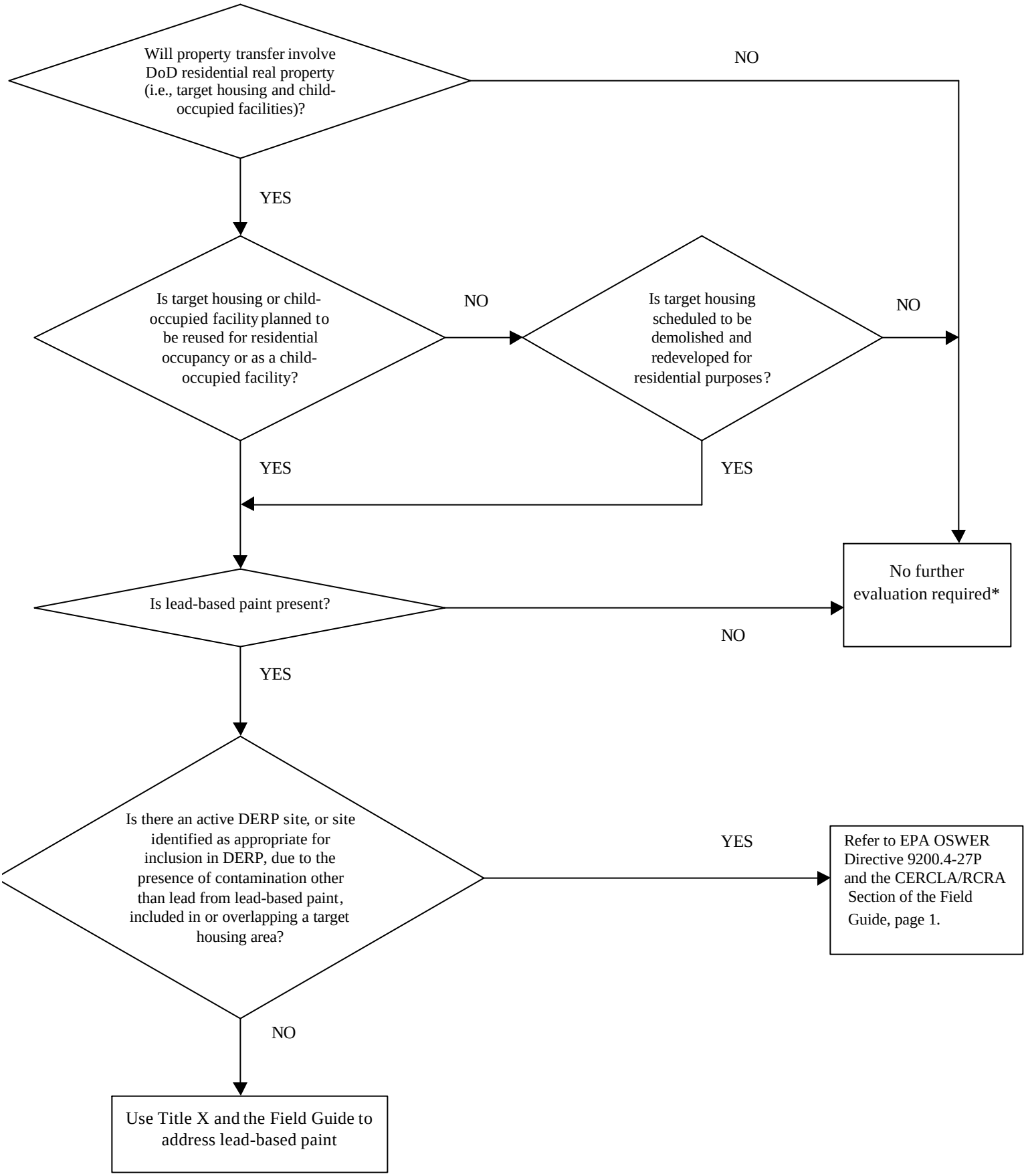

Figure 1-1. Applicability of Title X of the Residential Lead-Based Paint Hazard Reduction Act

*****This neither exempts such areas from the DERP with respect to the presence of contamination other than lead from lead-based paint, nor creates requirements for such areas under the DERP.

EXCEPTIONS

The Field Guide lead-based paint requirements are only applicable to circumstances involving the transfer of DoD residential real property. Affected residential real property includes: child-occupied facilities located on residential real property, target housing, and target housing planned to be demolished following transfer and redeveloped for residential use. The requirements contained in the Field Guide do not apply to the following types of property:

- Property not scheduled to be transferred.
- Structures not contained within the definition of residential real property. Residential real property does not include schools, shopping malls, churches, barracks, or other non-residential structures.
- Residential dwellings constructed after 1 January 1978.
- Housing designated exclusively for the elderly or persons with disabilities (unless a child younger than 6 years of age also resides, or is ***expected to reside*** in such housing) or any zero-bedroom dwelling (such as barracks).
- Leased property or other property not subject to disposition.
- Residential real property not intended for residential occupancy or use as a child-occupied facility following transfer.
- Residential real property included in transfer agreements executed prior to the effective date of the DoD Lead-Based Paint Policy for Disposal of Residential Real Property. Services must still meet any promulgated regulatory requirements applicable to the disposition of real property in effect on the date of the disposition of the property.

CURRENT REGULATIONS

Current regulations governing lead-based paint activities include the following:

- 24 CFR Part 35, Subpart A (HUD), and 40 CFR Part 745, Subpart F (EPA), "Disclosure of Known Lead-Based Paint and Lead-Based Paint Hazards upon Sale or Lease of Residential Property". Under Section 1018 of Title X, EPA and HUD jointly issued disclosure requirements. Sellers and lessors of target housing must disclose the presence of known lead-based paint and/or lead-based paint hazards in the housing, including providing any available records or reports, and provide a lead hazard information pamphlet. They are also required to attach to the sales contract or lease a form that contains, in addition to disclosure, a lead warning statement and signature lines. Sellers must also provide buyers with a 10-day opportunity to conduct a lead-based paint inspection or risk assessment.

- 24 CFR 35 et al., "Requirements for Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance," (64 FR 50140), effective 15 September 2000, implements sections 1012 and 1013 of Title X. Subpart B includes general requirements applicable to all subparts. Subpart C establishes procedures for the disposition of federally owned residential property. Subpart R provides methods and standards to be used for evaluation and abatement activities conducted under Subparts B, C, D, and F through Subpart M, and includes "interim hazard standards" for paint, dust, and soil to be used until standards contained in the proposed TSCA 403 regulation are effective.

- 40 CFR Part 745, Subpart E, "Residential Property Renovation" effective June 1, 1999, requires individuals paid to perform renovations on target housing to provide a lead hazard information pamphlet to the owner/occupant prior to commencing any renovation activities, as required under TSCA Section 406.

- 40 CFR Part 745, Subpart L, "Lead-Based Paint Activities" effective March 1, 2000 (64 FR 42849), includes both training and certification requirements for persons involved in lead-based paint activities in target housing, as well as work practice standards for conducting lead-based paint inspections, risk assessments, and abatement activities as required by Section 402 of TSCA. Subpart L also references the procedures contained in the HUD Guidelines and the TSCA guidance.

- 40 CFR Part 745, Subpart Q, "State and Indian Tribal Programs". The regulation establishes requirements for State or Tribal programs under Section 404 of TSCA, for authorization to administer and enforce regulations developed under TSCA Section 402.

- 29 CFR §1926.62, Occupational Safety and Health Administration (OSHA) Regulations, "Lead Exposure in Construction." Section 1926.62 applies to all construction activities in which employees might be exposed to lead and all related construction activities currently excluded from the general industry standard for lead (29 CFR §1910.1025).

- 40 CFR Part 261, Subpart B, "Criteria for Identifying the Characteristics of Hazardous Waste and for Listing Hazardous Waste." This regulation defines chemical testing requirements used to characterize wastes for disposal under the Resource Conservation and Recovery Act (RCRA).

PROPOSED REGULATIONS

Regulations implementing Title X that have been proposed but are not yet final include:

- The proposed TSCA regulation "Identification of Dangerous Levels of Lead" (63 FR 30302) establishes lead-based paint hazard standards under section 403 of TSCA for painted surfaces, dusts, and soils.

- Proposed TSCA regulation, "Management and Disposal of Lead-Based Paint Debris", (63 FR 70189) and the proposed RCRA regulation, "Temporary Suspension of Toxicity Characteristic Rule for Specified Lead-Based Paint Debris" (63 FR 70233) . Currently, lead-based paint wastes which fail testing required under the Toxicity Characteristic (TC) Rule (40 CFR 261.24) must be disposed of as hazardous waste. The proposed RCRA regulation would suspend the RCRA testing and disposal requirements for certain types of lead-based paint debris generated during abatements, deleading projects at public or commercial buildings, and renovation or remodeling and demolition activities at target housing, public buildings or commercial buildings. Instead, debris such as lead-based painted architectural component debris and lead-based paint demolition debris would be managed as non-hazardous solid waste in accordance with the proposed TSCA disposal requirements.

When the regulations are promulgated, the work practices, hazard standards, and disposal requirements they contain will become requirements. Any changes in the final rules will be incorporated into subsequent versions of this Field Guide. In the interim, hazard criteria included in this Field Guide incorporate the requirements of 24 CFR 35 and the language and intent of the proposed Section 403 regulation. Field Guide waste management requirements reference only the current RCRA regulations.

GUIDANCE

There are two primary guidance documents currently recommended for lead-based paint activities:

- HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, June 1995 (including the September 1997 revision of Chapter 7: Lead-Based Paint Inspection).

- EPA Interim Guidance on the Identification of Lead-Based Paint Hazards, 60 FR 47248, September 11, 1995.

The HUD Guidelines provide detailed procedures to be used for performing inspections, risk assessments, interim controls, and abatement, and are referenced throughout the Field Guide. The HUD Guidelines, Chapter 5, "Risk Assessment", and Chapter 15, "Clearance", are scheduled to be revised. The HUD Guidelines can be downloaded from the HUD Office Lead Hazard Control Internet home page at **http://www.hud.gov/lea/learules.html**. EPA is in the process of developing guidance to implement the proposed TSCA 403 rule, which will eventually replace the 1995 interim guidance. The TSCA guidance can be obtained from the EPA Lead Programs home page at **http://www.epa.gov/opptintr/lead/index.html**. Army, Navy, and Air Force are also developing guidance to supplement Field Guide requirements consistent with DoD lead-based paint policy.

STATE AND LOCAL LAWS

TSCA (15 U.S.C. 2688) contains a waiver of sovereign immunity for state and local laws relating to lead-based paint and lead-based paint activities. Most states now have authorized programs under 40 CFR Part 745, Subpart Q, defining training and certification requirements for inspectors, risk assessors, and abatement contractors involved in lead-based paint activities. Authorized programs may include standards for lead-based paint that may be more stringent than current federal regulations, the proposed TSCA 403 rule standards, or Field Guide requirements. States may also have specific testing and disposal requirements for lead-based paint waste and debris generated during abatement and demolition activities. Lead-based paint evaluation and abatement activities and disposal of lead-based paint debris must comply with promulgated state requirements.

Local interest from communities, Land Reuse Authority, the BRAC Cleanup Teams, as well as prospective purchasers may also have some bearing on decisions made by DoD on property transfer issues, such as lead-based paint. In addition, where lead-based paint is associated with historic residential properties, state historic preservation offices should also be consulted regarding acceptable abatement requirements for planned restoration activities of historic properties.

Chapter 2:
Lead-Based Paint Evaluation

The term ***evaluation*** means an inspection and a risk assessment and can also include a lead-hazard screen, paint testing, or a combination of these to determine the presence of lead-based paint hazards or lead-based paint. The lead-based paint inspection is used to establish the presence or absence of lead-based paint on interior and exterior surfaces. The risk assessment is conducted to assess whether painted surfaces, dusts, and soils represent lead-based paint hazards and recommend options for hazard abatement.

24 CFR 35, Subpart C requires a lead-based paint inspection, risk assessment, and abatement of lead-based paint hazards in federally owned target housing constructed prior to 1960 and an inspection for lead-based paint and risk assessment for lead-based paint hazards in federally owned target housing constructed between 1960 and 1977. Both the lead-based paint inspection and risk assessment are required to be performed prior to transfer, with the risk assessment conducted no more than 12 months prior to transfer.

DoD policy requires that child-occupied facilities located on residential real property be evaluated in the same manner as target housing. Target housing that will be demolished and redeveloped for residential use following transfer does not require either an inspection or risk assessment, but DoD policy requires soils be evaluated by the transferee after demolition and prior to occupancy of any newly constructed units.

The lead-based paint inspection will usually precede the risk assessment. The results of the inspection are used in the risk assessment in the evaluation of lead-based paint hazards. However, military services may elect to combine the lead-based paint inspection and risk assessment into one evaluation. As shown in Figure 2-1, if the lead-based paint inspection indicates the absence of lead-based paint on the exterior and interior surfaces of the property, a risk assessment is not required, and no further action is necessary. Accordingly, if lead-based paint hazards are not identified in the risk assessment, no further action other than disclosure is required. The presence of lead-based paint should be established prior to conducting the risk assessment.

EPA's 40 CFR Part 745, Subpart L, "Work Practice Standards for Conducting Lead-Based Paint Activities," provides minimum requirements for conducting lead-based paint inspections and risk assessments, and references detailed requirements contained in the 1995 EPA TSCA guidance and the HUD Guidelines. All lead-based paint inspections and risk assessments should be conducted by a ***certified*** inspector or risk assessor, respectively, in accordance with TSCA Section 402, state, and local requirements. The certified individual and the responsible military Service must retain copies of the inspection and risk assessment reports for a minimum of three years. As discussed in Chapter 4, the results of lead-based paint inspections and risk assessments are disclosed to the transferee in the transfer agreement.

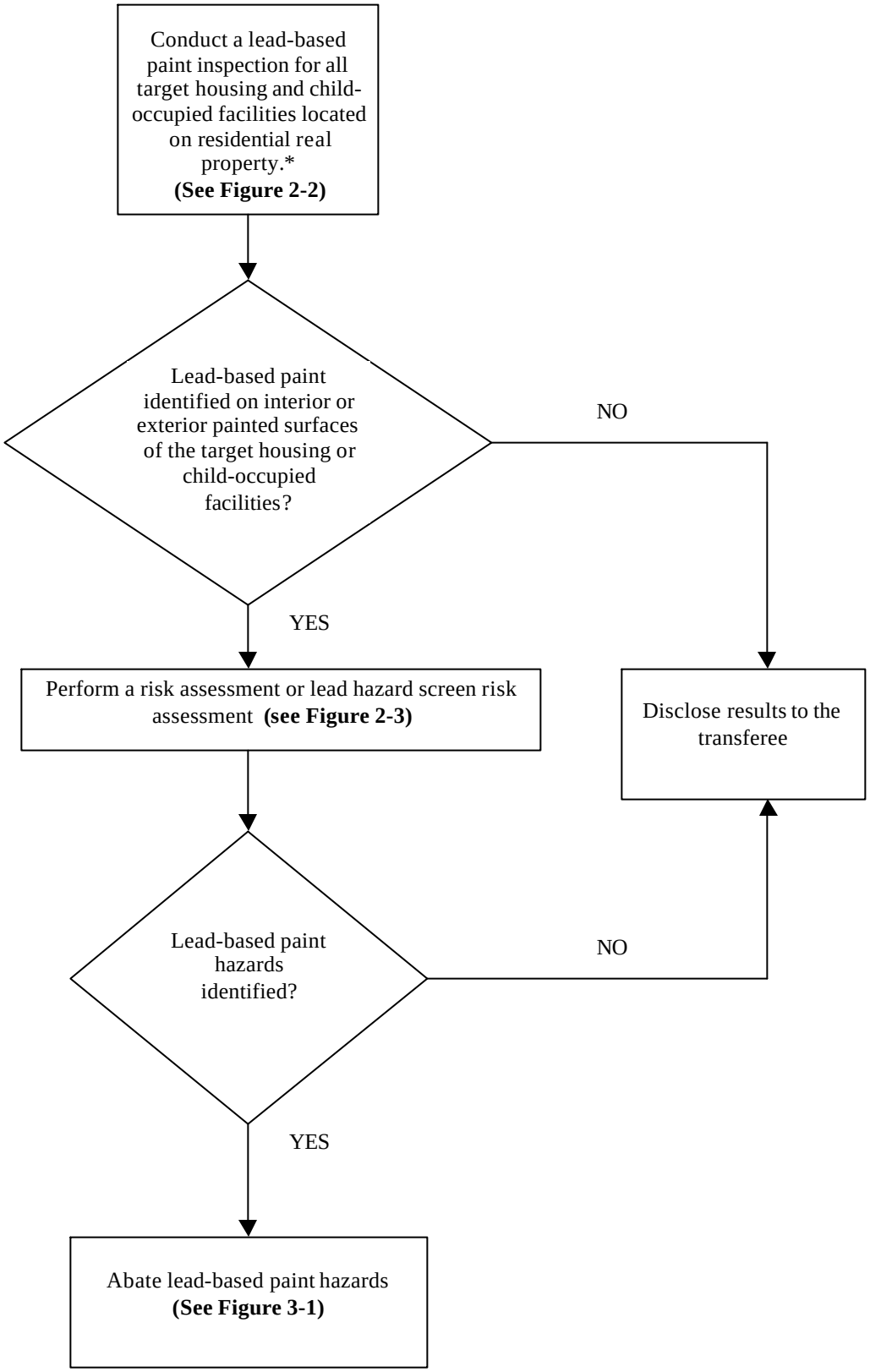

Figure 2-1. The Lead-Based Paint Evaluation Process

*A lead-based paint inspection and risk assessment are not required to be performed for housing that will be demolished. However, soils are required to be evaluated and abated by the transferee following demolition and prior to occupancy of any newly constructed dwelling units.

LEAD-BASED PAINT INSPECTION

A [***lead-based paint***] ***inspection*** *is a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.* 24 CFR 35, Subpart C and DoD policy requires that a lead-based paint inspection be performed for all target housing and child-occupied facilities located on residential real property. 40 CFR Part 745, Subpart L requires that lead-based paint inspections be performed by a certified inspector and in accordance with the procedures contained in 40 CFR 745.227 and Chapter 7 of the HUD Guidelines, (revised September 1997).

An inspection is used to inventory the painted surfaces of the interior and exterior of a dwelling unit. The inventory involves testing of all of the "testing combinations," which are distinct combinations of building components, substrates, and locations (room, hallway, exterior, etc.). (Because of their large area, at least four walls are tested in each room or room equivalent.) The inspector is responsible for characterizing the distinct components for which testing may be required. Certain adjacent building components that are not likely to have different painting histories can be grouped together in a single testing combination (HUD Guidelines, Chapter 7, rev. 1997, **http://www.hud.gov/lea/chap7_2.pdf**). For multi-family housing with similarly constructed dwelling units, the inspector will select units, common areas, and exterior areas for testing to represent conditions in all units and common areas, in accordance with the sampling strategy provided in the HUD Guidelines, Chapter 7 (see, especially, Table 7.3). Components replaced after 1977 or known not to contain lead-based paint do not require inspection.

Portable x-ray fluorescence (XRF) analyzers combined with laboratory analysis of paint samples are used to determine the presence of lead-based paint. The XRF is the most commonly used inspection method because it provides immediate results, is economical to use, and sampling does not disturb the painted surface. The XRF must be operated in accordance with the instrument's performance characteristic sheet (PCS), the manufacturer's recommendations, and the HUD Guidelines, Chapter 7. The XRF cannot be used on deteriorated or irregular surfaces. Paint chip sampling must be used when paint on deteriorated or irregular surfaces must be tested, and as confirmation for inconclusive XRF results. A paint chip sample includes all layers of paint on a tested component. Paint chip samples are required to be analyzed at laboratories recognized by EPA under the National Lead Laboratory Accreditation Program (NLLAP) as being capable of performing analyses for lead in paint, dust, and/or soil samples, as applicable to the sample being analyzed. (40 CFR 745.227(f)(2) and the HUD Guidelines, Chapter 7).

If lead-based paint is identified, a lead-based paint risk assessment should be conducted consistent with the recommendations and requirements provided in the next section and Chapter 5 of the HUD Guidelines. If no lead-based paint is detected, no further action is required (24 CFR 35.115 (a)(4)). The inspector should document all findings in an inspection report, as described in Chapter 7 of the HUD Guidelines. See Figure 2-2 for an overview of the lead-based paint inspection process.

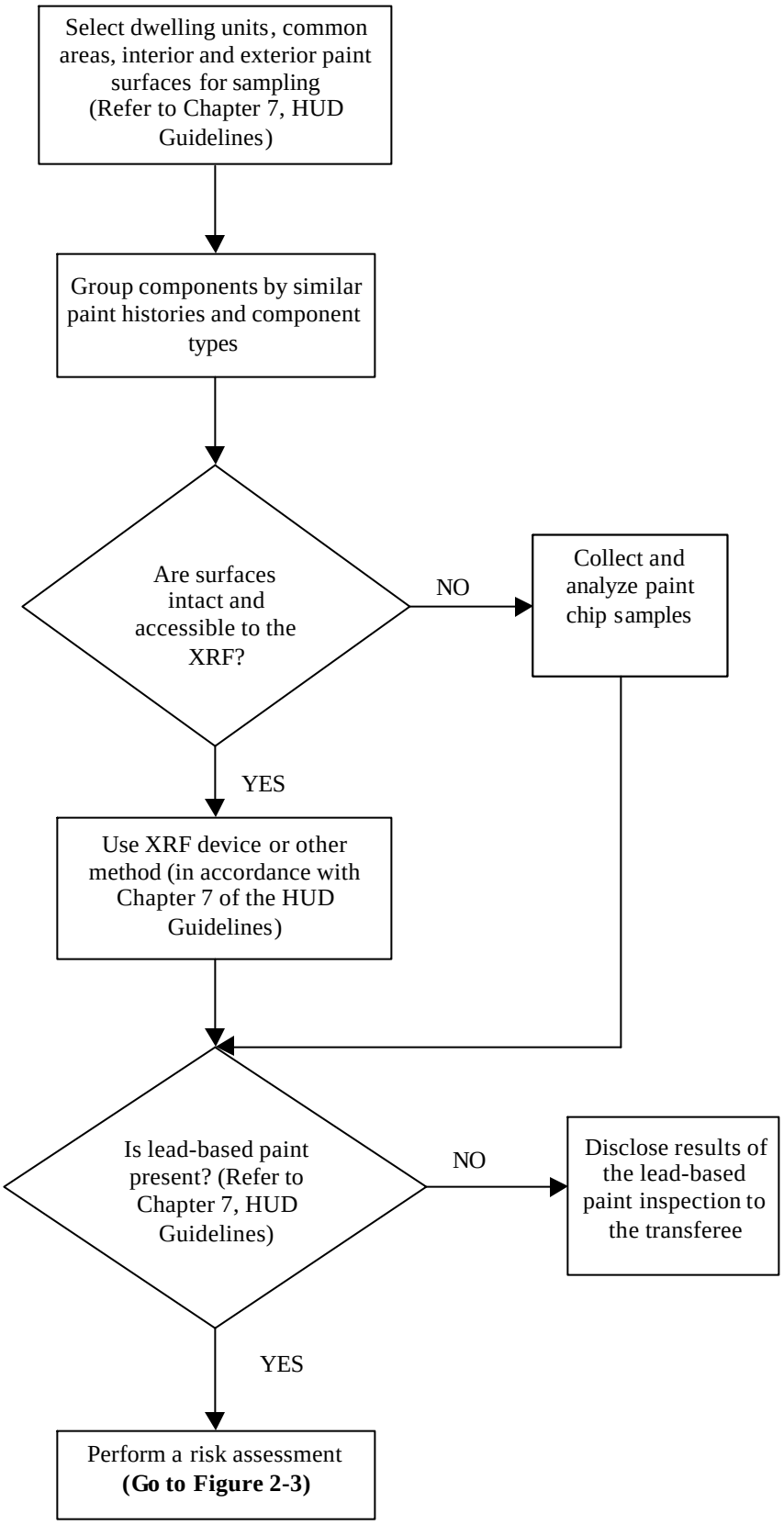

Figure 2-2. The Lead-Based Paint Inspection Process

RISK ASSESSMENT

A ***risk assessment*** is *an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings* [on painted surfaces in the interior and on the exterior of the dwelling, in interior dusts, and in soils on the residential property]. (HUD Guidelines, Chapter 5, **http://www.hud.gov/lea/leach5.pdf**). 24 CFR 35.165(b)(1), requires that a "risk assessment must be no more than 12 months old to be considered current", in which case the risk assessment must be conducted no more than 12 months prior to disposition. The risk assessment can be a separate study performed after a lead-based paint inspection, a ***lead hazard screen*** assessment, or may be combined with the lead-based paint inspection. An EPA certified risk assessor or an individual certified by an authorized state program must conduct the risk assessment.

A lead hazard screen risk assessment may be appropriate if, based on-site history and other features; the residential dwelling is unlikely to contain lead-based paint hazards. The lead hazard screen usually involves limited paint and dust sampling but can also include soil sampling. If no lead-based paint hazards are identified during the lead hazard screen risk assessment, no further action is required. However, if lead-based paint hazards are found or are suspected to be present, a full risk assessment should be performed to define specific surfaces/media requiring abatement. The sampling results from the lead hazard screen may be used to supplement sampling required for the risk assessment. The evaluation and reporting process for the lead hazard screen risk assessment is similar to the risk assessment requirements discussed below. Note: the value of the ***dust-lead hazard*** standard used in the lead hazard screen is less than the standard used in the risk assessment. (See the glossary definition and Table 2-1.) A risk assessment consists of the following general steps:

- An evaluation of the history and background of the target housing or child-occupied facility, including a review of available information on the age and history of the structures, occupancy by children under the age of six, and the physical characteristics of the building.

- A visual inspection to determine the presence, location, and extent of ***deteriorated paint*** and other lead-based paint hazards. The visual inspection also includes an assessment of probable use patterns that could result in exposure to lead-based paint.

- Sampling of paint, dust, and soil media.

  - Testing of each deteriorated painted surface with a distinct painting history that has been identified as containing lead-based paint. The lead-based paint inspection should be consulted in determining the need for any additional painted surface samples. Either the XRF or paint chip sampling may be used to evaluate painted surfaces. All paint chip, dust, and soil samples must be analyzed by laboratories recognized by EPA through the NLLAP as described in 40 CFR 745.227(f)(2).

  - Collection of dust wipe samples, either composite or single surface samples, from interior windowsills and floors in all living areas where young children are most likely to come into contact with dust. Dust wipe samples should be collected from

window sills and floors in all living areas where one or more children, age 6 and under, are most likely to come into contact with dust. For multi-family property dwellings and child-occupied facilities dust samples should also be collected from windows and floors in common areas. More detail regarding dust-sampling protocols can be found in the HUD Guidelines, Chapter 5, and 40 CFR §745.227.

– Collection of ***composite soil samples*** from the first ½ inch of soil from the dripline/foundation and the midyard areas where ***bare soil*** is present. Composite sampling procedures are defined in the HUD Guidelines, Chapter 5. Sampling requirements include:

  - Two composite samples collected from bare soil areas in the midyard and dripline respectively. Each composite sample is made up of two or more subsamples but not to exceed 10 subsamples.

  - Separate composite samples collected from bare soils in children's ***play areas***.

  The ***arithmetic mean***, or the average of the composite samples, is used to define a yardwide average of soil lead concentrations. If the arithmetic mean of the composite samples is equal to or exceeds the hazard standard of 2,000 ppm in bare soils (bare soil areas must exceed 9 square feet) or 400 ppm in children's play areas, additional sampling may be required to define the extent of soil requiring abatement. The results of the midyard or dripline composite sampling may be used to target areas of bare soils for additional sampling. For target housing scheduled to be demolished and redeveloped for residential use after transfer, the transferee will be responsible for evaluating and abating any soil-lead hazards. The transfer agreement should specify that soil sampling be conducted after demolition and removal of demolition debris and prior to occupancy of any newly constructed dwelling units in a manner consistent with Title X and the HUD guidelines.

- Evaluation of all sampling data, background information, findings from the visual assessment, and management and maintenance information against the lead-based paint hazard criteria in Table 2-1, to determine the presence or likelihood of exposure by children to lead-based paint hazards in dusts, soils, painted surfaces and potential hazards in soils (soil lead concentrations between 400 and 2,000 ppm (excluding children's play areas)).

- Preparation of a risk assessment report documenting all sampling data, related lead-based paint hazards, and recommended options for control and/or hazard abatement.

The risk assessment may use several different sampling strategies for multi-family dwellings, including ***targeted***, ***worst-case***, or ***random sampling*** of dwelling units for housing with five or more dwelling units, as defined in Chapter 5 of the HUD Guidelines. The facility should select a sampling strategy on the basis of the desired degree of confidence, economic factors, and the availability of historical construction and maintenance records, in accordance with the HUD Guidelines or other documented EPA methodologies.

If the condition of painted surfaces and concentrations of lead in paint and other media do not exceed the hazard criteria as either a lead-based paint hazard or a potential hazard, as described in Table 2-1, then no further action is required. Identified lead-based paint hazards must be abated. Potential soil-lead hazards may be addressed through interim controls, no action, or abatement, as determined by the criteria discussed on page 17 and Table 2-1. Figure 2-3 provides an outline of the risk assessment process.

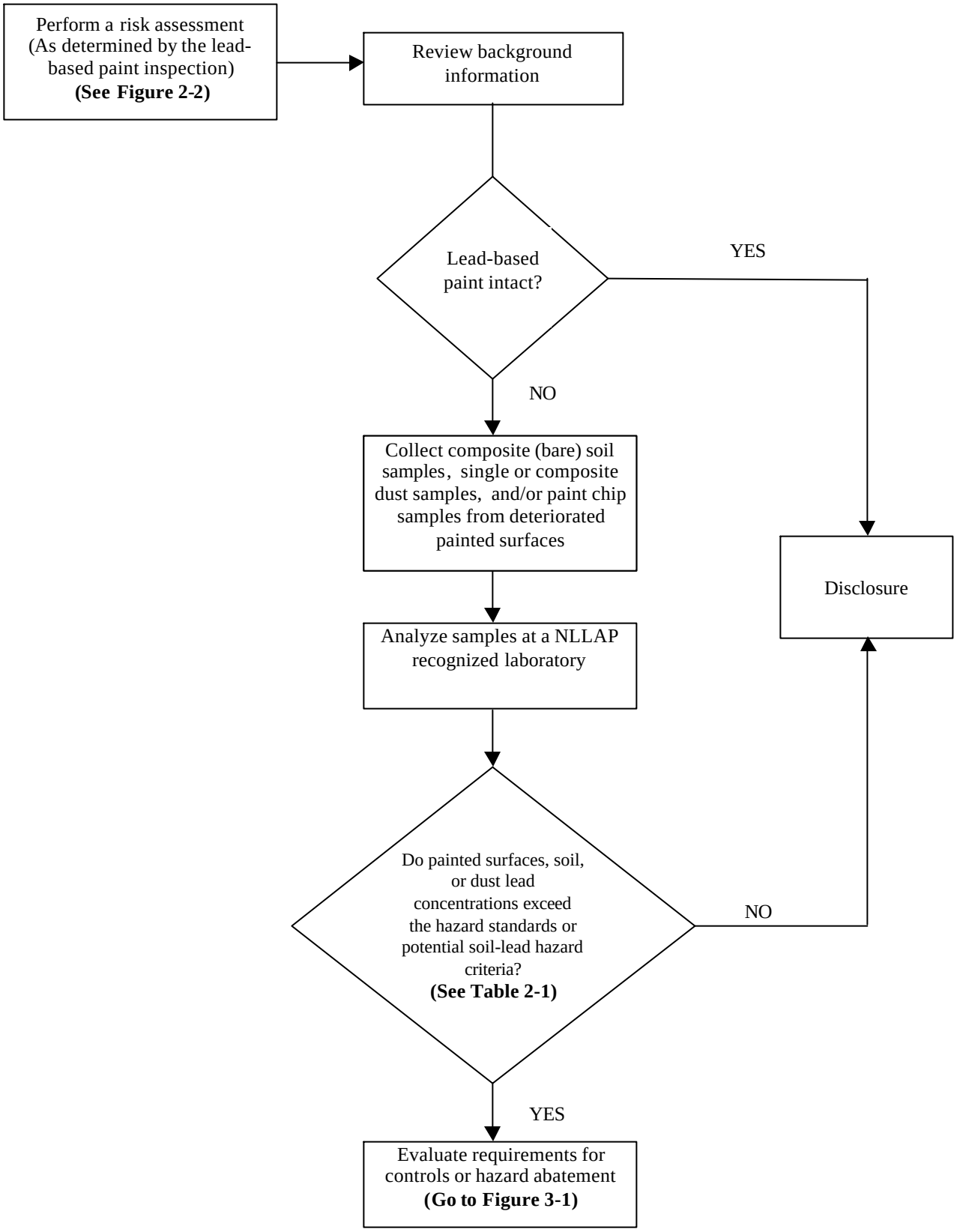

Figure 2-3. The Risk Assessment Process

LEAD-BASED PAINT HAZARD CRITERIA

Lead-based paint hazard criteria, as defined by 24 CFR 35, Subpart R and DoD policy, for all three sources; painted surfaces (including accessible, friction, and impact surfaces), dusts, and soils, as they apply to target housing and child-occupied facilities, are summarized in the following paragraphs and Table 2-1.

Deteriorated Painted Surfaces. Painted surfaces must meet two conditions to be considered lead-based paint hazards: the paint film must contain lead-based paint and the surface must be deteriorated. Intact surfaces containing lead-based paint are not considered lead-based paint hazards and thus do not require abatement. Lead-based painted surfaces with deteriorated paint, regardless of the extent of the deterioration, must be abated.

Chewable (Accessible), Friction, and Impact Surfaces. Accessible, friction, and impact surfaces are a special class of painted surfaces with slightly different hazard assessment criteria. *A **friction surface** is an interior or exterior surface that is subject to abrasion or friction, including certain window, floor, and stair surfaces. An **impact surface** is an interior or exterior surface that is subject to damage by repeated impacts from related building components, for example, certain parts of doorframes. A **chewable** or **accessible surface** is an interior or exterior surface painted with lead-based paint that is accessible to a young child to mouth or chew.* Friction surfaces are considered a lead-based paint hazard if all of the following three criteria are satisfied: the surface contains lead-based paint, there is a dust lead hazard present on the nearest horizontal surface underneath the friction surface, and the surface is abraded. An impact surface is a lead-based paint hazard if there is lead-based paint present, paint on the impact surface is deteriorated or damaged, and the damaged paint is caused by impact with a related building component. Lead-based paint hazards identified on friction or impact surfaces must be abated. An accessible surface is a lead-based paint hazard if the painted surface shows evidence of teeth marks. If an accessible surface is a lead-based paint hazard, only the component bearing that surface should be abated. If no teeth marks are evident, the surface is considered to be intact and is not a lead-based paint hazard.

Dusts. Lead-based paint hazard criteria for dusts or dust-lead hazards are defined for carpeted and uncarpeted floors and interior window sills on the basis of either single surface or composite dust samples. If the floor and window sill composite or single surface dust wipe sample concentrations from any given room or common area exceeds 40 $\mu g/ft^2$ on uncarpeted and carpeted floors or 250 $\mu g/ft^2$ on interior window sills, dusts in that room or common area represent a lead-based paint hazard, and the source of the dust should be identified and controlled.

Soils.

- ***Soil Lead Hazard***. A soil-lead hazard is a concentration of lead in soil greater than or equal to 400 ppm in bare soils in children's play areas, or greater than or equal to 2000ppm in bare soil areas greater than 9 square feet based on a yardwide arithmetic mean of composite samples. Note: Hazard criteria for children's play areas are not applicable to either metal structures, described on page 2, or dwelling units that will be demolished following transfer and redeveloped for residential use.

- Potential Soil-Lead Hazard: DoD defines a potential soil-lead hazard as concentrations of lead in bare soil areas greater than 9 square feet surrounding a dwelling unit that are greater than or equal to 400 ppm and less than 2000ppm. As a matter of policy, services may undertake measures to address potential soil lead hazards such as abatement or interim controls, or determine that no action is appropriate based on the lead-based paint inspection and risk assessment. In evaluating each of these alternatives the risk assessor should consider the relative proximity of children's play areas, the potential for dust generation and the areal extent of bare soil available for exposure, state and local requirements, as well as the feasibility of any potential control options. Note: Potential soil-lead hazards do not include children's play areas and are not defined for metal structures.

Table 2-1. Lead-Based Paint Hazard Recognition

Type of Painted Surface/Media	Lead-Based Paint Hazard Criteria
Painted Surfaces	Lead-based paint is present on the painted surface *and* the painted surface is deteriorated.
Friction Surfaces	Lead-based paint is present on the friction surface, *and* lead-dust levels on the nearest horizontal surface underneath the friction surface exceed the dust-lead hazard standards, *and* the painted surface shows evidence of abrasion.
Impact Surfaces	Lead-based paint is present on the impact surface, *and* paint on the impact surface is damaged or otherwise deteriorated, *and* the damaged paint is caused by impact of a related building component.
Accessible Surfaces (Chewable Surfaces)	Lead-based paint is present on the accessible surface *and* the surface shows evidence of teeth marks.
Dust	➢ 40 ug/ft^2 on carpeted and uncarpeted interior floors ➢ 250 ug/ft^2 on interior window sills

	Potential Soil-Lead Hazard	Soil-Lead Hazard
Soil	Concentrations of lead in bare soil between 400 and 2000ppm (excluding children's play areas). Alternatives to address potential soil lead hazards include interim controls, abatement, or no action, with selection dependent on the presence and likelihood of exposure by children.	➢ 400 ppm bare soils in children's play areas ➢ 2000 ppm bare soils all other areas

Chapter 3:
Lead-Based Paint Control and Hazard Abatement Measures

Title X requirements for control or abatement of lead-based paint hazards differ depending on the age of the housing. 24 CFR 35, Subpart C requires abatement of lead-based paint hazards identified in target housing constructed before 1960. For target housing constructed between 1960 and 1977, the regulation requires that the presence of any known lead-based paint and/or lead-based paint hazards be disclosed to the transferee of the property, but does not require abatement or control of lead-based paint and/or lead-based hazards. The abatement must be conducted no later than 12 months after the risk assessment is completed and may be implemented prior to disposition of the property or may be made a condition of the property transfer. Interim controls may not be used to address lead-based paint hazards required to be abated under 24 CFR 35, Subpart C and are regarded an optional treatment used at the discretion of federal agencies for lead-based paint hazards identified in target housing constructed between 1960 and 1978 or conditions representing less than a lead-based paint hazard.

As a matter of policy, DoD also requires that lead-based paint hazards be abated in child-occupied facilities, soil-lead hazards surrounding housing constructed between 1960 and 1978, and soil-lead hazards remaining after target housing has been demolished and redeveloped for residential use. The abatement must be conducted within 12 months after completion of the risk assessment, and DoD prefers that abatement be made a condition of transfer, in which case the services must ensure that the transferee carries out the abatement prior to occupancy or sale. DoD policy also allows for either interim controls, no action, or abatement to be used to address potential soil-lead hazards (concentrations of lead in bare soil between 400 and 2000 ppm (excluding children's play areas)), depending on the presence and likelihood of exposure to children. Situations in which the various control or hazard abatement measures apply, as determined by the regulations and DoD policy, are described in Table 3-1.

After lead-based paint control and hazard abatement measures have been completed, affected structures must undergo a ***clearance examination*** to ensure that all abatement activities have been conducted properly. Clearance examinations will usually be performed by the transferee since most control and hazard abatement activities will be carried out following transfer. In such cases, requirements for control, abatement, and clearance activities must be included in the contract for sale or transfer agreement.

In many cases, there are specific state and local regulations that must be considered in the design and implementation of any lead-based paint abatement or control activity. It is important to consult with state and local agencies before initiating any control or abatement actions. Figure 3-1 generally describes the lead-based paint control and hazard abatement process.

Table 3-1. Situations Applicable to Lead-Based Paint Control and Hazard Abatement Measures

Control and Hazard Abatement Measures	Potentially Applicable Situations
No Further Action (no hazards)	♦ Lead-based paint is not present. ♦ Property is not target housing or intended to be reused as a child-occupied facility*. ♦ No lead-based paint hazards or potential soil-lead-hazards are present.
Control Measures (potential soil-lead hazards)	In some circumstances, soil lead concentrations in bare soils between 400 and 2,000 ppm (excluding children's play areas) may be addressed through control measures. This is established by the risk assessment based on proximity to children's play areas, extent of bare soils, state and local requirements, and technical feasibility of any control actions.
Abatement (lead-based paint hazards)	♦ Certain lead hazards that are required by federal, state, or local legislation to be permanently abated. ♦ Control measures (Interim Controls) were found to be ineffective. ♦ Paint on interior or exterior walls or major components are deteriorated. ♦ Accessible surfaces show evidence of teeth marks. ♦ Friction surfaces are abraded or deteriorated, dust-lead hazard is present, and lead-based paint is present. ♦ Impact surfaces are damaged or deteriorated, damage is caused by a related building component, and lead-based paint is present. ♦ Soil lead concentration = 400 ppm in bare soils in children's play areas. ♦ Soil lead concentration = 2,000 ppm in bare soil areas exceeding $9ft^2$.

***Note:** Target housing that will be demolished and reused for residential use after transfer will require the evaluation and control of soil-lead hazards.

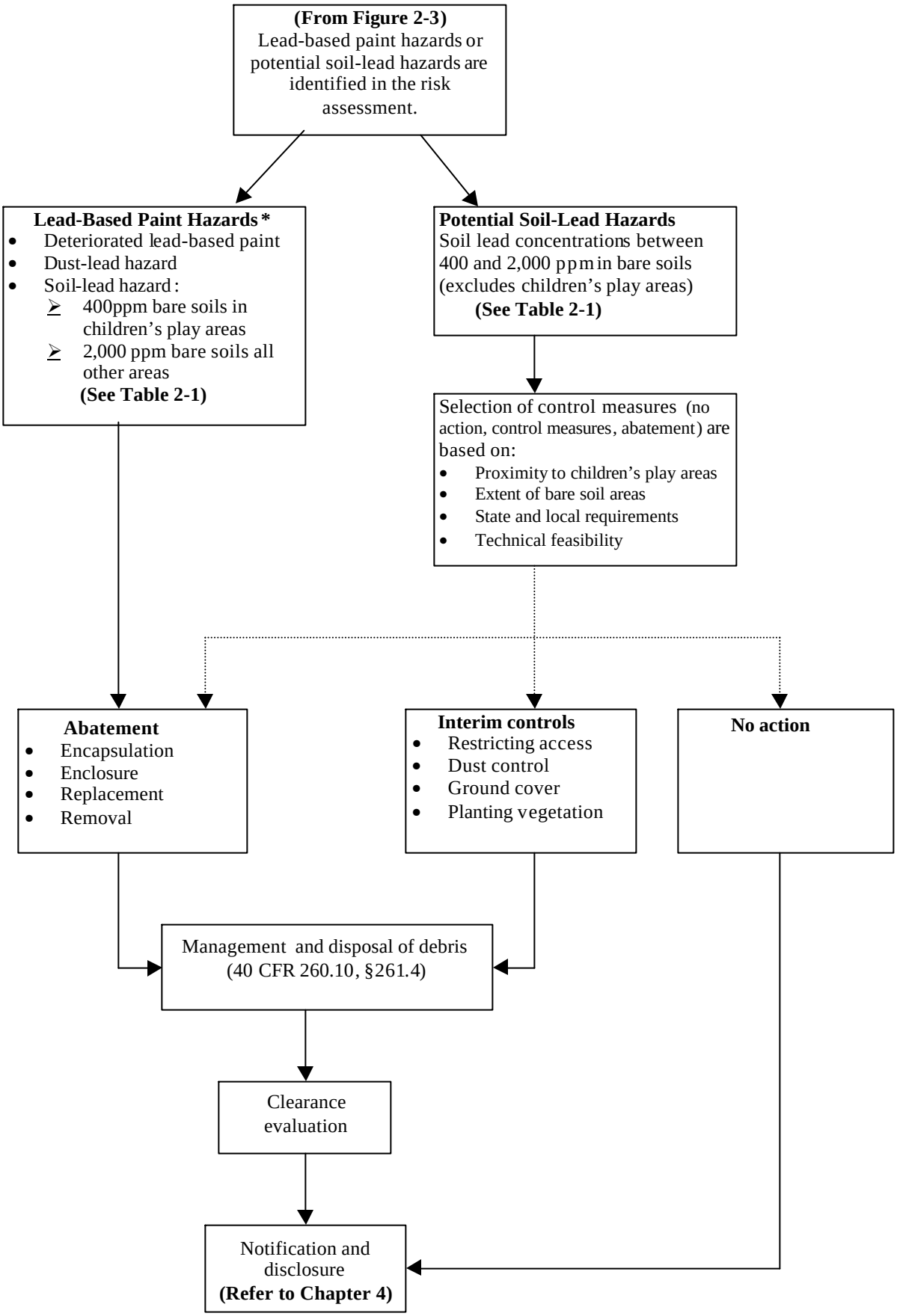

Figure 3-1. Control and Hazard Abatement Measures
*Only soil-lead hazards are required to be abated in target housing constructed between 1960-1978.

CONTROL MEASURES

Title X defines control measures [***interim controls***] as *"a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs."*

Control measures can be used to reduce or temporarily eliminate the potential for children to develop adverse health effects from exposure to potential soil-lead hazards. As discussed on page 17 and Table 3-1, control measures can be appropriate for bare soils with an average soil lead concentration between 400 and 2,000 ppm, not observed to be used as a children's play area. Risk factors to consider in selecting control measures would be the proximity and the extent of bare soils available for exposure by children in nearby play areas. Non-risk factors include promulgated state and local requirements, as well as the technical feasibility of implementing any control measures. Soil that is adequately covered with vegetation, paving, or other landscape material should not generally require either control or abatement actions. State and local authorities should be contacted to identify additional requirements that should be considered for control measures.

Control measures for potential soil-lead hazards can include planting grass or ground cover, mulch, or restricting access, and should be selected on the basis of both risk and non-risk factors. Types of control measures are listed in Box 3-1. The basic elements of control measures include planning, implementation of controls, cleanup, clearance, and any ongoing maintenance and monitoring required to be performed by the transferee. The lead-based paint hazard control plan, prepared by the risk assessor, should identify any feasible control options that may be implemented to address potential soil-lead hazards (HUD Guidelines, Chapter 11, **http://www.hud.gov/lea/leach11.pdf**).

Box 3-1: Soil-Lead Hazard Control Measures (EPA and HUD Guidelines)

- Planting ground cover or shrubbery to reduce exposure to bare soil
- Covering bare soil with mulch or vegetation
- Removing and controlling dust
- Restricting access through posting, fencing, or other actions

ABATEMENT

Title X defines ***abatement*** *as any set of measures designed to permanently eliminate lead-based paint hazards.* EPA and HUD consider permanent measures as those that last at least 20 years. Under this definition, abatement includes removal of lead-based paint and dust-lead hazards, enclosure or encapsulation of lead-based paint, replacement of lead-painted components or fixtures, removal or permanently covering of lead-contaminated soil, and all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures.

Abatement does not include renovation, remodeling, landscaping, or other activities when such activities are not designed to permanently eliminate lead-based paint hazards but instead are designed to repair, restore, or remodel a given structure or dwelling (40 CFR 745.223). Even though these activities may incidentally result in the reduction or elimination of lead-based paint hazards, they are not considered abatement. Abatement also does not include control measures, operation and maintenance activities, and other measures designed to temporarily reduce lead-based paint hazards.

Chapter 12 of the HUD Guidelines describes the general principles of abatement such as building component replacement, enclosure systems, paint removal, and soil abatement (**http://www.hud.gov/lea/leach12.pdf**). Encapsulation is discussed in Chapter 13 of the HUD Guidelines (**http://www.hud.gov/lea/leach13.pdf**). Some commonly used abatement strategies are listed in Box 3-2.

Prohibited lead-based paint abatement methods (40 CFR 745.227(e)(6)) include:

- Open flame burning or torching of lead-based paint.
- Machine sanding or grinding or abrasive blasting or sandblasting without High-Efficiency Particulate Air (HEPA) exhaust control.
- Dry scraping (except in conjunction with heat guns or within 1.0 foot of electrical outlets or when treating defective paint spots totaling no more than 2 square feet in any one interior room or 20 square feet on exterior surfaces).
- Operating a heat gun at temperatures above 1,100 degrees Fahrenheit.

24 CFR 35, Subpart C requires that abatement be conducted within 12 months of completion of the risk assessment. All abatement contractors and firms must be certified to perform abatement work, and all abatement workers must be trained and certified, in accordance with 40 CFR Part 745, Subpart L. Abatement activities are required to be recorded, and any monitoring or maintenance activities must be documented and disclosed to the purchaser of the housing. In addition, the location of enclosed or encapsulated lead-based paint may be required to be filed with the appropriate municipal agency for future reference when construction permits for renovation are issued.

Box 3-2: Abatement Strategies for Lead-Based Paint Hazards

- Removal of lead-based paint
- Enclosure of lead-based paint
- Encapsulation of lead-based paint
- Replacement of building components that have lead-based paint
- Removal of lead-contaminated dust hazards
- Removal or covering of bare soil areas greater than 9 square feet with lead concentrations greater than or equal to 2,000 ppm or bare soils in children's play areas with lead concentrations greater than or equal to 400 ppm, with a durable cover such as pavement or concrete (not grass or sod)

DISPOSAL

Building debris and wastes from lead-based paint abatement activities may result in the generation of hazardous wastes. Transferees conducting these activities will be responsible for complying with all applicable disposal requirements. Transferees, Federal facilities (if applicable), and the contractors involved in abatement or control actions may be considered waste generators and must comply with the existing regulations outlined in RCRA, Subtitles C and D. Facilities should also identify any state and local regulations applicable to the treatment, storage, and disposal of lead-based paint abatement wastes.

Currently, RCRA requires that wastes from abatement and control activities be tested to determine whether the material is a characteristic waste requiring special handling and disposal requirements as a hazardous waste. If the individual or entity responsible for abatement (generator) produces more than 100 kg of hazardous waste per month, the generator must comply with the RCRA hazardous waste regulations. Hazardous wastes staged on site during abatement activities may be stored either until abatement work is completed or until sufficient waste has been collected to constitute a load or shipment; however, storage (particularly storage over 90 days for which a storage permit is required) and disposal must be managed in accordance with RCRA regulations.

If hazardous waste from a single generator is produced in small quantities (less than 100 kg of hazardous waste per month), it could be excluded as "conditionally exempt" through a small-quantity-generator exemption under 40 CFR §261.4. Nonhazardous or exempt wastes may be managed as solid waste with disposal in a state-licensed or state-permitted solid waste facility. HUD has specific recommendations (HUD Guidelines, Chapter 10, "Hazardous and Nonhazardous Waste") for transport of nonhazardous architectural components. These include wrapping and sealing components in plastic during transport and securing waste containers. Exempted wastes should not be burned in a municipal solid waste incinerator, recycled to produce mulch, or reused unless all lead-based paint has been removed.

Chapter 4:
Property Transfer Process

Title X has specific provisions for lead-based paint in federally owned target housing that is transferred. The federal agency may conduct the required control or abatement measures prior to transfer or the responsibility may be assumed by the transferee. In either case, any abatement or control measures required must be conducted no later than 12 months after the completion of the risk assessment. DoD prefers that in most cases responsibility for control or abatement be transferred to the purchaser, in which case the service must ensure that abatement is conducted in accordance with Title X (through contract clauses or self-certification by the transferee). Occupancy by the transferee is prohibited until all lead-based paint hazards are abated.

Responsibility for any long-term monitoring, periodic inspection, and reevaluation of the control measures and abatement required to be performed after transfer should be made a condition of sale.

Documentation requirements associated with each of these options include:

- Disclosing known lead-based paint and/or lead-based paint hazards
- Incorporating the results of the paint inspection and risk assessment into the Environmental Baseline Survey (EBS).
- Referencing disclosure and evaluation results in the Findings of Suitability to Transfer (FOSTs) and the deed or contract for sale.

DISCLOSURE

Several disclosure requirements must be satisfied before a property containing lead-based paint or lead-based paint hazards can be transferred. The services must provide the purchaser/transferee with a lead hazard information pamphlet approved by EPA for this purpose. The EPA-approved pamphlet currently is "Protect Your Family from Lead in Your Home" (EPA 747-K-94-001). In addition, the services must disclose to the transferee the presence of any known lead-based paint and/or lead-based paint hazards and provide any available lead hazard evaluation reports. Transferees then have 10 days to conduct a risk assessment or an inspection to identify the presence of lead-based paint and/or lead-based paint hazards, before becoming obligated under the contract. If both parties concur, the requirement may be shortened, extended, or waived. The following information must be provided in an attachment to the contract for sale/transfer agreement (40 CFR §745.113 and 24 CFR § 35.13):

- A "Lead Warning Statement" describing the possibility that the property may present a risk of childhood lead poisoning (Title X specifies the exact wording of this statement).
- A statement signed by the transferee that the transferee has read and understood the lead hazard information pamphlet and acknowledges that he or she had a 10-day opportunity before transfer to conduct a risk assessment or a paint inspection.

- A list of any records or reports available to the services pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the transferee. If no such records or reports are available the service will indicate this in the attachment to the contract for sale/transfer agreement.
- A statement by transferee acknowledging the receipt of available reports and records.
- A statement by the transferee that he or she has had an opportunity to conduct a risk assessment or inspection or waived the opportunity.
- The signatures of the service representative and the transferee certifying the accuracy of their statements, to the best of their knowledge, along with the dates of the signatures.

For transfers carried out by property transfer agents, such as GSA, 24 CFR 35, Subpart A requires services to disclose to the agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being transferred and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. In the attachment to the contract or transfer agreement, services are also required to include a statement that the agent has informed the services of their obligations under 42 U.S.C. 4852d, that the agent is aware of his/her duty to ensure compliance with the requirements of 24 CFR 35, Subpart A, and the signatures of the service representative, agents, and the transferee certifying the accuracy of their statements.

Additional information on disclosure requirements, including an EPA lead hazard information pamphlet, can be obtained from the National Lead Information Center (1-800-424-LEAD), from the EPA Lead Programs Internet home page at **www.epa.gov/opptintr/lead/index.html**, or the HUD Office of Hazard Control home page at **http://www.hud.gov/lea**.

OTHER DOCUMENTATION REQUIREMENTS

Reports of lead-based paint inspections and risk assessments prepared for the services by the certified inspectors and risk assessors should be incorporated into the facility Environmental Baseline Survey (EBS).[5] These sections of the EBS shall be referenced in the transfer agreement and referred to in the Invitation for Bids issued for public sale of the property. The control action and abatement reports, which identify components that have been abated and/or treated and the clearance results, shall be included with the transfer documents as part of the disclosure records. The location of enclosed or encapsulated lead-based paint may be required to be filed with the appropriate municipal agency for future reference when construction permits for renovation are issued.

The FOST developed by the services should reference the EBS report and the disclosure information for the property. The transfer agreement or contract for sale should include disclosure statements and the agreements by which the transferee shall conduct any improvements or abatement of lead-based paint hazards, as well as any monitoring, periodic inspections, and other activities required for compliance with Title X for occupancy and future transfer of the property.

[5] An EBS documents the environmental condition of real and excess DoD property available for transfer to the community.

Box 4-1: Service Disclosure Requirements	
Purchaser/transferee: • Disclose known lead-based paint and/or lead-based paint hazards • Provide any lead-based paint inspection and risk assessment reports • Provide transferee a lead hazard information pamphlet • Allow 10 days for purchaser to conduct an assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards • Attach the following to the contract: – "lead warning statement". – a statement disclosing the presence of known lead-based paint and/or lead-based paint hazards – a list of records or reports that have been provided to the transferee – a statement by the transferee affirming receipt of the information and reports in the property deed – a statement by the transferee that he/she has received an opportunity to conduct an inspection or risk assessment – the signatures of DoD and the transferee attesting to the accuracy of their statements.	**Property transfer agents:** • Disclose known lead-based paint and/or lead-based paint hazards • Existence of available records or reports • Attach the following to the contract: – A statement that the agent has informed DoD of DoD's obligations under 42 U.S.C. 4852d – The agent is aware of his/her duty to ensure compliance with the requirements of 24 CFR 35, Subpart A – The signatures of DoD, agents, and the transferee certifying the accuracy of their statements

Appendices

Appendix A
Glossary

Unless otherwise specified, definitions in this appendix are derived from Title X, the Residential Lead-Based Paint Hazard Reduction Act.

Abatement: Any set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by appropriate federal agencies. Such measures may include (1) removal of lead-based paint and lead-contaminated dust, permanent enclosure or encapsulation of lead-based paint, replacement of lead-based painted components or fixtures, and/or removal or covering of lead-contaminated soil and (2) all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures.

Accessible (chewable) surface: An interior or exterior surface painted with lead-based paint that is accessible to a young child to mouth or chew. A chewable surface is the same as an "accessible surface" as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

Agent: An agent is any party who enters into a contract with a seller or lessor, including any party who enters into a contract with a representative of the seller or lessor, for the purpose of selling or leasing target housing. This term does not apply to purchasers or any purchaser's representative who receives all compensation from the purchaser.

Arithmetic mean: The algebraic sum of data values divided by the number of data values (e.g., the sum of the concentration of lead in several soil samples divided by the number of samples. For soils, the arithmetic mean is the average of the composite samples. The composite concentrations are summed and divided by the number of composite samples included in the average. To evaluate soil-lead hazards composite samples from the midyard and dripline are used to derive an arithmetic mean of the yardwide average lead concentration.

Bare soil: Soil not covered by grass, sod, or other live ground covers, or by wood chips, gravel, artificial turf, or similar covering. Bare soil includes sand.

Certified: Licensed or certified to perform such activities as risk assessment, lead-based paint inspection, or abatement supervision, by either EPA or a State or Indian tribe with a lead-based paint certification program authorized by the Environmental Protection Agency (EPA), in accordance with 40 CFR 745.226.

Clearance examination: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards exist in the dwelling unit or worksite. The clearance process includes a visual assessment and collection and analysis of environmental samples.

Child-occupied facility: A building, or portion of a building, constructed prior to 1978, visited regularly by the same child, less than 6 years of age, on at least two different days within any week (Sunday through Saturday), provided that each day's visit lasts at least 3 hours, that the combined weekly visits last at least 6 hours, and that the combined annual visits last at least 60 hours. Child-occupied facilities may include, but are not limited to, day-care centers, pre-schools, and kindergarten classrooms (40 CFR Part 745.223).

Common Areas: A portion of a building that is generally accessible to all occupants. Such an area may include, but is not limited to, hallways, stairways, laundry and recreational rooms, playgrounds, community centers, garages, and boundary fences.

Component: An element of a dwelling unit or common area identified by type and location. Examples include, but are not limited to, a bedroom wall, an exterior window sill, a baseboard in a living room, a kitchen floor, an interior window sill in a bathroom, a porch floor, stair treads in a common stairwell, or an exterior wall.

Composite sample: A collection of more than two subsamples of the same medium (e.g., dust, soil, or paint) from the same type of surface (e.g., floor, window sill, or window trough), not to exceed 10 subsamples, such that multiple samples can be analyzed as a single sample.

Control Measures [Interim controls]: A set of measures designed to reduce temporarily human exposure or the likelihood of exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential soil lead hazards, and the establishment and operation of management and resident education programs.

Deteriorated paint: Any interior or exterior paint or other coating that is peeling, chipping, chalking, or cracking or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.

Dust-lead hazard: Depending on the evaluation method used, a dust-lead hazard is surface dust that contains dust-lead loading at or exceeding the following:

Evaluation Method	Surface (ug/ft^2)		
	Floors	Interior window sills	Window troughs
Lead hazard screen	25	125	N/A
Risk Assessment	40	250	N/A
Reevaluation	40	250	N/A
Clearance	40	250	800

Note: Floors include carpeted and uncarpeted interior floors.

Dwelling unit: A single-family dwelling, including attached structures such as porches and stoops; or a housing unit in a structure that contains more than one separate housing units, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or separate living quarters of one or more persons.

Evaluation: A risk assessment, a lead hazard screen, a lead-based paint inspection, paint testing, or a combination of these to determine the presence of lead-based paint hazards or lead-based paint.

Expected to reside: There is actual knowledge that a child will reside in a dwelling unit reserved for the elderly or designated exclusively for persons with disabilities. If a resident is a woman known to be pregnant, there is actual knowledge that a child will reside in the dwelling unit.

Federally owned housing: Residential dwellings owned or managed by a federal agency, or for which a federal agency is a trustee or conservator.

Friction surface: An interior or exterior surface that is subject to damage by abrasion or friction, including, but not limited to, certain window, floor, and stair surfaces.

Impact surface: An interior or exterior surface that is subject to damage by repeated sudden force, such as certain parts of door frames.

Inspection: see [Paint] Inspection

Interim controls [Control Measures]: A set of measures designed to reduce temporarily human exposure or the likelihood of exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential soil lead hazards, and the establishment and operation of management and resident education programs.

Lead-based paint: Paint or other surface coatings that contains lead in excess of 1.0 mg/cm^2 of lead or more than 0.5 percent lead by weight.

Lead-based paint evaluation: A risk assessment, a lead hazard screen, a lead-based paint inspection, paint testing, or a combination of these to determine the presence of lead-based paint hazards or lead-based paint. (See Evaluation).

Lead-based paint hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or is present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects, as established by the appropriate federal agency.

Lead hazard screen: A limited risk assessment activity that involves paint testing and dust sampling as described in 40 CFR 745.227(c).

Multi-family property: Residential real property containing five or more dwelling units.

[Lead-based paint] Inspection: A surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.

Play area: An area of frequent soil contact by children of less than 6 years of age, as indicated by the presence of play equipment (e.g. sandboxes, swing sets, sliding boards, etc.) or toys or other children's possessions, observations of play patterns, or information provided by parents, residents, residents or property owners.

Random sampling: Samples collected from dwelling units and common areas selected at random from a multi-dwelling project, used to represent sample results for all dwelling units and common areas.

Reduction: Measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls and abatement.

Residential dwelling: (1) A single-family dwelling, including attached structures such as porches and stoops, or (2) a single-family dwelling unit in a structure that contains more than one separate residential dwelling unit and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of one or more persons.

Residential real property: Real property on which there is situated one or more residential dwellings used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of one or more persons. For the purposes of this guide, child-occupied facilities are included in this definition.

Risk assessment: An on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings, including (1) information gathered regarding the age and history of the housing and occupancy by children under age 6; (2) visual inspection; (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5) provision of a report explaining the results of the investigation.

Single room occupancy: Housing consisting of zero-bedroom dwelling units that may contain food preparation or sanitary facilities or both (see Zero-bedroom dwelling).

Soil-lead hazard: Bare soil on residential real property that contains lead from lead-based paint equal to or exceeding 400 ppm in children's play areas, or equal to or exceeding 2000ppm in other areas with bare soils that total more than 9 square feet per residential property.

Target housing: Any housing constructed before 1978, except housing designated exclusively for the elderly or persons with disabilities (unless a child younger than 6 years of age also resides, or is expected to reside, in such housing) and except any zero-bedroom dwelling.

Targeted sampling: Sampling that selects dwellings that are most likely to contain lead-based paint hazards to represent the other dwellings in a project or property based on information supplied by the owner (HUD Guidelines, Chapter 5).

Worst-case sampling: Sampling requiring a walk-through survey of all dwellings by the risk assessor in order to select the highest-risk dwellings based on direct visual evidence (HUD Guidelines, Chapter 5).

Zero-bedroom dwelling: Any residential dwelling in which the living areas are not separated from the sleeping area. The term includes efficiencies, studio apartments, dormitory or single room occupancy housing, military barracks, and rentals of individual rooms in residential dwellings (see Single room occupancy (SRO)).

Appendix B
References

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Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property. 40 CFR 745, Subpart F and 24 CFR 35, Subpart A.

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Identification of and Listing of Hazardous Waste. 40 CFR 261 and Appendices.

Lead-Based Paint Activities. 40 CFR Part 745, Subpart L.

Notification to Purchasers and Tenants of HUD-Associated Housing Constructed Prior to 1978 of the Hazards of Lead-Based Paint Poisoning. 24 CFR 35, Subpart A.

Requirements for Hazard Education Before Renovation of Target Housing. 40 CFR Part 745, Subpart E.

Requirements for Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance. 24 CFR 35 et al., 64 FR 50140, 15 September 1999.

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U.S. Environmental Protection Agency. "Clarification to the 1994 Revised Interim Soil Lead Guidance for CERCLA Sites and RCRA Corrective Action Facilities." Office of Solid Waste and Emergency Response. Directive 9200.4-27P, August 27, 1998.

U.S. Environmental Protection Agency, Office of Pollution Prevention and Toxics. Guidance on Residential Lead-Based Paint, Lead-Contaminated Dust, and Lead-Contaminated Soil. 60 FR 47248, 11 September 1995.

Appendix C
Lead Based Paint Standards and Test Methods

ASTM Standards

Sampling and Analysis

1. Dust
   - **E 1728**, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques.
   - **E 1973,** Provisional Standard Practice for the Collection of Surface Dust by Air Sampling Pump Vacuum Technique for Subsequent Lead Determination.
   - **E 1792,** Standard Specification for Wipe Sampling Materials for Lead in Surface Dust.
   - **E 1644,** Standard Practice for Hot Plate Digestion of Dust Wipe Samples for the Determination of Lead by Atomic Spectrometry.
   - **PS 88,** The Determination of Lead in Paint, Settled Dust, Soil and Air Particulate by Field-Portable Electroanalysis.
   - **E 1741,** Standard Practice for Preparation of Airborne Particulate Lead Samples Collected During Abatement and Construction Activities for Subsequent Analysis by Atomic Spectrometry.
2. Soil
   - **E 1727,** Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques.
   - **E 1726,** Standard Practice for Sample Digestion of Soils for the Determination of Lead by Atomic Spectrometry.
   - **PS 88,** The Determination of Lead in Paint, Settled Dust, Soil and Air Particulate by Field-Portable Electroanalysis.
3. Paint
   - **E 1729,** Standard Practice for Field Collection of Dried Paint Samples for Lead Determination by Atomic Spectrometry Techniques.
   - **E 1645,** Standard Practice for the Preparation of Dried Paint Samples for Subsequent Lead Analysis by Atomic Spectrometry.

- **E 1753,** Use of Qualitative Chemical Spot Test Kits for Detection of Lead in Dry Paint Films.

- **PS 88,** The Determination of Lead in Paint, Settled Dust, Soil and Air Particulate by Field-Portable Electroanalysis.

- **PS 95,** Provisional practice for quality systems for conducting in situ measurements of lead content in paint or other coatings using field-portable x-ray fluorescence XRF devices.

- **E 1775,** Standard Guide for Evaluating Performance of On-Site Extraction and Field-Portable Electrochemical for Spectrophotometric Analysis of Lead.

- **E 1613,** Standard Test Method for Analysis of Digested Samples for Lead by Inductively Coupled Plasma Atomic Emission Spectrometry (ICP-AES), Flame Atomic Absorption (FAAS), or Graphite Furnace Atomic Absorption (GFAAS) Techniques.

- **E 1828,** Evaluating the Performance Characteristics of Qualitative Chemical Spot Test Kits for Lead in Paint.

<u>Lead-Based Paint Management and Abatement</u>

1. Management

- **E 1864,** Practice for Evaluating Quality Systems of Organizations Engaged in Conducting Facility and Hazard Assessments to Determine the Presence and Extent of Lead in Paint, Dust, Airborne Particulate, and Soil.

- **E 1908**, Standard Guide for Sample Selection of Debris Waste from a Building Renovation or Lead Abatement Project for Toxicity Characteristic Leaching Procedure (TCLP) Testing for Leachable Lead.

- **E 1605,** Standard Terminology Relating to Abatement of Hazards from Lead-Based Paint in Buildings and Related Structures.

- **PS 53,** Provisional Standard Guide for Identification and Management of Lead Hazards in Facilities.

2. Abatement

- **E 1795,** Standard Specification for Non-Reinforced Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

- **E 1796,** Standard Guide for the Selection and Use of Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

- **E 1797,** Standard Specification for Reinforced Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

Other Applicable Standards

Lead Hazard Sampling Protocols and Strategies

"Residential Sampling for Lead: Protocols for Dust and Soil Sampling," Environmental Protection Agency, EPA 747-R-95-001, March 1995. (Note: The protocols presented in this document are equivalent to ASTM methods.)

"Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," Department of Housing and Urban Development, June 1995, Revised Chapter 7, September 1997.

40 CFR Part 745, "Lead-Based Paint Activities."

EPA Memorandum, "Guidance on Residential Lead-Based Paint, Lead-Contaminated Dust, and Lead-Contaminated Soil, 11 September 1995, 60 FR 47248.

Analysis Methods

U.S. Environmental Protection Agency. "Test Methods for Evaluating Solid Waste Physical/Chemical Methods," EPA SW 846. Specific methods include:

- **3050**, Dust Wipe Digestion
- **7420, 7421, 6010,** Atomic Absorption or Inductively Coupled Plasma Atomic Emission Spectrometry

"National Institute for Occupational Safety and Health Manual of Analytical Methods." Methods include:

- **7082,** Atomic Absorption (AA) Flame
- **7105,** AA Graphite Furnace
- **7300,** Elements ICP
- **7701**, Ultrasound/Anodic Stripping Voltammetry
- **9100**, Lead in Surface Wipe Samples

ID 125G, "Metals and Metaloid Particulates," OSHA Analytical Methods. (inductively coupled plasma atomic emission spectrometry [ICP-AES] method.)

Appendix D
Questions & Answers

1. Are a lead-based paint inspection and a risk assessment required for all pre-1978 housing prior to transfer?

Yes, unless an inspection finds that the property is free of lead-based paint. Title X requires inspection and abatement of lead-based paint hazards in housing constructed prior to 1960, and an inspection for lead-based paint and lead-based paint hazards in target housing constructed between 1960 and 1977. 24 CFR 35, Subpart C clarifies these provisions, requiring a lead-based paint evaluation (an inspection, risk assessment, or combination of thereof) be performed for all pre-1978 target housing prior to transfer. The risk assessment must be performed within 12 months of transfer, and abatement must be conducted within 12 months of completion of the risk assessment.

2. What is a lead-based paint hazard in regard to friction, impact, or accessible surfaces, and what is required to be abated?

As stated in section 1013 of Title X, a lead-based paint hazard is "any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects…" As described in Table 2-1 in this guide, and 24 CFR 35, Subpart R, impact surfaces require treatment (i.e., abatement or interim controls) only if all of the following conditions are met: (1) the surface is damaged or has otherwise deteriorated, (2) the damaged paint is caused by impact from a related building component, (3) the surface contains lead-based paint. Friction surfaces require treatment only if all of the following conditions are met: (1) a dust lead hazard is present on the nearest horizontal surface underneath the friction surface, (2) paint on the surface is abraded or deteriorated, and (3) the surface contains lead-based paint. Accessible surfaces require treatment only if there is evidence that a child has chewed or mouthed that surface.

3. Is scraping and painting over deteriorated paint with 20-year paint adequate abatement?

Lead-based paint abatement refers to a group of measures that can be expected to eliminate or reduce exposures to lead-based paint hazards for at least 20 years under normal conditions. If the "20-year paint" meets the qualifications of an encapsulant in Chapter 13 of the HUD Guidelines and it is applied in accordance with manufacturers instructions, it should be an acceptable treatment for deteriorated paint.

4. What information should be included in the property transfer documents if the target housing is scheduled to be demolished and the property will not be reused for residential redevelopment?

Lead-based paint evaluation and abatement are not required if the housing is not reused for habitation. However, DoD policy requires the evaluation and abatement of soil-lead hazards in residential real property that will be demolished and redeveloped for residential purposes following transfer. Requirements for evaluation and abatement should be made a condition of the property transfer, in which case the transferee will be required to evaluate and abate any soil-lead hazards after demolition and prior to occupancy of any newly constructed housing units. The transfer agreement should reference Field Guide evaluation requirements and the soil-lead hazard criteria in Table 2-1.

5. Do we have to abate lead-based paint hazards in target housing prior to transfer? If the responsibility for abatement is transferred to the purchaser, what will the federal agency be required to do to fulfill requirements under Title X?

Under 24 CFR 35, Subpart C, the federal agency may conduct the required abatement prior to transfer or that responsibility may be assumed by the transferee. The federal agency is required to conduct a lead-based paint inspection and risk assessment prior to transfer, and the risk assessment must be performed no more than 12 months prior to transfer. Abatement must begin no more than 12 months after the completion of the risk assessment. Occupancy by the transferee is prohibited until all lead-based paint hazards are abated. DoD prefers that responsibility for abatement be transferred to the purchaser, in which case the service must ensure that abatement is conducted in accordance with Title X. Assurances that the purchaser will perform required abatement activities are provided through contractual mechanisms.

6. When are interim controls appropriate and when are they inappropriate?

Control measures or interim controls may be used as an optional treatment at the discretion of federal agencies to address hazards not required to be abated under 24 CFR 35, Subpart C and conditions representing less than a lead-based paint hazard. Control measures, along with abatement or no action, may be appropriate alternatives to address potential soil lead-based paint hazards (soil lead concentrations in bare soils between 400 and 2,000 ppm (excluding children's play areas) which are not considered to be lead-based paint hazards but are present in amounts or under conditions that may be a potential exposure hazard to children. Selection of alternatives for potential soil lead hazards should be evaluated on the basis of the risk assessment and criteria contained in Chapter 2 of the Field Guide.

Appendix E

DoD Policy and EPA-DoD Agreements

THE DEPARTMENT OF DEFENSE
AND
THE UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

WASHINGTON, DC 17 MAR 1999

SUBJECT: Management of Lead-Based Paint in Residential and Non-Residential Areas at Base Realignment and Closure (BRAC) Properties

The purpose of this memorandum is to transmit the agreements (attached) EPA and DoD reached on August 14, 1998, and to provide a schedule for completing the actions the agencies agreed to jointly undertake.

Residential Areas: EPA and DoD agreed that Title X (of the Housing and Community Development Act of 1992, 42 U.S.C. 4822) procedures provide an efficient, effective, and legally adequate framework for addressing lead-based paint in residential areas and that, as a matter of policy, CERCLA/RCRA will not be applied except in limited circumstances. DoD actions to address the threat of lead poisoning from lead-based paint in residential areas will be conducted in accordance with Title X/TSCA requirements. To assist EPA and DoD personnel to understand and comply with current HUD, EPA, and OSHA regulations on lead-based paint, EPA and DoD are jointly developing a guidance document entitled, *Lead-Based Paint Guidelines for Disposal of Residential Property: A Field Guide*. The target date for completing the Field Guide is May 28, 1999.

Non-Residential Areas: EPA will conduct and fund a national pilot study, with DoD coordination, to assess lead-based paint hazards in non-residential areas. The target date EPA and DoD have set for finalizing the pilot study is May 14, 1999. EPA and DoD agreed that sampling efforts on non-residential areas would be limited, pending the results of the pilot study to: 1) certain types of metallic structures (water towers, communications towers, and bridges) where soil-lead from lead-based paint is reasonably expected to exist, or 2) specific areas of the parcel or structure where the known future use is as a child occupied facility. After the results of the pilot study, the types of structures to be sampled will be re-assessed. EPA agreed not to require sampling of all non-residential areas for lead-based paint. EPA and DoD also agreed to develop model language on lead-based paint for the Finding of Suitability to Transfer (FOST) document for non-residential property. This model language will generally describe what has been done regarding lead-based paint hazards and DoD and transferee responsibilities. Final agreement on sampling for lead-based paint in non-residential areas will be included in the cover memorandum for the model FOST language.

Sherri W. Goodman
Deputy Under Secretary of Defense
(Environmental Security)
Department of Defense

Timothy Fields, Jr.
Acting Assistant Administrator for the
Office of Solid Waste and Emergency
Response
U.S. Environmental Protection Agency

Attachment

SUMMARY OF EPA/DoD AUGUST 14th MEETING

The Environmental Protection Agency (EPA) and the Department of Defense (DoD) want to ensure that lead in soil from lead-based paint is addressed in a manner that: (1) is protective of human health and the environment, (2) is consistent with nationally applicable regulations and standards, and (3) supports the President's Five Point Plan for Base Realignment and Closure (BRAC) Property Reuse.

EPA and DoD discussed alternatives for addressing lead-based paint in both residential and non-residential areas and the application of Title X (the Residential Lead-Based Paint Hazard Reduction Act) including section 403 of the Toxic Substances Control Act (TSCA), and the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) for assessing lead-based paint hazards. EPA's key concern was whether actions taken under another statutory authority would be sufficient to provide the covenants required under section 120(h)(3) of CERCLA. DoD's key issue was that DoD not be regulated differently, and in this case more stringently, than any other federal agency or private entity.

Resolved for Residential Areas: EPA has concluded that release of lead-based paint to soil is a release of a hazardous substance under CERCLA, but that generally Title X/TSCA 403 is the appropriate regulatory regime for addressing lead-based paint hazards in residential areas in the majority of situations. It was agreed that Title X procedures, provide an efficient, effective, and legally adequate framework for addressing lead-based paint in residential areas and that, as a matter of policy, CERCLA/Resource Conservation and Recovery Act (RCRA) would not be applied except in limited circumstances. DoD stated that, although they are not legally required by Title X to do so, it is willing prospectively, as part of an overall resolution of the lead-based paint issue, to abate 1960-1978 target housing (as defined in Title X) with lead-based paint hazards where a risk is indicated, or to otherwise ensure that such structures will not be used as target housing until such abatement is performed by either DoD or the grantee. DoD and EPA agreed to jointly develop a field guide summarizing the Department of Housing and Urban Development's (HUD) Title X and EPA's TSCA 403 requirements and that the Field Guide will outline the limited circumstances under which CERCLA/RCRA would be used.

If DoD installations comply with jointly developed guidelines, EPA agreed it will review the Finding of Suitability to Transfer (FOST) without adverse comments regarding lead-based paint.

Resolved for Non-Residential Areas:

EPA will conduct and fund a national pilot program, with DoD coordination, to assess lead-based paint hazards in non-residential areas, provided this pilot also assesses non-DoD sites such as public, private, Superfund, RCRA, and Brownfields sites.

DoD and EPA also agreed to develop model FOST language. This model language will generally describe what has been done regarding lead-based paint hazards and DoD and transferee responsibilities.

Further, EPA and DoD agreed that sampling efforts on non-residential areas would be limited, pending the results of the pilot program, to certain types of structures where high concentrations of lead-based paint are reasonably expected to exist. EPA agreed not to require sampling of all non-residential areas for lead-based paint. DoD agreed to provide EPA with a proposed list of structures for further consideration. Once agreed to, these structures will be assessed under the procedures of CERCLA and DoD's Defense Environmental Restoration Program (DERP). The type of structures DoD has proposed for such sampling are water towers, communication towers, and bridges. EPA believes that sampling or other requirements to be defined in the model FOST or in the Field Guide may be appropriate in the specific area of the parcel or structure where the known future use is as a child occupied facility.

The model FOST language and agreement on specific structures will enable DOD, EPA, and the states to focus resources on areas likely to pose the greatest risk.

Other Agreements Reached:

1. EPA and DoD will work together to communicate strategies on lead-based paint. EPA and DoD jointly developed a press release based on the agreements during the August 14 meeting. The press release was issued on August 21, 1998.

2. EPA will not issue a separate OSWER policy on lead-based paint for CERCLA section 120(h) properties as long as progress is being made, and such a policy will only be issued in consultation with DoD.

Sherri W. Goodman
Deputy Under Secretary of Defense
(Environmental Security)
Department of Defense

Timothy Fields, Jr.
Acting Assistant Administrator for the
Office of Solid Waste and Emergency
Response
U.S. Environmental Protection Agency

OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON DC 20301-3000

ACQUISITION AND
TECHNOLOGY

JAN. 07 2000

MEMORANDUM FOR ASSISTANT SECRETARY OF THE ARMY
(INSTALLATIONS, LOGISTICS, AND ENVIRONMENT)
ASSISTANT SECRETARY OF THE NAVY
(INSTALLATIONS AND ENVIRONMENT)
ASSISTANT SECRETARY OF THE AIR FORCE
(MANPOWER, RESERVE AFFAIRS, INSTALLATIONS
AND ENVIRONMENT)
DIRECTOR, DEFENSE LOGISTICS AGENCY

SUBJECT: Lead-Based Paint Policy for Disposal of Residential Real Property

The Department of Defense (DoD) policy is to manage lead-based paint in a manner protective of human health and the environment and to comply with all applicable Federal, State, or local laws regulating lead-based paint and lead-based paint hazards.

The attached Field Guide is a joint DoD and Environmental Protection Agency (EPA) guidance document for use by DoD and EPA personnel in the evaluation and control of lead-based paint at DoD residential real property scheduled for disposition under the base realignment and closure (BRAC) program. Lead-based paint requirements are defined by Title X, the Residential Lead-Based Paint Hazard Reduction Act of 1992, which amended the Lead-Based Paint Poisoning Prevention Act (42 U.S.C, Section 4822) and its implementing regulations (under the EPA Toxic Substances Control Act (TSCA) Section 403 rule and the Department of Housing and Urban Development (HUD) Section 1013 rule). DoD will issue separate policy on lead-based paint requirements for transferring non-residential properties.

The Field Guide provides a general roadmap summarizing the requirements for the evaluation and control of lead-based paint hazards in target housing as defined by Title X and TSCA. In addition to existing Title X requirements, the Field Guide also specifies some actions that exceed Title X requirements. These actions represent DoD's desire to go beyond actions strictly required by law to ensure that activities taken in this regard are protective of human health and the environment. DoD policy is to:

- Abate soil-lead surrounding housing constructed between 1960 and 1978 (Title X requires abatement of lead-based paint hazards in target housing constructed prior to 1960). The transfer agreement may require the purchaser to perform the abatement activities.
- Evaluate the need for interim controls, abatement, or no action for bare soil lead concentrations between 400 and 2000 ppm (excluding children's play areas) based on the findings of the lead-based paint inspection, risk assessment, and criteria contained in the Field Guide.

- Evaluate and abate lead-based paint hazards in structures reused as child-occupied facilities located on residential real property. Child-occupied facilities are day care centers, preschools, and kindergarten classrooms visited regularly by children under six years of age.
- Evaluate and abate soil-lead hazards for target housing demolished and redeveloped for residential use following transfer. Under Title X, residential dwellings that are demolished or not intended for occupancy after transfer do not require an inspection and risk assessment or lead-based paint control and hazard abatement. However, DoD requires that the terms of property transfer include a requirement for the transferee to evaluate and abate any soil-lead hazards prior to occupancy of any newly constructed dwelling units.

By adding these additional measures as a matter of policy, DoD believes it exceeds measures necessary to reduce potential lead exposures in children and will significantly contribute to the elimination of adverse effects in children from exposures to lead from lead-based paint in federally-owned target housing subject to disposition.

This lead-based paint policy supersedes the DoD 31 October 1994 lead-based paint policy attached to the PADUSD (ES) memorandum, Asbestos, Lead Paint, and Radon Policies at BRAC Properties. The asbestos and radon policies referenced in the memorandum remain in effect. Property transfer agreements executed under the previous policy are not required to meet these requirements. The effective date implementing these requirements is 30 March 2000.

Sherri W. Goodman
Deputy Under Secretary of Defense
(Environmental Security)

Attachment

Attachment 6
Comments/Responses to Comments

Response to Comments on the Draft FOSL

Document Title:

(1) Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		The Navy should be very clear in the beginning of each document to alert the reader that the FOST and FOSL are documents that must be read in tandem. The information conveyed in each is critical to the other in order for the transferee/lessee to be fully aware of environmental restrictions on the parcels.	The FOST and FOSL both discuss (in Chapter 1 of each document) the relationship between the two documents. Text has been added to both documents to clarify their relationship, including DoN's recommendation that the documents should be read in tandem.
2.		The FOSL refers to Attachment 2, Model Lease Provisions quite frequently, however this attachment is not included. As this provides specific restriction language EPA must review it. Please note that EPA's review is not complete until we receive this attachment.	The attachment will be included in the Draft Final version of the document.
3.		The carve-outs shown on Figure 3b which are associated with sites which will require long-term institutional controls (ie, site 16, site 2, site 24) should identify the IR site associated with it.	Figure 3b will not be part of the Draft Final FOSL and was previously provided for interim reference purposes only. Figures 6a and 6b contain IRP site information.

Document Title:

(1) Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
4.		More information regarding the adequacy of the size of buffer zones around carve-outs should be provided. For example, please provide an explanation for how the determination of the buffer zone around Site 16 covers any expected migration of the plume. Also, please explain how buffer zones around sites (ie, some PRLs) that have not been investigated yet were determined.	Buffer zones for LOCs were based on the relevant decision documents associated with each of them and this information can be obtained by reviewing the site-specific documents. Reference to such decision documents, such as the RODs for IRP Sites (e.g., the ROD for IRP Site 16 discusses the selection of a buffer zone) has been provided in the EBS and FOSL. Buffer zones for PRL sites, including those yet to be investigated (via sampling, if required) were conservatively based on background review of the historic operations conducted to date. Typically, if specific locations within a building or its vicinity were identified with historic operations that necessitate further evaluation, then the entire building/vicinity were identified as the extent of the PRL. In some cases where discrete areas were identified for further evaluation, then that specific area was identified as the extent of the PRL. The EBS (and FOSL) PRL table has been revised in accordance with DTSC's comment on the Feb. 2003 Draft EBS to provide additional information in the Notes column pertaining to historic operations. For PRLs with with sewer connection investigations, buffer zones typically extend to the tie-in with the sewer main connection. Furthermore, PRLs were generally grouped into larger carveouts, thus increasing the buffer zone available for the PRL. Please note that PRLs that are yet to be investigated will be subject to further evaluation before determining the need for intrusive sampling/analysis. Additional text regarding buffer zones will be added to the FOSL.
SPECIFIC COMMENTS			
1.	Page 1-1, §1, Purpose	Purpose: Under the discussion of purposes of the FOSL, one of the purposes would also seem to be to allow reuse of property while environmental cleanup is being conducted.	The text indicates that the lease property may be used in accordance with the terms of each lease with acceptable risk to human health and the environment. Text has been added to clarify that leasing the property is intended in part to allow reuse of property while environmental cleanup is being conducted.

Document Title:

(1) Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
2.	Page 4-1, §4, Environmental Condition of Property	As was noted in our comments to the FOST, a brief description of what PRLs, Hazardous Substance LOCs, Miscellaneous LOCs, etc., are would be appropriate.	Text has been added to both documents to clarify what LOCs/PRLs are.
3.	Page 4-2, §4.1.2.1, Anomaly Area 3	Reference to RSE is made in the last paragraph of this section. Please provide a definition in the list of Acronyms and Abbreviations.	RSE has been changed to be "removal site evaluation." This is the only time this term is used; therefore, it has not been included as an acronym.
4.	Page 4-11, §4.1.3.15, Major Drainages	In the last paragraph, second sentence, please add the phrase "as a source site" after "designated."	Text has been added.
5.	Page 4-10, §4.2.2.4, PRLs	This sentence states that there are 12 PRLs; yet the list only has 11. Please reconcile.	There are 11 PRLs within Parcel II-E. Sentence has been revised in accordance with comment.
6.	Page 5-1, §5, Notifications and Restrictions	Pursuant to 120(h)(1), the notice should be in the contract for the sale or transfer of the property. Therefore, notification should be provided to the lessee in the contract or by making the FOSL a part of the contract. Also on this page, second paragraph - the correct citation is CERCLA Section 120(h)((1) instead of 120(h)(3)(A)(i). Also in the third paragraph refers to Attachment 2 and Attachment 3. EPA needs to see these attachments to complete our review of the FOSL. Also in the same paragraph, last sentence - the phrase "to allow access and/or transfer of the area under the lease" does not make sense since this sentence is really addressing revising the lease by removing a restriction. EPA suggests this phrase be deleted.	The notice of hazardous substances stored, released, or disposed of on the lease property will be included in the contract for transfer of the property, since the FOSL and LIFOC(s) will be incorporated into the contract for sale (including lease in furtherance of conveyance) as attachments to the Invitation for Bids. The notice will be subdivided as needed, if more than one LIFOC is ultimately utilized, to reflect the history of hazardous substance storage, release, or disposal for the property encompassed by each such LIFOC. Citation has been revised to be CERCLA Section 120(h)(1). Attachments 2 and 3 will be included in the Draft Final document. For the last sentence of the third paragraph of Section 5, text has been deleted after "will be required..."

Document Title:

(1) Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
7.	Page 5-1, §5.1, PRLs	In the paragraph under Restrictions in this section as well as throughout the rest of the text the parenthetical statement "(such as for areas within sites without known soil or groundwater contamination; these areas will require Navy approval only)" is confusing. Please clarify.	Parenthetical text will be clarified. The intent was to clarify that "clean" property within a carveout (e.g., clean space between two LOCs that are part of a larger carveout) that has no soil or groundwater contamination, will require Navy approval only for any construction activities and would not require BCT approval.
8.	Page 5-1, §5.1, PRLs	Also in the paragraph under Restriction, the Navy states that Navy approval will be required for surface disturbance activities. What constitutes "surface disturbance activities."? Please specify here as well as all other places this is stated.	DON believes the section as written sufficiently defines surface disturbance activities in terms of subsurface excavation, digging, drilling, or other disturbance of the surface. The language in question comes from the BRIM model lease provisions and is standard language in DON leases.
9.	Page 5-5, §, USTs/ASTs	Under Notifications it is stated that there are 166 UST/AST sites; yet later in the paragraph there are 167 listed.	Total number of tanks has been rectified. The total number of tanks has now increased within the carve-outs, based on the addition of petroleum tanks that require further evaluation.
10.	Page 5-7, §5.6, Polychlorinated Biphenyls	The last sentence under Restriction does not appear to be accurate since in the previous section it was stated that the lessee will be required to dispose of PCB light fixtures as regulated items. Please change to reflect this restriction.	Discussion of the need to handle PCB-containing light ballasts as regulated items is included as background information of general applicability, intended for the benefit of potential transferees. It does not reflect an affirmative obligation to be imposed on a transferee as a restriction or a condition of sale, but instead identifies that a transferee should act in accordance with all applicable legal requirements in the event that PCB disposal issues are encountered.
11.	Page 5-9, §5.10, Radioactive Materials	Under Restrictions for Radioactive Materials - the first sentence states that access to and occupancy of these buildings will be restricted. Do we mean that occupancy will be allowed pending results of the radiological survey or that occupancy will not be allowed pending results of the survey? "Restricted" seems to imply that occupancy will be allowed but in a limited manner. Please specify.	Text has been revised to indicate that access to these buildings will be prohibited until survey results are approved (releasing the sites/buildings for occupancy under the lease).

Document Title:

(1) Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
12.	Page 5-15, §5.14, Lead-Based Paint	Under Notifications, last sentence - change "Please refer to the EBS" to "The lessee will be referred to the EBS."	This sentence has been removed during the revisions to the text for Section 5.14.
13.	Page 7-1, §7, Right of Access and Covenant – Additional Remedial Action	If DON wants to have access to monitoring wells, etc, the last paragraph should be rewritten so it states that the leases will contain provisions for access to monitoring wells, etc. It is not clear if what is being discussed are lease provisions or provisions that will be in deeds since this sentence refers to restrictions that "may also be required after the leases expire." Please clarify.	DON believes the first paragraph of Section 7 adequately states DON's intention to reserve necessary access rights under the lease for purposes of additional remedial action activities. DON has revised the second paragraph of Section 7 to clarify that DON will be reserving similar access rights, as needed, when it eventually conveys the lease parcels by deed.
14.	Figure 6-b	Please identify the IR sites associated with the groundwater plumes shown on this figure.	Figure 6a shows all IRP Sites, including those associated with groundwater plumes (Sites 16 and 24; the carve-out associated with the on-station portion of the Site 2 groundwater plume is also shown-the figure will be revised to identify the actual extent of the plume within the carve-out and a label added in accordance with general comment # 3). The purpose of Figure 6b is to correlate restrictions associated with areas of potential soil and groundwater contamination at IRP Sites 16 and 24. The groundwater plumes shown in Carve-outs I-F and III-B are the extent (including buffer zones) of IRP Sites 16 and 24 (Shallow Groundwater Unit) respectively. A label to identify the IRP Sites will be added to Figure 6-b as requested.

Document Title:

(1) Draft Finding of Suitability to Transfer (FOST) and Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003 (Figures and Tables only)

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		The following table (see below) lists the discrepancies found between the tables included in the Finding of Suitability to Lease (FOSL) or the Draft Finding of Suitability to Transfer (FOST) and the tables in the Draft Final Environmental Baseline Survey (EBS). Please revise the FOSL or FOST to clarify these discrepancies. In cases where the Environmental Condition of the Property (ECP) has changed because of remedial or removal action or additional investigations, please revise the FOSL or FOST to include a reference that documents the post-EBS change that resulted in the change in ECP.	Tables have been revised as appropriate.
2.		The following facilities were found suitable for transfer in the FOST even though their ECP was listed as 6 or 7 in the EBS: VORTAC Facility (399), Air Operations (378), NBC Gas Chamber (832), and Hazardous and Flammable Materials Storehouse (921). Please provide documentation or a reference to the document in which the ECP of these facilities was changed to a category that would allow transfer.	All ECP types will be made consistent between the Final EBS and Draft Final FOST. Errors with ECP types have been corrected. Facilities 399 and 378 are in the runway area that changed from Type 7 to 3. Facility 832 is an error and should be Type 7. Facility 921 was incorrectly associated with TAA 634 and it should be a Type 1.

Document Title:

(1) Draft Finding of Suitability to Transfer (FOST) and Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003 (Figures and Tables only)

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Facility	Environmental Condition of Property		Comments
	FOSL/FOST	EBS	
FOSL Table 1 / EBS Table A-1			
Facility 5	5 (ECP Categories defined below)	7	FOSL Table 1 has been revised to match EBS.
Facility 154	6	7	FOSL Table 1 has been revised to match EBS.
Facility 305	7	6	FOSL Table 1 has been revised to match EBS.
Facility 351	6	2b	FOSL Table 1 has been revised to match EBS.
Facility 378	1	7	FOSL Table 1 has been revised to match EBS.
Facility 398	2c	6	FOSL Table 1 has been revised to match EBS.
Facility 677	2c	3	FOSL Table 1 has been revised to match EBS.
Facility 824	6	4	FOSL Table 1 has been revised to match EBS.
Facility 897	6	3	FOSL Table 1 has been revised to match EBS.
Facility 1656	6	1	FOSL Table 1 has been revised to match EBS.
Facility 1719	6	7	FOSL Table 1 has been revised to match EBS.

Document Title:

(1) Draft Finding of Suitability to Transfer (FOST) and Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003 (Figures and Tables only)

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Facility	Environmental Condition of Property		Comments
	FOSL/FOST	EBS	
			match EBS.
Facility 1782	6	5	FOSL Table 1 has been revised to match EBS.
Facility 1783	6	5	FOSL Table 1 has been revised to match EBS.
Facility T-11	6	2a	FOSL Table 1 has been revised to match EBS.
Runway Infield Area	1 and 7	Not included, Page A-20 indicates runways are 7	FOSL Table 1 has been revised to match EBS.
Aqua Chino Wash	2a	7	FOSL Table 1 has been revised to match EBS.
Bee Canyon Wash	6	7	FOSL Table 1 has been revised to match EBS.
FOSL Table 3 / EBS Table 4-1			
Runway Infield Area	7	3/7	PRL Runway Infield Area is Category 7.
FOSL Table 6 / EBS Table 4-4			
APHO 59	7	5	APHO 59 is Category 5.
FOSL Table 8 / EBS Table 4-6			
AST 390B	2a	1	AST 390B is Category 2a.

Document Title:

(1) Draft Finding of Suitability to Transfer (FOST) and Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003 (Figures and Tables only)

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Facility	Environmental Condition of Property		Comments
	FOSL/FOST	EBS	
FOSL Table 9 / EBS Table 4-7			
UST 463	2b	4	UST 463 is Category 4.
FOSL Table 11 / EBS Table 4-9			
Wash Rack 764	6	4	Wash Rack 764 is Category 4.
Wash Rack 759	6	5	Wash Rack 759 is Category 5.
FOSL Table 12 / EBS Table 4-10			
SRU 03A	5	7	SRU 03A is Category 7.
FOST Table 7 / EBS Table 4-6			
AST 376	2a	2b	AST 376 is Category 2b.
UST 101	2e	No Entry	UST 101 has been added to the EBS.
UST 259	2e	No Entry	UST 259 has been removed from the FOST, this UST was found to be non-existent in 1997 and was erroneously included in the FOST.
UST 43	2a	2b	UST 43 is Category 2b.
FOST Table 12 / EBS Table 4-14			
MSC ST19B	2b	2c	MSC ST19B is Category 2c and has been moved to FOSL.

Note 1: There were differences in the notes to the tables in each document

Document Title:

(1) Draft Finding of Suitability to Transfer (FOST) and Draft Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2003 (Figures and Tables only)

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. Memo Dated: June 26, 2003

Comment No.	Section/ Page No.	Comment	Response
SPECIFIC COMMENTS			
1.	FOST Table 1, Facilities within Parcels Proposed for Transfer, Page 14 of 16	It is unclear what facilities 9001 and 9002 are as they are not listed in the EBS nor shown on any of the figures in the FOST. Please identify these facilities, provide their ECPs and a reference to the document where their ECPs were established.	These facilities have been removed from the FOST since they are incorrectly listed and are located within the federally transferred property.
MINOR COMMENTS			
1.	FOST Section 4.2.3.2, IRP Sites	LOCs in Parcel III-A, Page 4-9: The FOST indicates that portions of IRP 25 are situated in Parcel III-A. Figure 6, Installation Restoration Sites, and EBS Figure 4-5, Installation Restoration Program Sites, do not show a portion of IRP 25 in Parcel III-A. Please verify that a portion of IRP 25 is located in Parcel III-A.	Missing portion of IRP Site 25 will be added to the EBS and FOST figures.
2.	FOST Figure 6	Please include Installation Restoration Program (IRP) Site 6 on this figure.	IRP Site 6 is shown on the figure in Parcel II-A.
3.	FOST Table 10, PCB Transformers and PCB Transformer/Equipment Storage Areas, Page 5 of 7	The ECP Category was inadvertently left off the table for Transformer ID PCB T057. Please provide this ECP Category for PCB T057.	Table has been updated; the transformer is Category 1.
4.	FOST Table 13, Environmental Factors Considered, Page 1 of 1	For completeness, please include Parcel V-A on the table.	Parcel V-A has been added.

Response to Comments on the Draft Final FOSL

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. E-mail Dated: December 11, 2003

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		With respect to general comment number 2, I think the regulatory agencies should review revisions to Attachment 2 prior to its inclusion into the final FOSL. The restrictions placed in the draft final FOSL for El Toro seem to have been lifted wholesale from the Tustin FOSL. These should be revised to reflect conditions at El Toro and the agencies should review them prior to the final FOSL.	Attachment 2 provides basic environmental provisions that define the parameters, as identified in the BRIM, that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL. Thus, the prospective lessee will be required to comply with the specific environmental restrictions defined in Chapter 5 of the FOSL. The actual lease is therefore the enforceable agreement, and not the model lease provided in Attachment 2.
SPECIFIC COMMENTS			
1.		With respect to specific comment number 3, regarding the carveout related to IRP Site 2, I believe that the revised figures and text should be provided for review prior to the final document being issued.	The revised figures and text will be provided for FFA signatories' review prior to finalizing the FOSL. Please also refer to response to DTSC's General Comment #3 on the Draft Final FOSL for additional information on Site 2.

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewer: Nicole Moutoux, Project Manager, USEPA, Region IX. E-mail Dated: December 11, 2003

Comment No.	Section/ Page No.	Comment	Response
2.		As we discussed extensively at the December 3rd BCT meeting, the Navy agreed that at some level there is a restriction on entire carve-outs in the FOSL. This is an important point that should be more clearly spelled out in the text of section 5 of the FOSL. As we agreed, the lessee must receive permission from the Navy (and in some cases, the BCT) when they want to do most anything in the leased property. It is then up to the Navy and in some cases the BCT to determine whether the proposed activity is within the "clean" part of the carve-out or the "restricted" part of the carveout. As we discussed, there should be a process layed out which determines when the request requires only Navy approval or BCT approval. Finally, please note that on page 5-1 of the FOSL it is stated that the lessee must submit a Lease Restriction Form to the DON for approval while on page 3 of the Model Lease Provisions in Attachment 2, it is stated that the lessee must receive approval from the Navy and the BCT. The text and revisions must be reconciled before the FOSL is finalized.	FOSL restrictions will apply to the entire carve-out and BCT concurrence is required before any activity can be performed. Chapter 5 text will be revised accordingly. Please also refer to response to General Comment #1 regarding Model Lease Provisions. The BCT would be involved in any requests for approval of activities that would otherwise be prohibited based on the FOSL restrictions. But there may be other activities that would require only Navy approval because the Navy requires that the developer obtain prior written approval for activities in addition to those which are addressed in the FOSL. For example, in a carve-out area where only digging is restricted, the developer might want to remodel the interior of a building. In that case, BCT involvement would not be required. Page 5-1 will be revised to state that a Lease Restriction Revision Form is submitted to the FFA signatories (and the statement that the lessee completes it will be removed).

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		In Section 5, Notifications and Restrictions, the restrictions are applied to individual sites within a carve-out area, rather than to the entire carve-out area. This creates carve-out areas within carve-out areas. Based on previous discussions, DTSC was expecting to see restrictions applied to entire carve-out areas, rather than individual sites, regardless of their status (No Further Action [NFA] or Further Action [FA]). The purpose of designating carve-out areas is outlined in the FOSL on page 1-1. Page 1-1 also explains that each of the carve-out areas includes a buffer zone around the impacted area to protect human health and the environment during ongoing investigations and/or remediation. DTSC spoke with Ms. Kyle Olewnik on Friday, November 14, 2003 to discuss our concerns. The restrictions can remain site specific (carve-out area within a carve-out area) and legal descriptions/surveys will have to be done for each site with restrictions, or the text can be changed so that the restrictions within a carve-out area apply to the entire carve-out and legal descriptions/surveys will only have to be done for the carve-out areas themselves. Additionally, it is important for the lessee/sub-lessee, as well as the regulators, to be able to determine where restrictions apply and where they don't. Having carve-out areas within carve-out areas makes this task very complicated.	FOSL restrictions will apply to the entire carve-out and FFA signatories' concurrence is required before any activity can be performed. Section 5 has been revised accordingly.

Document Title:

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
2.		Unfortunately, due to time constraints and limited resources, DTSC was unable to verify whether sufficient area for each site has been carved out for lease and if adequate buffer zones are in place. Please ensure that the appropriate properties have been carved out for lease and that sufficient buffer zones, where needed, are in place.	Carve-outs were arrived at by including adequate buffer zones as specified in the decision documents, such as RODs for IRP sites. Buffer zones for areas not fully defined, such as PRL sites, were conservatively based on background review of the historic operations conducted to date. Typically, if specific locations within a building or its vicinity were identified with historic operations that necessitate further evaluation, then the entire building/vicinity were identified as the extent of the PRL. The EBS (and FOSL) PRL table has been revised in accordance with DTSC's comment on the Feb. 2003 Draft EBS to provide additional information in the Notes column pertaining to historic operations. For PRLs with sewer connection investigations, buffer zones typically extend to the tie-in with the sewer main connection. Furthermore, PRLs were generally grouped into larger carveouts, thus increasing the buffer zone available for the PRLs. Please note that PRLs that are yet to be investigated will be subject to further evaluation before determining the need for intrusive sampling/analysis.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
3.		The portion of the groundwater plume associated with IRP 2 (which is located within the property transferred to the Federal Aviation Administration [FAA]) that has migrated on station (Carve-out II-X) needs to be explained in much greater detail in the text and needs to be shown on the appropriate figures and tables. Please be sure to include an adequate buffer zone and explain the Navy's rationale for the size of the buffer zone. Is Carve-out II-X the only carve-out area impacted by the IRP 2 groundwater plume?	A buffer zone for the groundwater plume at Site 2 was not previously defined; however a 200 ft buffer around the plume has been included in the FOSL. This buffer is based on data collected during the aquifer test where hydraulic influence was not documented (on average the largest distance pumping effects were observed was approx. 100 feet). Carve-out II-X has been adjusted accordingly in order to include the 200 ft buffer for the plume. No other existing carve-out is impacted by the groundwater plume itself, although the buffer zone will be partially captured by Carve-out II-F that has been expanded to address the buffer zone and for ease of managing the property. Sections 4.1.3 and 5.3 in the Draft Final FOSL have been updated appropriately. Since IRP Site 2 is in the FAA property and is not part of the FOSL, reference to the groundwater plume will be added as an endnote to Table 7 (and not listed in the body of the table). This is to minimize confusion that the actual IRP Site 2 is part of the FOSL property. Figure 5a will be revised accordingly. Note 2 of the figure will be revised as follows: "Only IRP Sites within FOSL property are shown; IRP Sites 1, 2, and 17, which require further action, are located on FAA property and are not shown."
4.		The applicability of CIWMB ARAR 21190 (c) for sites 3 and 5 are being discussed among the regulators and the decision is pending further investigation of soil gas and methane within the boundary of the landfill. At the same time, the regulators are not sure what will constitute the final boundary of the landfill and what remedy will be proposed by the Navy. Since these decisions will have an effect on how the CIWMB ARAR 21190 (c) will be applied, we recommend that the Navy show carve-out of 1000 feet around the existing boundary of the landfill.	The appropriate buffer zone for Sites 3 and 5 will be resolved with regulator concurrence prior to signing the Final FOSL/FOST. CIWMB provided a letter to the Navy on April 20, 2004 agreeing to a 100-foot buffer zone. This buffer zone has been incorporated into the FOSL in the text and figures, as appropriate.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
5.		The Navy has not identified how the property proposed for lease will be used. However, the Navy has identified the ultimate reuse as "mixed land use" which could include education. DTSC cannot concur in a finding of suitability for lease for any property where schools may be constructed using state funds. Pursuant to the California Education Code, section 17210 et seq., a separate and comprehensive environmental review is required for sites where state funds will be used for property acquisition or school construction. This law requires that DTSC make a determination as to the suitability of property for school use based on this review. The review process includes an evaluation of whether hazardous materials on the property have been or could be released that would endanger students. Because this separate environmental review has not been conducted for property that may be leased and used for school sites, DTSC cannot determine if the property is suitable for lease for its intended use.	Any requirements associated with the evaluation of proposed school sites for compliance with the CEC are the responsibility of the lessee, and not the DoN. The requirements of California Education Code, section 17210 et seq., do not apply directly to the Navy. This State law requires that school districts that are recipients of State school bond funds for school site acquisition or school constructions conduct a specific environmental review and obtain a DTSC determination as to whether or not the property is suitable for school use. In the context of the pending sale of property, it requires that the lessee of the parcels conduct these environmental reviews, as appropriate, and obtain the DTSC determination. Nothing prohibits the lessees and DTSC from implementing these requirements after the transfer. Because the requirements of California Education Code, section 17210 et seq., are not promulgated requirements of general applicability and do not apply to the Navy, they are not legally binding upon the Navy's CERCLA determinations and the CERCLA covenant. Therefore, the conclusion reached in the FOSL that property is "suitable for lease" will remain the Navy's determination. Please note that the above reflects previous discussions between DoN and DTSC on this topic during preparation of previous FOSTs and FOSLs.
6.		Please explain early in the document that the Carve-Out Numbers correspond to the Navy Sale Parcel Numbers.	Text has been added in Section 1 (preceding the current second paragraph) to indicate that the nomenclature adopted for the carve-out designations is a derivative of the Navy Sale Parcel numbers.
7.		Please ensure that any institutional controls/buffer zones outlined in a ROD or other IRP document are reflected in the restrictions/buffer zones applied to properties proposed for lease.	Institutional controls/buffer zones identified in IRP RODs have been reviewed and incorporated as appropriate. Text has been added to Section 5.3
8.		It is DTSC's understanding that this FOSL has been prepared to support a Lease in Furtherance of Conveyance (LIFOC); however, the document never refers to a LIFOC. If the above statement is true, please include information regarding the LIFOC in the document.	The purpose of a FOSL is to identify particular property as being suitable for outleasing, whether under a LIFOC or any other form of lease; therefore information specifically regarding a LIFOC will not be added to the FOSL.

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Comment No.	Section/ Page No.	Comment	Response
9.		If any property proposed for lease in this FOSL is impacted by perchlorate, then notification and/or restrictions should be discussed in section 5.0 and throughout the document, as appropriate.	A detailed discussion of perchlorate sampling from 1998, 1999 and follow-up sampling throughout the base is found in the Final EBS in Section 4.1.3. Previous sampling revealed scattered detections of perchlorate at locations that were both on and off station and in background wells. Although the EBS notes that perchlorate was detected at various locations, the Final EBS concludes that there are no sources of perchlorate at former MCAS El Toro other than at IRP sites located on federally transferred property (Sites 1 and 2) based on the observance of scattered, low concentrations of perchlorate detections, no noted increasing concentration trends during sampling from 2000 to 2002, and similar off-Station findings obtained by OCWD. The conclusions of the Final EBS received FFA signatories' concurrence. No notifications or restrictions are required for perchlorate.
10.		Please describe any buildings/structures that are located in more than one carve-out area and applicable notifications and restrictions.	Maps have been reviewed to ensure that no buildings are split by carve-out boundaries.
11.		Please describe any buildings/structures where part of the building/structure is proposed for lease and the other part is proposed for transfer.	Buildings will either be entirely transferred or entirely leased. Please also refer to response to General Comment #10 above.
12.		It is very difficult to review Figure 5a because there is so much information presented in a small area. DTSC suggests that instead of having Figures 5a and 5b, that they be replaced with the same type of figure that is in Attachment 6 of the Draft Final Findings of Suitability of Transfer (FOST). Not only is the figure much bigger and easier to review, but it also has some very pertinent information that should be included in this FOSL. In addition to the kind of information that is included in Attachment 6, please include IRP Site 2, its groundwater plume and an associated buffer zone. Please also identify the areas of potential soil contamination (as shown in Figure 5b, Draft Final FOSL). Please also include a figure similar to Figure 4 found in the Draft Final FOST (except it should be specific to IRP sites in the carve-out areas).	An oversized plot of Figure 5a has been added to show IRP sites using a larger scale. Figure 5b will remain the same since it has focused information and is sufficiently legible at its current size. Attachment 6 of the FOST will also be included as Attachment 8 in the FOSL. In this attachment, the on-station portion of the Site 2 groundwater plume and buffer zone will be shown on the figure. This figure, along with Figures 5a and 5b, contain all the information requested in the comment.

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Comment No.	Section/ Page No.	Comment	Response
13.		There are inconsistencies between the FOSL, the Final Environmental Baseline Survey (EBS), and the FOST. For instance, Figure 2 in the Draft Final FOSL shows a Carve-out II-CC. In Attachment 6 of the Draft Final FOST there is no Carve-out II-CC. In fact, the FOST shows Carve-out II-N in the same location as Carve-out II-CC is in the FOSL. The area listed as Carve-out II-N on Figure 2 of the FOSL is not even shown as a carve-out on Attachment 6 of the FOST. We recommend finalizing the FOST and FOSL at the same time so that the regulatory agencies have an opportunity to review the revised versions of each simultaneously.	Carve-out II-N in the Draft Final FOSL contained a site that received NFA concurrence between printing the Draft Final FOSL and Draft Final FOST. Therefore, former II-CC was renamed II-N to simplify renaming carve-outs. NFA closure of several sites was received between the time the EBS was finalized, as well as the times the draft final FOST and draft final FOSL were submitted, resulting in removing associated carve-outs. Thus, several carve-out IDs have changed. Both documents will be completed and submitted together for the next version to ensure revisions are consistent.
14.		Please ensure that text, tables and figures within this FOSL are consistent with one another. For example, there is inconsistency between the buildings listed in the text for various sections, the buildings depicted on Figure 2, and the buildings listed in Table 1. Please see specific comments below.	Table 1 and Figure 2 do not list demolished buildings (see note at end of Table 1) whereas the text does, due to their association with LOCs presented within each Carve-out. A note will be added to the text to clarify which buildings have previously been demolished. Table 20b currently lists all buildings and shows which buildings are demolished. Other discrepancies between Table 1, Figure 2, and the text have been corrected.
15.		This FOSL includes numerous storage tanks where a release occurred and NFA concurrence has been received from the Regional Water Quality Control Board (RWQCB). Please provide DTSC with the information on the cleanup standards used by RWQCB including the past response action. Additionally, explain what constituted a RWQCB cleanup/closure versus an Orange County Health Care Agency (OCHCA) cleanup/closure.	Please refer to the State Water Resources Control Board's 1989 Leaking Underground Fuel Tank (LUFT) Field Manual for a discussion on cleanup standards. A matrix in the field manual discusses the different types of fuels, concentrations, and depth to groundwater, as well as other factors that are used to consider if a site may be closed and which agency has oversight of closure (RWQCB and/or OCHCA). The Navy recommends that DTSC discuss closure procedures and standards with the RWQCB to obtain more information.
16.		Throughout the document, please ensure that sources/references are cited when appropriate and that they are included in Section 9.	Sources/references throughout the document have been edited/added as appropriate.
17.		In the final FOSL, please include an attachment for unresolved comments, if any, and reference in the table of contents.	Unresolved Comments will be added as an attachment and referenced in the table of contents.

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Comment No.	Section/ Page No.	Comment	Response
18.		Please be sure to use the following terms consistently and appropriately throughout the FOSL: building, structure, facility.	The terms building, structure, and facility have been reviewed and revised as appropriate. DoN believes it has used these terms throughout the FOSL in a clear and coherent manner.
19.		Grammatical, typographical and alignment errors exist in the FOSL and should be corrected.	The document has been rechecked for grammatical, typographic, and alignment errors have been corrected where noted.
20.		Please ensure that acronyms are spelled out the first time they are used in text. This has not been done consistently throughout the document.	Acronyms/abbreviations have been rechecked and corrected.
21.		Two acronyms are used for the United States Environmental Protection Agency (U.S. EPA and EPA). Please choose one and use it consistently throughout the document.	The acronym EPA will be used solely. The full acronym U.S. EPA has been deleted to be consistent with the acronym EPA uses to refer to themselves.
22.		Please ensure that the Identification number (ID) numbers in the tables, text and figures are consistent because currently they are not (i.e. SRU 3 vs. SRU 03).	Identification numbers in the tables, text and figures have been made consistent.
23.		DTSC would like to have an opportunity to review and provide comments on the public notice of the Navy's intent to sign the FOSL prior to its publishing.	There is no requirement to provide public notice of the Navy's intent to sign the FOSL. However, The Navy will provide DTSC with the opportunity to expeditiously review a final draft of the notice of availability of the Final FOST and FOSL.

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Comment No.	Section/ Page No.	Comment	Response
24.		Former MCAS El Toro was a permitted hazardous waste facility that is subject to the corrective action requirements of Resource Conservation and Recovery Act (RCRA) and the state Hazardous Waste Control Law. Section 3.2 of the draft final FOSL describes the El Toro RCRA permit and cites to DTSC's March 8, 1996 letter as terminating the permit. The FOSL then states that the Navy "continues to complete all RCRA Part B permit corrective actions for the SWMUs under the 1993 executed FFA." DTSC's position is that the March 8, 1996 letter did not terminate the corrective action requirements that apply to the entire facility. However, because the permit expired by its own terms on August 18, 2003, DTSC now considers the facility a nonpermitted facility for purposes of corrective action termination requirements. The specific corrective action termination requirements applicable to a particular parcel that is to be transferred depend on the environmental status of the parcel. The FOSL mentions in several places the prospect of future property transfers. Please include in the FOSL that a FOST will be prepared prior to transfer of parcels currently included in the FOSL and that applicable corrective action termination requirements will be met.	Please refer to Navy response to Comment #2 in DTSC's February 20, 2004 cover letter transmitting comments on the Navy's Draft Final FOST. A statement was already included in Section 1 (page 1-2) of the FOSL indicating that a FOST or FOSTs will be prepared prior to transfer of parcels currently included in the FOSL.
25.		The FOSL states that carve-out property cannot be conveyed per CERCLA section 120(h)(3)(A)(ii) (page 1-1) but does not mention the possibility of transfer under CERCLA section 120(h)(3)(C) (deferral of covenant). Please describe this property transfer possibility, or else state that this is not an option for the carve-outs addressed in the FOSL.	It is more appropriate to discuss transfer strategies in future FOSTs and not in the FOSL; therefore no edits will be made.

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Comment No.	Section/ Page No.	Comment	Response
26.		The FOSL mentions future property transfers in several places (e.g. pages 1-2, 5-12, 7-1) and decision documents for a number of locations still in preparation (e.g. pages 4-4, 4-6, 4-9). *However, the FOSL does not mention that the* regulatory agencies will be reviewing FOSTs and future decision documents, nor does it mention State requirements for land use restrictions if hazardous substances are left in place at levels that are not suitable for unrestricted use. Please state in the FOSL those FOSTs will be reviewed by DTSC and, if hazardous substances remain at the property at levels that are not suitable for unrestricted use at the time a transfer suitability determination is made, a land use covenant will be required under California Code of Regulations, title 22, section 67391.1. Please describe in the FOSL these potential land use restrictions and, for sites with already existing RODs, please state that land use restrictions required under the ROD will be put in place upon property transfer through a State land use covenant (e.g. those described for Site 16, pp. 4-11, 5-4).	Text has been added on page 1-2 to clarify that future FOST and decision documents will be reviewed by FFA signatories. This document is being prepared to support leasing of the property. At the time cleanup activities are completed, the Navy will determine if land use covenants need to be imposed on the property. Such determinations will take into account any requirements set forth in RODs or other decision documents and in the March 2000 Memorandum of Agreement Between the United States Department of the Navy and the California Department of Toxic Substances Control.
27.		The FOSL does not specify a proposed land use, such as residential or commercial, for any of the carve-out parcels and does not discuss the exposure assessment assumptions used to determine the appropriate land uses or land use restrictions on any of the carve-out parcels. Please describe in the FOSL the potential land use and exposure assumptions that have been or will be used to justify leasing or land use decisions.	The specific future use of the property is not currently known. The restrictions are written to prevent exposure to humans and the environment from potential pathways (e.g., digging, drilling etc.) regardless of reuse.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
28.		The FOSL describes residual contamination that is above industrial PRGs or above local background levels at several sites that are designated No Further Action sites (e.g. Site 4, p. 4-4; Site 9; p. 4-6; Site 10 p. 4-7; Site 14, p. 4-10; Site 15, p. 4-10; Site 21, p. 4-12; and Site 25, p. 4-14). In addition, petroleum hydrocarbon concentrations were not always considered in determining risk from residual contaminants or were not fully explained (e.g. Site 7, p. 4-5; Site 22, p. 4-12). Please explain in the FOSL whether these concentrations of contaminants require land use restrictions for protection of public health and the environment.	The text has not been revised since land use restrictions are not required for NFA sites. Risks to human health and the environment for the IRP sites identified in this comment are discussed in the *Final Record of Decision Operable Units 2A and 3A, No Action Sites, Marine Corps Air Station El Toro, California* (Sites 4, 9, 10, 15, 21, and 25), dated September 1997, and the *Final Record of Decision Operable Unit 3B, No Action Sites 7 and 14, Marine Corps Air Station El Toro, California* (Sites 7 and 14), dated June 2001. These two RODs have been reviewed and concurred with by the FFA signatories, including the DTSC, Santa Ana RWQCB, and U.S. EPA, Region IX. Human health risk assessments (HHRAs) conducted for these sites included all pertinent analytical data for the media of concern, including analytes at concentrations exceeding background. Per U.S EPA risk assessment guidance for Superfund (U.S. EPA 1989, 1992), exposure point concentrations (EPCs) for chemicals of potential concern used in assessing risk were statistically determined as the 95% upper confidence limit (95% UCL) of the average chemical concentrations. This process is appropriate for evaluating the reasonable maximum exposure (RME) and determining overall site risk for current and future site receptors. DON has evaluated petroleum hydrocarbon contamination at MCAS El Toro as appropriate on a case-by-case basis, via oversight of the Santa Ana RWQCB, under its authority in California Health and Safety Code (HSC) Chapter 6.7, commencing with Section 25280, and regulations in Title 23, Chapter 16 of the California Code of Regulations (CCR). For example, at Sites 7 and 14, DON evaluated petroleum hydrocarbons during the Remedial Investigation (RI). This information was presented and concurred with by the BCT, both by approval of the Final RI and the Final ROD for Sites 7 and 14. Therefore for all NFA sites, no contaminants, including petroleum hydrocarbons, remain at concentrations that would require land use restrictions.

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29.		The FOSL describes land use restrictions for certain sites (e.g. Section 5.3, Installation Restoration Program Sites; Section 5.4, Underground Storage Tanks/Aboveground Storage Tanks) and buffer zones to protect restricted areas (Section 1, Purpose). The property affected by land use restrictions and any buffer zones should be clearly identified in the FOSL or subsequent lease documents so that the boundaries of the affected property are known with certainty. Locations of monitoring, bioventing, and SVE wells and associated equipment should also be identified. Please state in the FOSL that legal descriptions of property boundaries and well and equipment locations will be provided prior to any property transfer.	Restrictions in general apply to LOCs with potential contamination in soil (vadose zone) only, groundwater only, or soil and groundwater. The areas within a carve-out that are not associated with LOCs (which would have no restrictions) were included in a carve-out solely to facilitate a practical geographic demarcation of the carve-out (e.g., grouping LOCs into one carve-out rather than having many smaller carve-outs). Groundwater plumes are specifically depicted in the FOSL to correlate associated restrictions. Please also refer to response to General Comment #1. Please note that locations of monitoring, bioventing, and SVE wells were shown in Figures 12a-e. Properties when suitable for transfer will be presented in subsequent FOSTs and legal descriptions of such properties, including descriptions of any wells or related equipment as appropriate, will be provided with the deeds and any necessary Land Use Covenant Agreements for such properties
30.		The FOSL states that, in any deeds conveying previously leased property, the Navy will reserve access to monitoring wells, surface gauging locations and landfill gas monitoring probes for itself and regulatory agency personnel. Please specify in the FOSL the regulatory agencies that will be included in this reservation of access. Please state in the FOSL that if land use restrictions are required under State law, DTSC will retain access through a State land use covenant.	Text in Chapter 7 has been revised to clarify "appropriate" regulatory agencies rather than listing all the possible agencies that could require access to the site. Please also see response to General Comment #26.
31.		The FOSL states that "In October 1990, the U.S. EPA, California EPA Department of Health Services (the Department of Health Toxic Substances Control Program was the predecessor to the Department of Toxic Substances Control [DTSC]) . . . signed a Federal Facility Agreement (FFA)." Please revise this to read "In October 1990, the U.S. EPA, California Department of Health Services (the Department of Health Services, Toxic Substances Control Program, was the predecessor to the Department of Toxic Substances Control [DTSC]) . . . signed a Federal Facility Agreement (FFA)."	Text has been revised in Section 3 (page 3-1).

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32.		Please explain how the Navy determined what constituted an adequate buffer zone for each of the PRLs, especially since most of them are ECP area type 7. Are all the potential release locations of wastes to the environment being restricted? Has groundwater been evaluated at these sites? Is there a possibility of groundwater contamination at any of these sites? If so, why aren't there groundwater use restrictions and/or restrictions pertaining to indoor air for these sites? When floor drains, sewer lines and/or storm drains are involved, how do the restrictions apply? Why aren't the restrictions for any buildings associated with these sites discussed in this section? As mentioned above, it would be much easier to apply these restrictions to the carve-outs listed in their entirety, rather than to specific sites within each carve-out.	Section 4.1 (Page 4-1, 5th paragraph) describes how buffer zones were determined. Buffer zones for PRL sites, including those yet to be investigated (via sampling, if required) were conservatively based on background review of the historic operations conducted to date. Please also refer to response to General Comment #2. All PRLs are subject to restrictions by virtue of being within the carve-outs area(s), which are subject to restriction in entirety. Restrictions related to groundwater use per se are not needed since the restrictions related to drilling, excavation, and other surface-disturbing activities preclude such uses. With respect to indoor air, please see response to Specific Comment #100. Groundwater has not been specifically evaluated for these PRLs; however, due to extensive basewide monitoring of groundwater on El Toro, new plumes due to PRLs are not likely to be identified. Furthermore, PRLs that appear to have releases have not appeared to be of a significant magnitude to impact groundwater. However, the restrictions section for PRLs (page 5-1) will be revised to state that buildings associated with these PRLs will be restricted (as is currently the case for the radiological materials investigation locations pending the RAD survey findings) in entirety.
SPECIFIC COMMENTS			
1.	Table of Contents, Page v, Tables	The titles listed here for Tables 1 and 15 are not the same as the titles shown on the actual tables themselves. Please make the appropriate changes.	The titles of the tables have been edited in the Table of Contents to be consistent with the table titles.
2.	Table of Contents, Pages vi and vii, Figures	The titles listed here for Figures 2, 8, 11 and 12e are not the same as the titles shown on the actual figures themselves. Please make the appropriate changes. Please change the titles listed here for Figures 3b, 3c, and 3d from "Potential Release Location" to "Potential Release Locations".	The titles of the figures have been edited in the Table of Contents to be consistent with the figure titles. Figures 3b, 3c, and 3d have been revised as requested.

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3.	Table of Contents, Page x, Acronyms and Abbreviations	Please include "pico curies per liter (pCi/L)" because it is used on page 5-17 of the document.	Picocuries per liter (pCi/l) has been added to the acronyms/abbreviations list.
4.	Chapter 1, Page 1-1, Paragraph 1	What are the "purposes intended"? Please explain.	The text "purposes intended" has been deleted; the specific future use of the property is not currently known. Therefore, in general, the property is suitable for lease subject to the conditions, notifications, and restrictions set forth in the FOSL.
5.	Chapter 1, Page 1-1, Last Paragraph	The DoD 1994a reference does not match the DoD 1994a reference in Section 9. The reference in Section 9 deals with transfers, not leases. Please correct.	The correct reference to DoD 1994a has been added in Section 9.
6.	Chapter 1, Page 1-2, First Full Paragraph	Please change the first sentence to read, "A Finding of Suitability to Transfer (FOST) has been prepared to support conveyance of the properties that are suitable for transfer by deed per provisions of Section 120(h) of the CERCLA (DON strongly recommends that this FOSL be read in conjunction with the *Finding of Suitability to Transfer (Portions of Parcels I, II, III, and V, and Parcel IV), Former Marine Corps Air Station, El Toro, California.*"	The sentence has been revised as requested on page 1-2. (Transfer Parcel V will no longer be transferred to the California Air National Guard. Consequently, Navy Sale Parcel V has been merged with Navy Sale Parcel II.)
7.	Chapter 2, Page 2-1, Paragraph 4	This paragraph should be identical to the Draft Final FOST (page 2-1, paragraph 4). Please add the additional information from the FOST to the FOSL.	The paragraph has been revised to be consistent with the FOST.
8.	Chapter 2, Page 2-1, Paragraph 7	The acreage listed in this paragraph is not consistent with the acreage listed in the Draft Final FOST (page 2-2, paragraph 7). Please correct.	The acreage is not consistent due to updates that were made between the submittal of the Draft Final FOSL and the Draft Final FOST. The acreage has been revised to be consistent with the current FOST.
9.	Chapter 2, Page 2-3	Please change the total carve-out acres for Parcel II from "301.2" to "301.3".	The total carve-out acreage for Navy Sale Parcel II has been revised. The reference to Parcel I, II, III, and IV has now been revised to Navy Sale Parcel I, II, III, and IV respectively in this section.

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10.	Chapter 3, Page 3-1, Last Paragraph	Please add the following sentence to the end of the paragraph, "Unresolved regulatory agency comments, if any, will also be provided in the final FOSL as Attachment 7".	The sentence has been added and the paragraph has been revised.
11.	Chapter 3.1, Page 3-2	The "DON 2002" reference is missing from Section 9. Please include the reference in Section 9.	The reference has been added to Section 9.
12.	Chapter 3.2, Page 3-2	This section is not consistent with what is presented in the Draft Final FOST (Pages 3-2 and 3-3, Section 3.2 [Resource Conservation and Recovery Act Part B Permit and Subtitle C Corrective Action]). Please make the necessary corrections.	Text for this section is not identical to the FOST text due to the different purposes of the FOST and FOSL documents, but the navy believes the discussions in the two documents are consistent. No changes have been made to the text.
13.	Chapter 3.3, Page 3-2	This section is not consistent with what is presented in the Draft Final FOST (Pages 3-3 and 3-4, Section 3.3 [RCRA Subtitle I Corrective Action]). Please make the necessary corrections.	Please see response to Specific Comment #12 above.
14.	Chapter 3.3, Page 3-2	There is an incomplete citation to the Health and Safety Code. Please correct the citation to Article 6.7 of the Health and Safety Code.	The citation has been changed to Section 25280-25299.8 of the California Health and Safety Code.
15.	Chapter 4.1, Page 4-1, Paragraph 1, Sentence 1	Please cite the appropriate reference for the BCP Guidebook and include in Section 9.	Reference has been added in the text and to Section 9.
16.	Chapter 4.1, Page 4-1, Paragraph 3	This paragraph is out of place. It talks about PRLs, but the explanation of what a PRL is, is not discussed until the following paragraph. Please appropriately rearrange the paragraphs in this section.	Paragraph has been moved to the appropriate location, . paragraph 4 on page 4-1.
17.	Chapter 4.1	Please refer to General Comment #1 above about the carve-out areas with restrictions and buffer zones.	Comment noted. Please refer to response to General Comment #1 above.
18.	Chapter 4.1.2.1 – Anomaly Area 3	Please reference the appropriate table and figure.	A specific reference to Table 6 and Figure 4a has been added to Section 4.1.2.1 (page 4-3).

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19.	Chapter 4.1.2.1 – Anomaly Area 3	The "SAIC 1993" reference is missing from Section 9. Please include the reference in Section 9.	A reference to "Final Report Aerial Assessment" by SAIC has been added to Section 9.
20.	Chapter 4.1.2.1 – Anomaly Area 3	Include a summary of Draft Expanded Site Inspection report November 2003. This report provides results of a detailed investigation conducted by the Navy at this site. The regulatory agencies are reviewing this report at this time. We understand that methane has been detected at this site above the LEL of 50,000.	Information from the Draft Expanded Site Inspection report has been incorporated as appropriate and included in Section 9. (Text has been added to Section 4.1.2.1 on page 4-3)
21.	Chapter 4.1.3, Pages 4-3 through 4-14	For each of the IRP sites listed in this section, please refer the appropriate tables and figures. Simply referencing Figure 2 for each IRP site is not adequate.	The reference for each IRP Site is stated in the 1st paragraph of Section 4.1.3. The reference to Figure 2 is specifically for carve-out locations; therefore, no changes have been made.
22.	Chapter 4.1.3.1, Page 4-3	Please include a summary of recent discussions between the Navy, DTSC, and the CIWMB about the need for conducting soil gas sampling at this site and subsequent regulatory determination of the applicability of CIWMB ARAR 21190 (c). At this time, however, pending resolution of this issue, we recommend that the Navy show 1000 feet delineation around the current boundary of the Site 3 landfill in Figure 5a. Even after the resolution of this issue, a contingency plan should be included in the ROD to address any potential issue associated with the soil gas including methane.	The Navy collected additional landfill gas data to confirm the presence or absence of landfill gases and to determine appropriate engineering and institutional controls to be implemented at Sites 3 and 5. To achieve these objectives, the Navy in consultation with CIWMB has developed a Sampling and Analysis Amendment (dated January 2004), which was submitted to the regulators. CIWMB provided a letter to the Navy on April 20, 2004 agreeing to a 100-foot buffer zone. This buffer zone has been incorporated into the FOSL in the text and figures, as appropriate.Please also refer to response to General Comment #4. The Navy will coordinate with the BCT to address soil gas issues in the ROD.
23.	Chapter 4.1.3.1, Page 4-3, Paragraph 3	The technical memorandum discussed in this paragraph has not been finalized and since there are outstanding issues, it is inappropriate to discuss the results as if the entire BCT is in agreement. Please revise the paragraph.	Text will reflect the actual status of the tech memo at the time the FOSL is finalized. If the tech memo is not finalized, the text will not imply that the entire BCT is in agreement. Text has been added to Section 4.1.3.1, page 4-3

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24.	Chapter 4.1.3.3, Pages 4-4 and 4-5	Please include a summary of recent discussions between the Navy, DTSC, and the CIWMB about the need for conducting soil gas sampling at this site and subsequent regulatory determination of the applicability of CIWMB ARAR 21190 (c). At this time, however, pending resolution of this issue, we recommend that the Navy show 1000 feet delineation around the current boundary of the Site 5 landfill in Figure 5a. Even after the resolution of this issue, a contingency plan should be included in the ROD to address any potential issue associated with the soil gas including methane.	Please refer to response to Specific Comment #22.
25.	Chapter 4.1.3.5	It is our understanding that the Navy is planning to conduct a Non-time-Critical Removal Action at this site. Include a discussion to reflect the action.	The Navy intends to conduct a Non-Time Critical Removal Action. Additional discussion has been included Text has been added to Section 4.1.3.5, page 4-6.
26.	Chapter 4.1.3.8	It is our understanding that the Navy is planning to conduct a removal action at this site. Please include a discussion to reflect this action.	The Navy is planning to conduct a remedial action (not removal action) at Site 11. Additional discussion has been included. Text has been added to Section 4.1.3.8, page 4-9.
27.	Chapter 4.1.3.8	Include a discussion of Navy's intent to prepare a No Further Action ROD for the vadose zone. The regulators have asked the Navy that a notification to the administrative record is not sufficient and a No Further Action ROD will be required.	A discussion of the intent to prepare a No Further Action ROD for the vadose zone for IRP Site 24 will be included in Section 4.1.3.16 since Section 4.1.3.8 refers to IRP Site 11. Text has been added to Section 4.1.3.16, page 4-15.
28.	Chapter 4.1.3.8, Page 4-8, Paragraph 3	The "DON 2003" reference is missing from Section 9. Please include the reference in Section 9.	The "DON 2003" has been added to Section 9.
29.	Chapter 4.1.3.9 – Site 12 – Sludge Drying Beds	It is our understanding that the Navy is planning to conduct a removal action at this site. Please include a discussion to reflect this action.	The Navy intends to conduct a Non-Time Critical Removal Action. Appropriate discussion has been added. (Text has been added to Section 4.1.3.9, page 4-10).

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Comment No.	Section/ Page No.	Comment	Response
30.	Chapter 4.1.3.9 – Site 12 – Sludge Drying Beds	Include a discussion of Navy's intent to prepare a No Further Action ROD for the vadose zone. The regulators have asked the Navy that a notification to the administrative record is not sufficient and a No Further Action ROD will be required.	It appears that this comment applies to Site 24 (please see response to Specific Comment #27). As stated in the response to the previous comment, the Navy intends to prepare a No Further Action ROD upon completion of the Non-Time Critical Removal Action for Site 12.
31.	Chapter 4.1.3.13, Page 4-11	Please include the ECP area type for IRP 16.	The ECP Type for IRP Site 16 (ECP type 6) has been added to the text. Text has been added to Section 4.1.3.13, page 4-13
32.	Chapter 4.1.3.16, Page 4-13	The FOSL discusses various areas within Site 24 that have been investigated and/or remediated and states that the ROD for operable units OU-2A and OU-1 was completed in 2002. However, the FOSL does not further describe OU-2A and OU-1. Please explain why a reference to OU-2A and OU-1 was included here in the description of Site 24.	The reference to OU-2A and OU-1 has been deleted and replaced with Site 24 Shallow Groundwater Unit (SGU) and Site 18 Regional Groundwater Plume. (Change has been made to page 4-15)
33.	Chapter 4.1.5, Page 4-14	The total number of wastewater treatment and related system LOCs is incorrectly listed as "75" and should read "77". Please correct.	The total number of OWSs has been corrected. (Change has been made on page 4-16)
34.	Chapter 4.2	Because of the time constraints, we are not able to check whether there is any groundwater plumes associated with the units included in this section. Please show all associated plumes in appropriate figures for disclosure. Site 2 plume is not shown in the report. Additionally, any plumes associated with other units (USTs/ASTs, PRL, TAA etc) should be discussed and shown in the appropriate figures. Since more USTs are being discovered at the station, the FOSL should have a section where it should discuss any potential future discoveries of such USTs and how Navy plans to address associated environmental issues.	The only plume that has not been shown is a portion of IRP Site 2 plume and has been added as requested. Since FOSL property is still owned by the Navy, the discovery of any new UST, LOC, etc. is handled in the same way as any UST or LOC is handled if one is discovered. Therefore, no special discussion regarding finding new sites in the FOSL is necessary.
35.	Chapter 4.2, Pages 4-14 and 4-15	Are "resources areas" the same as property categorization factors? The sentence at the top of page 4-15 doesn't make sense. Please review and make corrections.	Text has been revised to be "property categorization factors." (Text has been added to Section 4.2, page 4-16)

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36.	Chapter 4.2.1.1, Page 4-15, Paragraph 1	Carve-Out I-B Building 652 is not listed in Table 1 and is not shown on Figure 2. Please correct.	Building 652 is a demolished building. Demolished buildings are not shown in Table 1 and Figure 2. However, these demolished buildings are listed in the text due to their association with LOCs. A note will be added to the text to identify which buildings are demolished. Table 19b, like the text, shows all buildings but also identifies those that are demolished. Building 783 is within Carve-out I-B. (Carve-outs I-B and I-T have been merged and I-T no longer exists). The text has been edited to reflect this. (Text has been added to Section 4.2, page 4-17; Table 19b is now Table 20b)
37.	Chapter 4.2.1.1, Page 4-15	Carve-Out I-B *AST/UST LOCs.* Is there a petroleum plume associated with UST-651 that impacts carve-out area IB? If so, please include the information in this section.	A petroleum plume is associated with Carve-out I-B. Text has been added to discuss this petroleum plume. (Text has been added to Section 4.2.1.1, page 4-17)
38.	Chapter 4.2.1.1, Page 4-16	Carve-Out I-B *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12d has been added to the text on page 4-18.
39.	Chapter 4.2.1.3, Page 4-16	Carve-Out I-D *IRP Sites.* In looking at Figure 5a, it appears that IRP 25 cuts through Carve-out I-D as well. Please make the necessary corrections here and elsewhere in the document as needed.	IRP Site 25 overlaps carve-out I-D. The Carve-outs for all sites will be rechecked and corrected as needed in the text and tables. (Text has been updated in Section 4.2.1.3, page 4-19)
40.	Chapter 4.2.1.5, Page 4-17, Paragraph 1	Carve-Out I-F Building 399 is shown on Figure 2 and in Table 1 as being in Carve-out I-F, but it is not listed here. Please correct the inconsistency.	Building 399 has been added to the text. (Text has been updated in Section 4.2.1.5, page 4-19)
41.	Chapter 4.2.1.5, Page 4-17	Carve-Out I-F *Hazardous Substance LOCs.* APHO 92 is listed here as an ECP area type 1, however, in Table 6 it is shown as a Category 7. Please correct the discrepancy.	The ECP area type for APHO 92 (ECP type 7) has been corrected in the text. (Text has been updated in Section 4.2.1.5, page 4-19)

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Comment No.	Section/ Page No.	Comment	Response
42.	Chapter 4.2.1.5, Page 4-17	Carve-Out I-F *IRP Sites.* In looking at Figure 5a, it appears that IRP 25 cuts through Carve-out I-F as well. Please make the necessary corrections here and elsewhere in the document as needed.	IRP Site 25 overlaps with carve-out I-F. The Carve-outs for all sites will be rechecked and corrected in the text and tables. (Text has been updated in Section 4.2.1.5, page 4-19)
43.	Chapter 4.2.1.5, Page 4-18	Carve-Out I-F *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12d has been added to the text. (Text has been updated in Section 4.2.1.5, page 4-20)
44.	Chapter 4.2.1.8, Page 4-19	Carve-Out I-I *AST/UST LOCs.* Please reference Table 8 because there is an AST within the carve-out.	Reference to Table 8 has been added to the text. (Text has been updated in Section 4.2.1.8, page 4-21)
45.	Chapter 4.2.1.10, Page 4-19, Paragraph 1	Carve-Out I-K Building 400 is listed here, included on Figure 2, but is not listed in Table 1. Please correct the inconsistency.	Building 400 is a demolished building and will be removed from Figure 2. Please also refer to response to General Comment #14.
46.	Chapter 4.2.1.13 Page 4-20	Carve-out I-N *AST/UST LOCs.* Please reference Table 8 because there is an AST within the carve-out.	Reference to Table 8 has been added to the text. (Text has been updated in Section 4.2.1.12, page 4-22)
47.	Chapter 4.2.1.13 Page 4-20	Carve-out I-N *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12d has been added to the text. (Text has been updated in Section 4.2.1.12, page 4-22)
48.	Chapter 4.2.1.17, Page 4-21	Carve-Out I-R *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12d has been added to the text. (Text has been updated in Section 4.2.1.15, page 4-23)
49.	Chapter 4.2.1.19, Page 4-22, Paragraph 1	Carve-out I-T The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	The following corrections have been made: Building 650 has been added to Table 1 and Table 19b. Buildings 650 and 785 have been added to the text. Building 966 is a Hazardous Waste Storage Area and has been added to Table 1 and Figure 2. (Carve-outs I-B and I-T have been merged and I-T no longer exists. Text has been updated in Section 4.2.1.1, page 4-17; Table 19b is now Table 20b)

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50.	Chapter 4.2.1.19, Page 4-22	Carve-out I-T *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12d has been added to the text. (Carve-outs I-B and I-T have been merged and I-T no longer exists. Text has been updated in Section 4.2.1.1, page 4-18)
51.	Chapter 4.2.1.20 Page 4-22, Paragraph 1	Carve-Out I-U The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Buildings 70 and 72 are demolished buildings and therefore are not presented in Table 1 and Figure 2. Please see response to General Comment #14. (Text has been updated in Section 4.2.1.17, page 4-24)
52.	Chapter 4.2.2.1, Page 4-22, Paragraph 1	Carve-out II-B The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Table 1 and Figure 2 only show non-demolished buildings/facilities/structures. The text discusses both non-demolished and demolished buildings/facilities/structures. No changes have been made. Please see response to General Comment #14.
53.	Chapter 4.2.2.1, Page 4-23	Carve-out II-B *AST/UST LOCs.* Is there a petroleum plume associated with UST-398 that impacts Carve-out II-B? If so, please include the information in this section.	A petroleum plume is associated with Carve-out II-B. Text has been added to discuss this petroleum plume. (Carve-out II-B of the Draft Final FOSL has been merged with Carve-out II-Q of the current version. Text has been added to Section 4.2.2.15, page 4-34.)
54.	Chapter 4.2.2.1, Page 4-23	Carve-out II-B *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added to the text. (Carve-out II-B of the Draft Final FOSL has been merged with Carve-out II-Q of the current version. Text has been added to Section 4.2.2.15, page 4-35.)
55.	Chapter 4.2.2.2, Page 4-24, Paragraph 1	Carve-out II-C The buildings listed here are not consistent with what is listed on Table 1 (no buildings are listed for this carve-out area) and shown on Figure 2 (Building 722 is shown outside of the carve-out area). Please correct the inconsistencies. Please change "six types of LOCs" to "four types of LOCs".	There are no buildings located in Carve-out II-C. The text has been revised to reflect this. The text has been corrected to "two types of LOCs." RAD locations and monitoring wells are not considered LOCs. (Text has been added to Section 4.2.2.2, page 4-25)
56.	Chapter 4.2.2.2, Page 4-24	Carve-out II-C *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added to the text. (Text has been added to Section 4.2.2.2, page 4-25)

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57.	Chapter 4.2.2.3, Page 4-24, Paragraph 1	Carve-out II-D The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Building 143 is a demolished building and is therefore not shown in Figure 2 and Table 1, although it is discussed in the text. No changes have been made. Please see response to General Comment #14.
58.	Chapter 4.2.2.3, Page 4-25	Carve-out II-D *AST/UST LOCs.* Please change "UST 380" to "UST 380A".	The text has been corrected. (Text has been updated tin Section 4.2.2.3, page 4-26)
59.	Chapter 4.2.2.3, Page 4-25	Carve-out II-D *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added. (Text has been updated tin Section 4.2.2.3, page 4-26)
60.	Chapter 4.2.2.4, Page 4-25, Paragraph 1	Carve-out II-E The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Building T-3 changed to Building T-7 in the text. Building 399 is located in Carve-out I-F. Buildings 697, 933, 952 and 972 have been added to the text. Buildings 121 and 745 have been removed from the text. Building 912 and 936 are former hazardous waste storage sheds and have been added. Buildings 116, 204, 206, and 235 are demolished and will remain only in the text. Please see response to General Comment #14. (Carve-out II-E has been split up into Cave-outs II-B, II-Q, and II-E.)
61.	Chapter 4.2.2.4, Page 4-26	Carve-out II-E *AST/UST LOCs.* UST 116 is listed here, but it is not shown on Table 9. Please correct the discrepancy. According to Table 9 the following sentence is incorrect, "One UST has been assigned an ECP area type of 1, one is Category 2a, twelve are Category 2b, three are Category 2c, and three are Category 4" If there are only 19 USTs it should read, "Two USTs have been assigned an ECP area type of 1, eleven are Category 2b, three are Category 2c, and three are Category 4" Please make the necessary corrections.	UST 116 has been removed from the text. The sentence in Table 9 has been corrected as indicated.
62.	Chapter 4.2.2.4, Pages 4-26 and 4-27	Carve-out II-E *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added to the text. (Carve-out II-E has been split up into Cave-outs II-B, II-Q, and II-E.)

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63.	Chapter 4.2.2.5, Page 4-27, Paragraph 1	Carve-out II-F The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14.
64.	Chapter 4.2.2.5, Page 4-27	Carve-out II-F *IRP Sites.* In looking at Figure 5a, it doesn't appear that IRP 25 cuts through Carve-out II-F as indicated in this section. Please make the necessary corrections here and elsewhere in the document as needed.	IRP Site 25 does not overlap carve-out II-F and will be removed from the text. The Carve-outs for all sites will be rechecked and corrected in the text and tables.
65.	Chapter 4.2.2.5, Page 4-27	Carve-out II-F *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added to the text. (Text has been added to Section 5.2.2.5, page 4-28)
66.	Chapter 4.2.2.8, Page 4-28, Paragraph 1	Carve-Out II-I The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14.
67.	Chapter 4.2.2.12, Page 4-30, Paragraph 1	Carve-out II-M The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14.
68.	Chapter 4.2.2.12, Page 4-30	Carve-out II-M *Hazardous Substance LOCs.* According to Table 9 the following sentence is incorrect, "Two of these APHO site have been assigned an ECP area type of Category 1, one is Category 2a, one is Category 5, and one is Category 6" It should read, "Two of these APHO sites have been assigned an ECP area type of Category 1, one is Category 2a, and two are Category 6".	The sentence has been revised to be consistent with Table 9. (Text has been revised in Section 4.2.2.12, page 4-31)
69.	Chapter 4.2.2.12, Page 4-30	Carve-out II-M *Wastewater Treatment System LOCs.* Under wash racks, the carve-out is incorrectly listed at "B-8" and should be "II-M". Please make the correction.	The text has been corrected. (Text has been revised in Section 4.2.2.12, page 4-32)

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70.	Chapter 4.2.2.12, Pages 4-30 and 4-31	Carve-out II-M *Radiological Materials Investigation Locations.* The two radiological materials investigation locations listed here are not consistent with Table 15. Please correct the inconsistency.	The text has been revised. "RAD ADAPT" has been replaced with "RAD NBC" in this text section. Table 15 is correct. (Text has been revised in Section 4.2.2.12, page 4-32)
71.	Chapter 4.2.2.12, Page 4-31	Carve-out II-M *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12b has been added to the text as requested. (Text has been revised in Section 4.2.2.12, page 4-32)
72.	Chapter 4.2.2.14, Page 4-31, Paragraph 1	Carve-out II-O The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies. Please change "seven types of LOCs" to "eight types of LOCs".	Please see response to General Comment #14. Text will be corrected to state five types of LOCs. Wells and PRLs will not be included as LOCs. (Text has been revised in Section 4.2.2.14, page 4-33)
73.	Chapter 4.2.2.14, Page 4-32	Carve-out II-O *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12b has been added to the text as requested. (Text has been revised in Section 4.2.2.14, page 4-33)
74.	Chapter 4.2.2.15, Page 4-32, Paragraph 1.	Carve-Out II-P The building listed here is not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14.
75.	Chapter 4.2.2.17, Page 4-33	Carve-Out II-R *PCB-Containing Transformers and Equipment.* Please list the ECP area type for the PCB-containing transformer.	The ECP area type for PCB T74 (ECP Type 7) has been added to the text. (Text has been revised in Section 4.2.2.16, page 4-36)
76.	Chapter 4.2.2.18, Page 4-33, Paragraph 1	Carve-Out II-S The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to response to General Comment #14.

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77.	Chapter 4.2.2.20, Page 4-35, Paragraph 1	Carve-Out II-U The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to response to General Comment #14.
78.	Chapter 4.2.2.22, Page 4-36, Paragraph 1	Carve-Out II-W The paragraph states that there is only one type of LOC (APHO) for Carve-out II-W. However, in looking at Figure 5a, it shows that IRP 25 goes through Carve-out II-W. Please include this information in this section.	IRP Site 25 overlaps with carve-out II-W. The Carve-outs for all sites will be rechecked and corrected in the text and tables. (Carve-out II-W has been removed and is now transferable property)
79.	Chapter 4.2.2.23, Page 4-37	Carve-Out II-X *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12b has been added to the text. (Text has been revised in Section 4.2.2.19, page 4-38)
80.	Chapter 4.2.2.24, Page 4-37, Paragraph 1	Carve-out II-Y The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14. (Carve-out II-Y is now part of Carve-out II-CC.)
81.	Chapter 4.2.2.24, Page 4-37	Carve-out II-Y *Miscellaneous LOCs.* The information listed here says that MSC ST 19B has an ECP area type of Category 2b, which is inconsistent with Table 16. Please correct the inconsistency.	The ECP area type for MSC ST19B (ECP type 2c) has been corrected in the text. (Carve-out II-Y is now part of Carve-out II-CC. Text has been updated in Section 4.2.2.22, page 4-39)
82.	Chapter 4.2.2.25, Page 4-37	Carve-Out II-Z *Miscellaneous LOCs.* The information listed here is not consistent with Table 16. In addition to MSC DFSP Pipeline, Table 16 shows MSC JP5 within carve-out II-Z. Please correct the inconsistency.	The table has been corrected by removing the listing of MSC-JP5 from Carve-out II-Z.
83.	Chapter 4.2.2.28, Page 4-38, Paragraph 1	Carve-Out II-CC The paragraph says that Carve-out II-CC contains no structures, however, that is not consistent with Table 1 and Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14. (Carve-out II-CC of the Draft Final version is now Carve-out II-N)

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84.	Chapter 4.2.2.29, Page 4-38, Paragraph 1	Carve-out II-DD The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14. (Carve-out II-DD is now part of Carve-out II-Q)
85.	Chapter 4.2.2.29, Page 4-39	Carve-out II-DD *Monitoring/Bioventing/SVE Wells.* Please make reference to the appropriate figure.	Reference to Figure 12a has been added to the text as requested. (Carve-out II-DD has become part of Carve-out II-Q)
86.	Chapter 4.2.3.1, Page 4-40, Paragraph 1	Carve-out III-B The number of facilities listed here is not consistent with the number of facilities listed on Table 1 and shown on Figure 2. Please correct the inconsistencies. In order to be consistent with the rest of the document, please list the facilities in this paragraph.	Please see response to General Comment #14.
87.	Chapter 4.2.3.1, Page 4-40	Carve-out III-B *RFA Sites.* Please change the number of RFA sites from "34" to "35".	The number has been corrected in the text. (Text has been revised in Section 4.2.3.1, page 4-40)
88.	Chapter 4.2.3.1, Page 4-40	Carve-out III-B *APHO Sites.* Please list the ECP area types for the APHO sites.	The ECP area types have been added to the text. (Text has been revised in Section 4.2.3.1, page 4-40)
89.	Chapter 4.2.3.1, Page 4-40	Carve-out III-B *IRP Sites.* Please list the ECP area types for the IRP sites.	The ECP area types have been added to the text. (Text has been revised in Section 4.2.3.1, page 4-40)
90.	Chapter 4.2.3.1, Page 4-41	Carve-out III-B *PCB-Containing Transformers and Equipment.* Please list the ECP area types for PCB-containing transformers and equipment sites.	The ECP area types have been added to the text. (Text has been revised in Section 4.2.3.1, page 4-41)
91.	Chapter 4.2.3.1, Page 4-41	Carve-out III-B *Monitoring/Bioventing/SVE Wells.* The number of wells listed is not consistent with Figures 12d and 12e. Please make reference to the appropriate figure.	The number of wells located in Figures 12c, 12d, and 12e has been updated. (Text has been updated in Section 4.2.3.1, page 4-42)

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92.	Chapter 4.2.3.3, Page 4-42, Paragraph 1	Carve-Out III-D The building listed here is not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14. (Carve-out III-D of the Draft Final version has been removed and is now part of transferable area.)
93.	Chapter 4.2.4.1, Page 4-43, Paragraph 1	Carve-out V-B The buildings listed here are not consistent with what is listed on Table 1 and shown on Figure 2. Please correct the inconsistencies.	Please see response to General Comment #14. (Transfer Parcel V will no longer be transferred to the California Air National Guard. Consequently, Navy Sale Parcel V has been merged with Navy Sale Parcel II. Carve-out V-B is now Carve-out II-E)
94.	Chapter 4.2.4.1, Page 4-43	Carve-out V-B *AST/UST LOCs.* The UST sites listed are not consistent with Table 9 and Figure 6a. Please correct the inconsistency and update this section.	The text has been edited to be consistent with Table 9. (Transfer Parcel V will no longer be transferred to the California Air National Guard. Consequently, Navy Sale Parcel V has been merged with Navy Sale Parcel II. Carve-out V-B is now Carve-out II-E)
95.	Chapter 4.2.4.1, Page 4-43	Carve-out V-B *Wash Racks.* Please insert "(RFA 150)" after "605" and "(RFA 152)" after "606".	The text has been added as requested. Transfer Parcel V will no longer be transferred to the California Air National Guard. Consequently, Navy Sale Parcel V has been merged with Navy Sale Parcel II. Carve-out V-B is now Carve-out II-E)
96.	Chapter 4.2.4.1, Pages 4-43 and 4-44	Carve-out V-B *PCB-Containing Transformers and Equipment.* Please reference Table 14 since there is a non-transformer PCB equipment item listed. The last sentence states that there was no evidence of a release for the transformers. Please also include this type of information for the non-transformer PCB equipment item at Building 892.	The text has been added as requested. Transfer Parcel V will no longer be transferred to the California Air National Guard. Consequently, Navy Sale Parcel V has been merged with Navy Sale Parcel II. Carve-out V-B is now Carve-out II-E)
97.	Chapter 5 – Notifications and Restrictions	Please refer to General Comment #'s 1 and 2 above because they are DTSC's overriding comments for this section.	Comment noted.

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98.	Chapter 5 – Notifications and Restrictions	Is there any "prime/unique farmland" on the property proposed for lease? If so, please provide the appropriate notifications.	The EIS determined that there are no prime/unique farmlands on former MCAS El Toro. Further, there is no requirement to include notification of prime/unique farmland in the FOSL; therefore, no notification has been added.
99.	Chapter 5 – Notifications and Restrictions	Are there any "wetlands" on the property proposed for lease? If so, please provide the appropriate notifications.	The EIS determined that there are no wetlands on former MCAS El Toro. Further, there is no requirement to include notification of wetlands in the FOSL, therefore no notification has been added.

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100.	Chapter 5 – Notifications and Restrictions	Did the Navy evaluate the possibility of indoor air quality issues with regard to the properties proposed for lease? If so, what were the findings?	The Navy has evaluated indoor air quality issues with regard to the properties proposed for lease. As a result of this evaluation, no restrictions on indoor air are required. A risk evaluation was performed at IRP Sites 16 and 24 to address potential exposure to indoor air vapors that could accumulate in buildings. Risk was evaluated using residential and industrial worker land use scenarios. At Site 16, the estimated resident and industrial worker risks were $2.2x10^{-5}$ and $9.6x10^{-7}$, respectively, using U.S. EPA toxicity values, and $3.8x10^{-7}$ and $1.7x10^{-8}$, respectively, using Cal/EPA toxicity values. At Site 24, the estimated resident and industrial worker risks were $4.4x10^{-5}$ and $1.6x10^{-6}$, respectively, using U.S. EPA toxicity values, and $1.9x10^{-6}$ and $1.7x10^{-7}$, respectively, using Cal/EPA toxicity values. Calculated hazard indices for residential and industrial worker scenarios were below 1 at both sites. Measured soil gas concentrations were used to model possible indoor air concentrations. For IRP Site 16 the soil gas data set consisted of analytical results from the confirmation soil gas samples collected from the SVE and vapor monitoring wells in January 2002. For IRP Site 24 the soil gas data set consisted of analytical results from the closure soil gas samples collected system-wide from the Site 24 SVE wells in September 2000. The Johnson and Ettinger model (U.S. EPA 2003) was used to estimate the volatile emissions from contaminated soil gas. For this assessment, the advanced model was applied. Use of measured soil gas concentrations instead of theoretical vapor concentrations and vapor transport reduces the uncertainty in the model results by eliminating the need to rely on modeling of partitioning of contaminants from soil and/or groundwater into sorbed, aqueous, and vapor phases. The risk assessment was conducted in accordance with the Risk Assessment Guidance for Superfund: Part A (U.S. EPA 1989) and supporting documents and guidelines published by the California Environmental Protection Agency (Cal/EPA 1992). The indoor air risk evaluation will be forwarded to the agencies as a Technical Memorandum, which is scheduled for submittal the week of 29 March 2004.

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101.	Chapter 5 – Notifications and Restrictions	This section mentions, "obtaining site closure" and "regulatory agency concurrence" in a number of places throughout the section. Throughout Section 5, the Restrictions paragraphs state, "Upon obtaining site closure, Navy approval only will be required for such surface disturbance activities" (e.g., p. 5-2). Please explain in the FOSL what is meant by "obtaining site closure" and "regulatory agency concurrence" where those terms appear. Please state in the FOSL that if land use restrictions regarding surface disturbance activities are required under State law, DTSC approval will also be required for such activities.	The statement regarding obtaining site closure has been deleted. Because the Navy is the property owner, the lessee will have to consult with the Navy prior to conducting surface disturbance activities at all locations within a carve-out. The section also includes a statement indicating that until site closure, review by FFA Signatories and approval will also be required for such surface disturbing activities within the sites. DTSC being one of the FFA signatories ensures that the requirement as per this comment is fulfilled.
102.	Chapter 5 – Notifications and Restrictions	Please be consistent throughout Section 5 when referring to who is responsible for approvals (i.e., DON, BCT, FFA signatories, DTSC, RWQCB, U.S. EPA).	The statements regarding approval have been reviewed and revised to indicate DON and FFA signatories as appropriate.
103.	Chapter 5 – Notifications and Restrictions	Please be sure to use the terms "subsurface" and "surface" appropriately.	Text has been revised to ensure the proper use of the terms "subsurface" and "surface."
104.	Chapter 5 – Notifications and Restrictions	There are some sites/areas/buildings that have been restricted for access. Please ensure that there are no others that should be restricted due to the contamination present or the lack of knowledge about the possible contamination.	Sites/areas/buildings have been reviewed regarding restricted access. Please also see response to General Comment #32 regarding restriction of buildings associated with PRLs.

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Comment No.	Section/ Page No.	Comment	Response
105.	Chapter 5 – Notifications and Restrictions	Please include the following notification in this section (a new sub-section will need to be created): School Site Considerations - If, subsequent to lease, any portion of the property found suitable for lease by this FOSL is considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with the California Education Code section 17210 et. seq. will need to be conducted by the lessee and approved by the DTSC (School Property Evaluation and Cleanup Division). The California Education Code requires that a comprehensive evaluation of natural and manmade hazardous materials be conducted for school properties. This comprehensive evaluation requires additional investigation of hazardous materials outside the scope of CERCLA hazardous substances. This additional evaluation includes: legally applied pesticides and herbicides, imported fill materials, naturally occurring hazardous substances such as heavy metals (e.g., chromium, mercury, nickel), metalloids (e.g., arsenic, selenium), gases (e.g., methane, hydrogen sulfide), and radioactive elements (e.g., radon gas) and naturally occurring petroleum deposits. The evaluation also includes asbestos-containing materials and lead-based paint at concentrations that fall outside the scope of CERCLA."	Chapter 5 will be edited to include the following as a notification: "School Site Considerations – If, subsequent to lease, any portion of the property found suitable for lease by this FOSL is considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with the California Education Code section 17210 et. seq. will need to be conducted by the lessee and approved by the DTSC (School Property Evaluation and Cleanup Division). The California Education Code requires that a comprehensive evaluation of natural and manmade hazardous materials be conducted for school properties. This comprehensive evaluation requires additional investigation of hazardous materials outside the scope of CERCLA hazardous substances. This additional evaluation includes: legally applied pesticides and herbicides, imported fill materials, naturally occurring hazardous substances such as heavy metals (e.g., chromium, mercury, nickel), metalloids (e.g., arsenic, selenium), gases (e.g., methane, hydrogen sulfide), and radioactive elements (e.g., radon gas) and naturally occurring petroleum deposits. The evaluation also includes asbestos-containing materials and lead-based paint at concentrations that fall outside the scope of CERCLA. Any requirements associated with the evaluation of any property for compliance with the California Education Code are the sole responsibility of the lessee." Text will also be added to this section to indicate that this notification is for information purposes and the lessee should contact Cal/EPA regarding this notification. (Text has been added to Section 5-16, page 5-19)
106.	Chapter 5, Page 5-1, Paragraph 1	Notifications should be incorporated into the leases in the same way the restrictions are incorporated.	The text as written provides that restrictions will be included in leases and notifications (for informational purposes) incorporated into the leases by attaching copies of the FOSL. Therefore, no changes have been made to the text.

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107.	Chapter 5, Page 5-1, Paragraph 3, Sentence 2	Please change "may be released" to "may be lifted". Also, isn't the Navy supposed to fill out the Lease Restriction Revision Form, sign and then forward to the regulators for review and concurrence? If so, please change the sentence.	Text has been revised as noted. Page 5-1 has been revised to state that a Lease Restriction Revision Form is submitted to the FFA signatories (and the statement that the lessee completes it will be removed). In the FOSL, the sentence will be revised to delete everything after "other means" and replace with, "and a Lease Restriction Revision Form has been approved (see Attachment 3)."
108.	Chapter 5.1, Pages 5-1 and 5-2, Restrictions	Since this paragraph, and others throughout Section 5 discuss "...prior approval from DON and FFA Signatories" and "BCT review and approval", why isn't the RWQCB listed as a signatory to the Lease Restriction Revision Form?	The RWQCB is part of the BCT review and approval process and has been included in the form. However, the back side of the form provided in Attachment 3 was inadvertently left out during production/copying of the Draft Final FOSL document
109.	Chapter 5.2, Page 5-2	This section is not consistent with its use of the "hazardous substances/materials" and "petroleum products". Please review the section and make the necessary changes.	Text has been reviewed and revised as appropriate regarding the use of the terms "hazardous substances/materials" and "petroleum products."
110.	Chapter 5.2, Page 5-2, Notifications, Paragraph 2	Please indicate that two of the hazardous substance LOCs is located basewide.	A sentence has been added to the paragraph to clarify this.
111.	Chapter 5.2, Pages 5-2 and 5-3, Restrictions	Please include restrictions for any buildings associated with these sites. If groundwater is impacted, please include discussion of associated restrictions and/or restrictions pertaining to indoor air for these sites.	Chapter 4 identifies buildings within carve-outs that are affected by RFA, TAA, and APHO sites. However, none of these buildings were identified for restriction to access. No changes have been made. No indoor air quality restrictions exist for reasons discussed in response to Specific Comment #100.

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112.	Chapter 5.3, Page 5-3, Notifications	Please refer to specific comment on Table 7 (Comments 158 and 159) below. Please change "FFA" to "FAA". The carve-outs listed are not consistent with Table 7 or Figure 5a. The figure referenced should be "5a" instead of "5". There are actually 10.5, not 10 IRP sites that have received regulatory agency concurrence for NFA decision (IRP 4 is missing and only half of IRP 24 (vadose zone) has received NFA concurrence). Please make all the necessary corrections.	"FFA" has been changed to "FAA" in the sentence. The Carve-outs for all sites will be rechecked and corrected in the text and tables. Reference to Figure 5a has been updated. IRP Site 4 has been added to the sentence and the sentence has been revised to clarify that one portion of Site 24 is FA (Site 24 SGU) and the other portion has received NFA (Site 24 Vadose Zone). (Text has been added to Section 5.3, pages 5-4)
113.	Chapter 5.3, Page 5-4, Restrictions	To be on the conservative side, since IRP 24 (vadose zone) overlies IRP 24 (SGU), please include IRP 24 (vadose zone) in the restrictions for surface and subsurface. In paragraph 4, please explain to which ROD you are referring. In paragraphs 4 and 5, why isn't there a discussion regarding buffer zones? Please include restrictions for any buildings associated with these sites. Why aren't there restrictions pertaining to indoor air for property overlying groundwater plumes?	Since groundwater underlying IRP Site 24 Vadose zone is at depths of approximately 100 feet bgs, there is no technical justification for restricting access to the surface or subsurface. Restriction to groundwater is considered to be adequate to protect human health at this area. The text will be revised to specifically reference the combined ROD for Site 24-SGU and Site 18-Regional Groundwater plume. A statement regarding the buffer zone called for in the respective RODs will be included. Restrictions based on indoor air quality are not applicable for reasons discussed in response to Specific Comment #100.

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114.	Chapter 5.4, Pages 5-5 and 5-6, Notifications	Please reference Attachment 4 in this paragraph. The number of FA tanks and the number of remaining tanks listed is not consistent with Tables 8 and 9. Please correct. The RWQCB uses standards based on the protection of water quality. These standards are different from those used by DTSC for making NFA determinations. Therefore, DTSC would like a notification in the lease to inform future lessees/sub-lessees of the cleanup criteria used at these sites. Please incorporate a new paragraph in this section explaining that UST and AST sites have been cleaned up in various carve-outs according to standards promulgated by the RWQCB and these standards are different from standards used by DTSC for NFA determination. UST and possibly AST sites (unable to determine from information presented in Table 8) were also cleaned up by the OCHCA in various carve-out areas proposed for lease. However, until DTSC has a better understanding regarding the cleanup standards used by the OCHCA (Refer to specific comment on Tables 8 and 9 (Comment 160) below, we cannot include them in this comment.	Reference to Attachment 4 has been added to the paragraph as requested. The number of FA/NFA tanks has been verified and corrected. The standards set by DTSC, the Santa Ana RWQCB, and Orange County Health Care Agency (OCHCA) are intended to achieve the goals of protection of human health and the environment. This underlying goal is codified in the sections of the California Health and Safety Code and implementing regulations relating to each of their authorities. The RWQCB and OCHCA are required by law to adequately protect human health and the environment in their corrective action decisions. UST corrective action cleanup decisions at MCAS El Toro have been conducted in accordance with State regulations set forth in Title 23 California Code of Regulations Chapter 16. These regulations specifically define "corrective action" as "...any activity necessary to investigate and analyze the effects of an unauthorized release; propose a cost-effective plan to adequately protect human health, safety, and the environment and to restore or protect current and potential beneficial uses of water; and implement and evaluate the effectiveness of the activity(ies)..." (Title 23 CCR §2720). Furthermore, §2725(c) of the regulations sets forth requirements for Corrective Action Plans prepared by responsible parties and states that, "The regulatory agency shall concur with the Corrective Action Plan after determining that implementation of the plan will adequately protect human health, safety, and the environment and will restore and protect current potential beneficial uses of water ." Therefore, the Navy maintains that the RWQCB and OCHCA cleanup standards are not substantively different from DTSC's standards and no change will be made based on this comment. Please also refer to response to General Comment #15 regarding OCHCA cleanup standards.

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115.	Chapter 5.4, Page 5-5, Restrictions	The number of FA tanks listed is not consistent with Tables 8 and 9. Please correct. To be consistent with Table 9, please add UST 105B to Carve-out II-E.	The number of FA tanks has been rechecked and corrected. Table 9 indicates that UST 105B is awaiting concurrence for NFA based on closure documentation that was submitted to OCHCA; as pointed out in this comment, UST 105B will be added to Carve-out II-E. (Portions of Carve-out II-E of the Draft Final FOSL have become Carve-out II-B in the current version)
116.	Chapter 5.4, Page 5-6, Restrictions	Why isn't there a discussion regarding buffer zones? Page 4-22 states that Carve-out I-T is affected by groundwater plume from UST 651. Carve-out I-T should be shown here. If ground water is impacted, please include restrictions for buildings associated with these sites discussed in this section. Such restrictions may also need to include protections from indoor air hazards.	A brief discussion of buffer zones used for the petroleum groundwater plumes will be added to this section. Carve-out I-T will be subject to the restrictions that apply for petroleum groundwater plumes. No indoor air restrictions are applicable for reasons discussed in response to Specific Comment #100. (Carve-out I-T of the Draft Final version has become Carve-out I-B of the current version. Text has been added to Section 4.2.1.1, page 4-18)
117.	Chapter 5.5, Page 5-6, Restrictions	Please include restrictions for buildings associated with these sites. In case ground water is impacted, explain why groundwater use restriction and/or indoor air quality are not relevant.	Buildings are currently identified for each of the carve-outs in the Restrictions discussion in Section 5.5. The last sentence under the Restrictions discussion will be revised to explicitly state that these buildings are identified. Indoor air restrictions due to groundwater are not applicable for reasons discussed in response to Specific Comment #100. (Text has been added to Section 5.5, page 5-8)

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118.	Chapter 5.6, Pages 5-7 and 5-8, Notifications	The text is not consistent with the corresponding table and figure. Please review and make the necessary changes. Paragraph 2 – The information presented ("...no evidence or documentation of a release was identified for the remaining 52 transformers...") is not accurate according to Table 13. Please correct. Paragraph 3 – When was the survey? Please list the source for the survey and reference in Section 9. Paragraph 4 – The dates listed here are not consisted with the Draft Final FOST. Please make the necessary corrections.	Text and table have been reviewed and revised as appropriate. The sentence has been revised to stated "Based on the VSIs conducted for the EBS..." instead of "available records and the VSIs...", since PCB T74 and RFA 7 required previous response actions. A sentence will be added to the table notes for PCB T74, PCB A2, and RFA 7 to state no evidence of release per 2003 EBS VSIs. Survey date and reference has been added. The dates in the FOSL have been made consistent with the dates in the FOST. (Text has been revised in Section 5.6, page 5-8 – 5-9)
119.	Chapter 5.6, Page 5-8, Restrictions, Paragraph 1	PCB A1 is listed as Building 175, but Table 13 lists it as Tank 175. Please make the necessary correction.	Building 175 is actually a tank (Tank 175). The text has been corrected. (Text has been revised in Section 5.6, page 5-9)
120.	Chapter 5.8, Page 5-8, Notifications	None of the buildings/facilities listed in this paragraph are shown on Table 1 as being in Carve-out II-E, so why is Carve-out II-E listed here? Facilities 235 and 236 should be shown in Table 1. In the Navy's response to DTSC's comments on the Draft FOST, specifically regarding ordnance, the Navy states that Building 354 was a skeet range that was recommended for no further action. DTSC looked in the Final EBS, the Draft Final FOST and this FOSL, but the ordnance site could not be found. Building 354 could also not be found in Table 1 of the Draft Final FOST/FOSL. *Please explain*	Demolished facilities 235 and 236 are not shown in Table 1 and Figure 2, but are still listed in the text due to their association with LOCs. Demolished facility 235 is located in Carve-out II-E. Please see response to General Comment #14. (Portions of Carve-out II-E have become Carve-out II-Q.) Building 354 is also a demolished building not shown in Table 1. Reference to Building 354 will be added to Section 5.8 and Table 20b of the FOSL
121.	Chapter 5.8, Page 5-9, Restrictions	Please ensure that a sufficient area is restricted for the pistol/skeet ranges. The area should include, but not be limited to, the facility/range itself and the safety arc of the range. The Navy should also consider restricting access to the area until more is known about the possible contamination at PRLs 235 and 236.	The area associated with PRL 235 and 236 have been reviewed and the boundaries were found to include the areas requested. These ranges have been inactive for decades, and part of PRL 236 is located in the current golf course. Restricting these areas from access does not appear necessary at this time.

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122.	Chapter 5.9, Page 5-9, Notifications, Paragraph 1	Please include number of acres and explain how long the areas have been used for agricultural purposes.	Text has been added to include agricultural acreage: Carve-out II-F is 28.7 acres, Carve-out II-Q is 3.7 acres, Carve-out II-W is 0.7 acre (Total is 23.4 acres) and how long agricultural uses have taken place at former MCAS El Toro. (Carve-out II-W of the Draft Final version has become part of transferable property (II-A) of the current version. Carve-out II-F has been expanded.)
123.	Chapter 5.9, Page 5-9	The Final EBS (pesticide section) discusses Building 464 (Site LOC MSC P1) and Building 1687 (Site LOC MSC P2) as being past pesticide storage areas that require further investigation. They are listed in this FOSL under the Miscellaneous LOCs, but it seems as though they should be discussed in this section.	MSC P1 and MSC P2 are now located on transferable property. Any reference to these LOCs in Section 5.9 has been omitted in the FOSL. (Text has been revised on page 5-10)
124.	Chapter 5.10, Pages 5-9 and 5-10	Per the Final EBS, please change "APHO 3 area" to "APHO 38". If access is restricted, we are not sure why there is a restriction for subsurface excavation. Please provide explanation if Navy anticipates that the site will be accessed.	"APHO 3" has been revised to "APHO 38" in the text. All RAD sites and buildings are restricted from access. Text will be revised to remove excavation discussion. (Text has been revised on page 5-11)
125.	Chapter 5.11, Page 5-10, Notifications, Paragraph 1	The number of LOCs listed that have received NFA and the number of LOCs that require FA are not consistent with Table 16. Please correct the inconsistency.	The number of LOCs that have received NFA has been revised to 6 and the number of LOCs that require FA has been revised to 6. This includes MSC R1 that is pending regulatory concurrence; accordingly the ECP Type has been revised from Type 1 to Type 7 and the text in the Notes column revised to reflect that concurrence is pending. (Text has been revised on page 5-12)

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126.	Chapter 5.11, Page 5-11, Restrictions	The number of LOCs listed that require FA are not consistent with Table 16. Please correct the inconsistency. According to Table 16, MSC ST19B should be listed under Carve-out II-Y and MSC JP5 should be listed under Carve-out II-Z. Please make the necessary corrections. The restrictions for buildings associated with these sites should be discussed in this section. Has groundwater been evaluated at these sites? If there is a possibility of groundwater contamination at any of these sites, there should be a groundwater use restrictions and/or restrictions pertaining to indoor air at these sites.	The number of LOCs that require FA has been revised to 6 (please see response to previous comment). MSC ST19B is now listed under Carve-out I-C and II-Z, MSC JP5 is now listed under Carve-out II-F, II-Q, and II-CC. Buildings 1687 and 464 are now located on transferable property Groundwater has been evaluated for MSC JP5 and MSC ST19B. No additional petroleum plumes other than the ones identified in the FOSL are known, and restrictions for known plumes are included in the FOSL. There is no evidence that any undiscovered petroleum plumes may exist for these LOCs. Please see Specific Comment #100 for indoor air issues.
127.	Chapter 5.12, Page 5-11	Paragraph 1 states Carve-out II-G has a well, however, Figure 12b doesn't show a well on Carve-out II-G. Please correct the inconsistency. Please change "Figures 12a – 12d" to "Figures 12a – 12e".	Carve-out II-G has been removed from the text listing. Figure 12e has been added to the text. (Text has been revised on page 5-12)
128.	Chapter 5.13, Pages 5-12 through 5-16	Please include a figure showing the decision tree for asbestos-containing material surveys. *Please refer to MCAS Tustin's FOST 3 (Transfer Parcels 23, 29, 34, 35 and 36, and Portions of 1, 16, 17, 24, 27, 28, 40 and 41), Figure 11 for an example.*	The ACM decision tree has been added to Attachment 5.
129.	Chapter 5.13, Page 5-12, Paragraph 1	Please cite the source for the DoD policy and include in Section 9.	The source has been cited in the paragraph. The reference was listed in Section 9 (DoD 1994b). (Text has been added to page 5-13)

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130.	Chapter 5.13, Page 5-13, Notifications	There is a reference to "DON 1999, 2001" however the references does not appear in Section 9. Please correct.	The DON 2001 reference has been removed from the text. The correct survey for 2001 was conducted by Brown and Caldwell. All historical surveys conducted have been listed. The source of the surveys is the 2003 Business Plan, and has been referenced accordingly in Section 5.13 (Page 5-14). Consistent with the format for bibliography/references, the historical surveys themselves are not listed in Section 9.
131.	Chapter 5.13, Page 5-13, Restrictions	Facilities Containing FAD ACM (Bullet Two) – Please change "approval of the DON" to "approval of the DON and BCT". Facilities Requiring an ACM Survey (Bullet Two) – Please change "approval of the DON" to "approval of the DON and BCT". Facilities Containing Non-FAD ACM (Bullet One) – Please delete the first sentence. This section is within the restrictions portion of the ACM section. Facilities Containing No ACM (Bullet One) – Please delete the first sentence. This section is within the restrictions portion of the ACM section.	The text has been revised as recommended. (Text has been revised on page 5-14 – 5-17)
132.	Chapter 5.14, Page 5-16, Paragraph 1	To accurately reflect the title of the document and to be consistent with Section 9, References, please insert "*-A Field Guide*" after "*Residential Real Property*".	The text has been added as recommended. (Text has been revised on page 5-18)
133.	Chapter 5.14, Pages 5-16 and 5-17.	The Department of the Navy (DON) maintains that the property proposed for lease contains buildings/structures that were constructed prior to 1978 and may contain lead-based paint (LBP). While the DON does not specifically list the pre-1978 buildings/structures in this section, it does refer the reader to Table 1, which DON says provides a list of all buildings and structures within the carve-outs proposed for lease and their corresponding dates of construction. However, this section only references the DON policy on LBP that applies to residential structures/dwellings. As a result, it appears that the DON does not intend to evaluate or abate LBP or lead in soil	DoN recognizes that USEPA and DTSC consider the presence of exterior LBP that has been released to the soil to pose a potential CERCLA release to the environment. However, the USEPA and DoD previously "agreed to disagree" on the question of natural weathering being a release of a CERCLA hazardous substance during negotiations for the joint USEPA/DoD Field Guide. DoD deliberately avoided expressly endorsing or agreeing with the USEPA's position in the Field Guide. The Field Guide also states that "although EPA concluded that the release of lead to soil from lead-based paint from structures falls within the CERCLA definition of a hazardous substances release, EPA and DoD agree that for

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		associated with non-residential buildings/structures. The United States Environmental Protection Agency (EPA) and DTSC consider the presence of exterior LBP that has been released to the soil, to pose a potential release to the environment pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986. DON is required to evaluate and address all releases of CERCLA hazardous substances at its facilities, and, where property has been transferred under CERCLA 120(h)(3), the covenant that it will perform any remedial action found to be necessary after the date of transfer. In addition, the "Department of Defense (DoD) policy on Responsibility for Additional Environmental Cleanup after Transfer of Real Property" (DoD comeback policy) asserts that DoD will typically utilize the Local Redevelopment Authority's reuse plan as a basis for the land use assumptions that DoD will consider during a remedy selection process. Based upon the date of construction of these buildings/structures, a potential release to the environment of lead associated with exterior lead-based paint exists. As a result, the DON should conduct soil sampling to determine whether soils surrounding the pre-1978 buildings/structures (that have not already been evaluated and received regulatory concurrence) contain lead from LBP at levels which may pose a threat to human health or the environment. DTSC understands that the DON looks to Title X, the Residential Lead-Based Paint Hazard Reduction Act and the joint DoD/U.S. EPA interim final "Lead-Based Paint Guidelines for Disposal of Department of Defense Residential Real Property B A Field Guide", dated December 1999, to address the hazards posed by LBP. DTSC, however, has not adopted the joint DoD/U.S. EPA guidelines and its criteria for evaluating LBP hazards. Therefore, without site-specific data, DTSC is unable to determine whether all remedial actions necessary to protect public health have been taken with respect to potential releases of lead from LBP. In addition, DTSC	the majority of situations involving target housing (and child-occupied facilities), Title X is sufficiently protective to address hazards posed by lead-based paint. The CERCLA liability to evaluate and abate any LBP release/hazards does not apply to DoN since DoN does not consider the release of LBP by weathering to be a CERCLA release. The CERCLA warranty for LBP cleanup costs after transfer is not applicable based on the DoN's position for releases of LBP through weathering. Any evaluation and abatement of soil-lead hazards at MCAS El Toro for nonresidential buildings and structures will be the responsibility of the future transferee. The Navy understands this is a standing "Unresolved Comment" and it will be attached to this FOSL per the BRIM guidelines. This response is consistent with the response provided to similar comments in the FOSLs for Tustin. The following notification will be added to the Notifications section for LBP: "The age of many of the structures on the property suitable for transfer suggests the likelihood that lead-based paint may be present on some of these structures. This in turn creates the possibility that, through the action of normal weathering and maintenance, there may be lead from lead-based paint in the soil surrounding these structures." (Text has been added to page 5-18)

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		cannot concur categorically that DON has no future CERCLA liability to evaluate or remediate LBP releases into the soil should such contamination be found. Since the FOSL states that buildings/structures constructed prior to 1978 will be restricted from residential use and child occupancy, DTSC agrees that the buildings/structures themselves can be leased, with the restrictions, in a manner that is protective of human health and the environment. However, the FOSL does not mention if LBP surveys have been conducted for any of the buildings/structures. Without LBP surveys and results of soil sampling, DTSC does not have sufficient information to agree that the area surrounding the buildings/structures constructed prior to 1978 can be leased in a manner that is protective of human health and the environment. We therefore, require that Navy provide adequate notification and/or disclosure to the prospective lessee(s) regarding the potential for lead in soil.	
134.	Chapter 5.14, Page 5-17, Notifications	Upon review of the FOSL, it doesn't appear that "all" buildings and structures within the carve-outs proposed for lease are included in Table 1. Please review the table and make any necessary adjustments.	Demolished buildings are not listed in Table 1, as stated in the endnote of the table. The sentence in the text has been revised to state "all non-demolished buildings/facilities/structures..." (Text has been revised on page-5-18)
135.	Chapter 5.14, Page 5-17, Restrictions	In Bullet One, please change "approval of the DON" to "approval of the DON and BCT". In Bullet Three, please delete "at target housing or residential real property" It is unnecessary.	The text in bullet one will be revised to read "approval of the appropriate FFA signatories," since DoN is part of the FFA signatories. For bullet three, text has been revised as follows: The reference to target housing or residential real property has been retained as this language is consistent with the requirements of the joint USEPA/DoD Field Guide.
136.	Chapter 6, Page 6-1	Please change "Table 19" to "Tables 19a and 19b".	The text has been revised as recommended. (Table 19a/b is now Table 20a/b)

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137.	Chapter 7, Page 7-1	Please change the title from "Right of Access and Covenant - Additional Remedial Action" to "Right of Access". This paragraph has nothing to do with covenants. Are there landfill gas monitoring probes on properties proposed for lease?	The title of the chapter has been revised. Landfill gas monitoring wells are present on the properties proposed for lease; Figures 12a-e will be revised to include the locations of these wells.
138.	Chapter 8, Page 8-1, Paragraph 1	Please change "Attachment 2" to "Attachment 4".	The text has been changed as recommended.
139.	Chapter 8, Page 8-1, Paragraph 2	Please change to read, "Based on the foregoing information and analysis, I find that the properties identified in this FOSL (Carve-Outs within Parcels I, II, III, and V) are suitable for lease for the purposes intended, subject to the conditions, notifications, and restrictions set forth in this document. The properties can be used pursuant to the terms of the proposed leases, with the specified use restrictions in the leases, with acceptable risk to human health and the environment and without interference with the environmental restoration process". What is meant by "purposes intended"?	The text has been changed as recommended except for "purposes intended." The text "purposes intended" has been deleted; the specific future use of the property is not currently known. Therefore, the property is suitable for lease subject to the conditions, notifications, and restrictions set forth in the FOSL.
140.	Chapter 9, Page 9-1	Please refer to specific comments on Chapters 1, 3.1, 4.1.2.1, 4.1.3.8 and 5.13 above.	The references have been added as requested. The source of the surveys in Section 5.13 is the 2003 Business Plan, and has been referenced accordingly in Section 5.13 (Page 5-14). Consistent with the format for bibliography/references, the historical surveys themselves are not listed in Section 9.
141.	Chapter 9	There are several references listed that are not used in the document. Please reconcile.	The references will be rechecked.
142.	Chapter 9	The acronym "BCP" is inaccurately used a couple of times. Please correct.	Acronyms in referenced titles have been deleted from Section 9.

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143.	Tables	Please include a table for the wells. Figures 12a through 12e show well locations throughout the property proposed for lease, but there is no table in the FOSL. *Please refer to MCAS Tustin's FOST 3 (Transfer Parcels 23, 29, 34, 35 and 36, and Portions of 1, 16, 17, 24, 27, 28, 40 and 41), Table 8 for a sample well table.*	Table 19 for wells has been added.
144.	Tables	Please ensure that the appropriate source(s)/reference(s) are listed at the bottom of each table and include them in Section 9. Are all of the closure reports listed in the tables included in the 2003 EBS?	The notes on the tables have been corrected or text has been added, as appropriate, stating that the September 2003 Final EBS is the source material for the tables on sites that were closed prior to that date. For those sites closed after September 2003, copies of the NFA letters are included in Attachment 1. As the closure reports are included in the 2003 EBS and/or Attachment 1, we did not individually include them in Section 9.
145.	Tables	If a box is empty in a column/row, please explain why it is empty (i.e., not applicable [N/A] or unknown [Unk]).	Empty boxes have been filled as appropriate. In the NFA closure report column, all tables will be made consistent to include in this column both NFA closure reports and Agency concurrence dates. For this column, N/A will be listed for open sites.
146.	Tables	At the bottom of some of the tables the "Note" shows a superscript "a", however a superscript "a" is no where to be found in the tables themselves. Please explain.	The superscript "a" will be assigned to the caption of the table and the notes revised as appropriate.
147.	Table 1: Buildings/Structures Within Carve Out Areas Proposed for Lease	This table is not consistent with the text or Figure 2. Please cross check between Table 1, Figure 2 and text to ensure consistency.	Table 1 and Figure 2 do not list demolished buildings whereas the text does due to the association with LOCs. Any other discrepancies have been corrected. Please see response to General Comment #14.

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148.	Table 1: Buildings/Structures Within Carve Out Areas Proposed for Lease	If known, please include the following columns: "Proposed Disposition" and "Ultimate Parcel Use".	The future use of the property is not known and therefore cannot be included in the table.
149.	Table 1: Buildings/Structures Within Carve Out Areas Proposed for Lease	The acronyms/abbreviations list is incomplete. Please complete.	The acronyms/abbreviations list has been checked and completed.
150.	Table 1: Buildings/Structures Within Carve Out Areas Proposed for Lease	Please note whether or not the buildings are vacant.	The intent of Table 1 is to list the facilities within the carve-outs rather than to show the status of current vacancy or occupancy. This information has not been added.
151.	Table 3: Potential Release Locations	PRL 326 - the "Notes" column states that "...abatement recommended prior to allowing access to facility". Why is this only "recommended"? Why not restrict access until abatement is performed?	This statement in the notes will be deleted since restrictions are most appropriately discussed in Section 5.13.
152.	Table 3: Potential Release Locations	Is the "Note" correct in citing the 2002 EBS?	The note will be corrected to read "2003 EBS."
153.	Table 4: RCRA Facility Assessment Sites	RFA 16 and RFA 257 are listed on the table, but are not shown on the corresponding figures (4a-4d). Please correct the inconsistency.	RFA 16 has been added to the figure (II-Q). A note in the figure has been added to state "The locations of RFA 12 and RFA 257 are station-wide and are not shown in this figure."

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154.	Table 4: RCRA Facility Assessment Sites	The following sites are missing information in the "Closure Report, Title/Date, NFA Letter Agency/Date" column: RFA 44, RFA 213, RFA 244, RFA 131, RFA 7, RFA 71, RFA 88, RFA 94, RFA 104, RFA 105, RFA 106, RFA 110, RFA 198, RFA 201, RFA 291, RFA 268, and RFA 14.	Information has been incorporated as appropriate. If a site is not yet closed, the box will be marked N/A.
155.	Table 5: Temporary Accumulation Areas	Please include information in the "Notes" column for TAA 634.	No other information is available; that is why the site has been assigned an ECP Area Type of Category 7.
156.	Table 5: Temporary Accumulation Areas	APHO 96 - The "Notes" column states that "no further action is recommended", but the ECP category is listed as 1 and it states that DTSC issued an NFA determination. Please correct the inconsistency. Also, why isn't there a closure report listed for the site?	The notes section has been revised to remove reference to further action.
157.	Table 7: Installation Restoration Program Sites	Please include IRP 2 in this table.	IRP Site 2 is not part of the DoD property that is proposed for lease and hence will not be included in the Table. However, since the groundwater plume and the buffer zone of Site 2 encroach onto the current station property, a foot-note will be added to Table 7 regarding IRP Site 2.
158.	Table 7: Installation Restoration Program Sites	IRP 24 - In looking at Figure 5a it appears that IRP 24 (vadose zone) is also in carve-out II-CC. Please make the necessary corrections. IRP 24 is listed as NFA, but shows an ECP category of 5. Please correct the discrepancy. Please include the ECP category for both the vadose zone and the SGU. Why is there no date of operation listed?	Information for IRP Site 24 has been updated. Date of operation is N/A since Site 24 was not a single facility.
159.	Table 7: Installation Restoration Program Sites	IRP 25 - In looking at Figure 5a it appears that IRP 24, in addition to those carve-outs listed in the table, is also in carve-outs ID, IF, and II-W. The table says that IRP 25 is in carve-out II-F, but it is not depicted that way on Figure 5a. Please ensure that there is consistency between table, text and figure. Why is there no date of operation listed?	Carve-outs that IRP Site 25 overlaps with have been updated. IRP Site 24 Vadose Zone and SGU will be listed separately to designate their respective ECP Types of 4 and 5. No specific date of operation is included because IRP Site 25 is the installation drainages.

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
160.	Tables 8 and 9: Aboveground Storage Tanks/Underground Storage Tanks	Many USTs and possibly ASTs (unable to determine from information presented in Table 8) received NFA concurrence from the OCHCA. Please provide DTSC with information on the cleanup standards used by the OCHCA to make its NFA determinations for UST/AST sites. Also, please explain what constituted a RWQCB cleanup/closure versus an OCHCA cleanup/closure. Based on recent correspondence with the Navy (June 2003), our understanding is that the OCHCA generally approved closure of removed tanks if soil contamination was below 10,000 ppm for petroleum. If concentrations were higher, the RWQCB would take over and ultimately approve any closure.	Please see response to General Comment #15 and Specific Comment # 114.
161.	Table 8: Aboveground Storage Tanks	For each NFA site, please indicate which regulatory agency provided the NFA concurrence.	Available information regarding regulatory agencies providing NFA concurrence has been added.
162.	Table 8: Aboveground Storage Tanks	ASTs 126 and 637 - Information is missing from the "Closure Report, Title/Date" column. Please include the appropriate information.	Available information has been added.
163.	Table 9: Underground Storage Tanks	UST 39 (III-D) is missing from the table. UST 39 is shown on page 4-42 and Figure 6d, but not on the table. Please correct.	UST 39 has been closed and is now addressed in the FOST. Figure 6d has been corrected.
164.	Table 9: Underground Storage Tanks	USTs 443, 75A, 75B, 372B, 126, 32, 34, 306 and 322B - Information is missing from the "Closure Report, Title/Date" column. Please include the appropriate information.	Available information has been added.
165.	Table 9: Underground Storage Tanks	UST 375 - Information is missing from the "Notes" column. Please include the information.	Available information has been added.
166.	Table 11: Wash Racks	RFA 16 and RFA 257 (II-B) are shown in this table, but do not appear on the corresponding Figure 7. Please correct.	Figure 7 has been corrected.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
167.	Table 11: Wash Racks	RFAs 213, 201, 268 - Information is missing from the "Closure Report, Title/Date" column. Please include the appropriate information.	Available information has been added.
168.	Table 11: Wash Racks	RFA 201 - Did DTSC send an NFA concurrence letter on 8/22/00? It is unclear from the "Notes" column.	Records indicate DTSC's NFA concurrence letter on 8/22/00.
169.	Table 11: Wash Racks	RFA 268 - The "Notes" column states that the BCT is the regulatory agency lead, however it goes on to state that the site was closed by and received NFA concurrence from the RWQCB. Did DTSC and U.S. EPA also provide NFA concurrence?	NFA letter dated 2/4/99 from RWQCB is the only NFA concurrence letter on file.
170.	Table 13: PCB Transformers and PCB Transformer/ Equipment Storage Areas	Were all the transformers listed as replaced, replaced with non-PCB transformers?	PCB transformers with PCB concentrations greater than 50 ppm PCBs were replaced with non-PCB transformers. Text has been clarified.
171.	Table 13: PCB Transformers and PCB Transformer/ Equipment Storage Areas	PCB T74 and RFA 7 - Was there a report and was regulatory concurrence for NFA received? If so, please add the information to the "Notes" column.	RFA 7's closure report (October 21, 1998) information and DTSC's NFA letter dated November 24, 1998 has been incorporated. Reports were not prepared for PCB transformers and individual NFA letters were not obtained for all replaced or removed transformers. Closure was concurred with through the Final EBS.
172.	Table 13: PCB Transformers and PCB Transformer/ Equipment Storage Areas	PCB A2 - Was there a report and when the "Notes" state that "DTSC indicated NFA required on 9/28/2001" was that in a letter? If so, please add the information to the "Notes" column.	DTSC provided an NFA letter based on a summary report submitted September 12, 2001. Information will be added to the notes.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
173.	Table 13: PCB Transformers and PCB Transformer/ Equipment Storage Areas	Most of the sources listed at the bottom of the table are not included in Section 9, References as they should be. Please include the sources in Section 9.	Reference section has been updated.
174.	Table 14: Non-Transformer PCB Equipment	Building 892 - The "Notes" column indicates "Leaking". Please explain why this is listed as an ECP Category 1	"Leaking" was listed in the 1992 inventory; during the VSI no evidence of leaking at this location within Building 892 was identified.
175.	Table 14: Non-Transformer PCB Equipment	One of the sources listed at the bottom of the table is AUSMC 1999". There is a USMC 1999 reference in Section 9, but it may not be the correct one. If it is not the correct one, please add the one that is.	Source has been corrected to USMC 1999.
176.	Table 15: Radioactive Material Sites	The table says that IRP5/APHO-46 is in Carve out II-H, but the corresponding Figure 10 makes it look as though it's also in Carve out II-M. Please reconcile and make any necessary corrections.	IRP Site 5 is situated within Carve-out II-H. APHO 46 is in both II-H and II-M.
177.	Table 16: Miscellaneous Locations of Concern	The table shows MSC DFSP Pipeline as being in Carve outs I-V and II-Z but on Figure 11 the MSC DFSP Pipeline is not labeled and neither is Carve out II-Z. Please make the necessary corrections.	Figure 11 has been updated.
178.	Table 16: Miscellaneous Locations of Concern	The table shows MSC JP5 as being in several carve outs, including Carve out II-Z. However, Carve-out II-Z is not shown on Figure 11. Also, MSC JP5 is not listed under Carve-out II-Z on page 5-11. Please make the necessary corrections.	The table and figure have been revised as appropriate. MSC JP-5 is not within Carve-out II-Z.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
179.	Table 17: Environmental Factors Considered	The table is insufficient. In order to make a finding of suitability to lease, the Navy/Base Closure Team should consider all documents necessary for assessing the current environmental condition of the real property to be leased. Such documents include, but are not limited to, the EBS required under CERFA; reports of studies conducted under the IRP, CERCLA, or RCRA; compliance and inspection records of the installation; records in the possession of the regulatory agencies; records concerning USTs/ASTs; and reports of asbestos, lead-based paint, radon, polychlorinated biphenyls and radiological surveys. Also, U.S. EPA has a FOST/FOSL checklist that includes environmental findings that are both CERCLA and non-CERCLA related. A good example of an *Environmental Factors Considered* table can be found in MCAS Tustin's FOSL 3. Please update the table as requested.	Table 17 has been updated to match that found in the Draft Final FOST.
180.	Table 18: Summary of Asbestos Surveys	There are some inconsistencies between this table and Section 5.13. Please correct any inconsistencies.	Table 18 and Section 5.13 have been reviewed and corrected as appropriate. The comments column in Table 18 has been revised based on a reevaluation of historical asbestos survey information, consistent with the a, b, c, and d categorizations in Section 5.13.
181.	Table 18: Summary of Asbestos Surveys	Please ensure that the sources/references listed in the table (both at the bottom of the table and in the table itself) are consistent with Section 5.13 and Section 9.	References have been corrected. The source of the surveys in Section 5.13 is the 2003 Business Plan, and has been referenced accordingly in Section 5.13 (Page 5-14). Consistent with the format for bibliography/references, the historical surveys themselves are not listed in Section 9.
182.	Table 18: Summary of Asbestos Surveys	The acronyms/abbreviations list is incomplete. Please complete.	The Table 18 acronyms/abbreviations list will be completed but will not include acronyms in proper nouns (e.g. CABACO, command names, etc.).
183.	Table 18: Summary of Asbestos Surveys	In the "Comments" column there are several places where it states "Abatement required" rather than "FAD ACM found". Please explain.	Comments will read "FAD ACM found" to be consistent.

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Comment No.	Section/ Page No.	Comment	Response
184.	Tables19a and 19b: Notifications and Restrictions Summary	Please see General Comment #1 above.	Comment noted.
185.	Figures	In many of the figures it appears that some sites are very close to, on and/or outside of the designated carve-out area boundary. Please make any necessary corrections.	Figure has been reviewed and corrected as appropriate.
186.	Figure 2: Facilities within Leasable Parcels	Please refer to General Comment #s 12 and 13 above. It is often difficult to tell which buildings belong in which carve-out areas because so much information is being squeezed into a small area. Please ensure that the figure is legible in that regard.	Figures have been revised to ensure buildings are entirely within or out of carve-outs.
187.	Figure 4a: Hazardous Substance LOCs	According to the corresponding tables, TAA 115, 130A, 130B, 130C, 605, 606, 634, 658, 698, 779, 900 and APHO 99, 101 should be shown in red to indicate that further action is needed.	The status of TAAs and APHOs have been reviewed and corrected as appropriate.
188.	Figure 4a: Hazardous Substance LOCs	RFA 16 and RFA 257 should be shown on this figure according to Table 4 (refer to specific comment on Table 4 [Comment #1 above]).	The status of RFAs have been reviewed and corrected as appropriate.
189.	Figure 4b: Hazardous Substance LOCs	There is a carve-out area between Carve-out II-R and Carve-out II-O that is not labeled and should be labeled Carve-Out II-Q. However, Carve-out II-Q is already shown on the figure (along with TAA 856). Unfortunately, they are not properly located and should be shown with the unlabeled carve-out area mentioned directly above.	Carve-out area has been corrected.
190.	Figure 4c: Hazardous Substance LOCs	Carve-out area III-C needs to be labeled on the figure.	Label for Carve-out III-C has been added.

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Comment No.	Section/ Page No.	Comment	Response
191.	Figure 4d: Hazardous Substance LOCs	The "I-C" and "TAA 289" currently shown on the figure need to drop down into the carve-out just below, that is currently not labeled.	Carve-out has been corrected. TAA 289 is now located on transferable property (I-A)
192.	Figure 5a: Installation Restoration Program Sites	Please see General Comment #11 above, which is DTSC's overriding comment. If the comment is incorporated then please disregard the two comments directly below:	DoN believes the comment is referring to General Comment #12. An oversized plot will be included to show IRP sites.
193.	Figure 5a: Installation Restoration Program Sites	Please include carve-out numbers IIE, IIX, IICC and ID on the figure.	Carve-out identifiers have been added as appropriate for those carve-outs with IRP sites within them.
194.	Figure 5a: Installation Restoration Program Sites	The "Notes" state that the SGU for IRP 24 is an ECP category 6, however, the text and corresponding table state that the ECP category for the SGU for IRP 24 is a 5. Please correct the inconsistency.	The notes section of the figure has been corrected.
195.	Figure 5b: Areas of Potential Soil and Groundwater Contaminatio n in Carve	Please see General Comment #11 above, which is DTSC's overriding comment. If the comment is incorporated then please disregard the comments below:	DoN believes the comment is referring to General Comment #12. An oversized plot (Figure 5a) will be included to show IRP sites.
196.	Figure 5b: Areas of Potential Soil and Groundwater Contaminatio n in Carve	Please include carve-out numbers IICC and ID on the figure.	Carve-out identifiers have been added as appropriate for those carve-outs with IRP sites within them.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
197.	Figure 5b: Areas of Potential Soil and Groundwater Contamination in Carve	Please show petroleum plume LOCs on the figure.	Petroleum plumes have been added.
198.	Figure 5b: Areas of Potential Soil and Groundwater Contamination in Carve	Please show the IRP 2 plume (and buffer) on the figure.	IRP Site 2 plume and buffer area have been added.
199.	Figure 6a: AST and UST LOCs	According to Table 9, UST 105B should be labeled in red (further action), not black (NFA). Please make the correction.	UST label has been corrected.
200.	Figure 6a: AST and UST LOCs	Table 9 shows Carve-out II-I containing UST 392 A-F, however, this figure only shows UST 392D. Please make the corrections.	The other USTs at Building 392 have been added.
201.	Figure 6a: AST and UST LOCs	Carve-out II-Z is incorrectly labeled and should be changed to II-F according to Table 9 and Figure 2. Please make the correction.	Carve-out label has been corrected.
202.	Figure 6d: AST and UST LOCs	According to Table 9, UST 651-5, 651-6 and 651-7 should all be labeled in black (NFA), not red (further action). Please correct	UST labels have been corrected.
203.	Figure 6d: AST and UST LOCs	All of the USTs in Carve-out III-C (UST 240A, B and D) look as if they are out of the carve-out. Please correct.	UST locations and carve-out have been corrected.
204.	Figure 6d: AST and UST LOCs	UST 101 should have an "(I)" next to it for inactive, according to Table 9. Please correct.	UST label has been corrected.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
205.	Figure 7: Wastewater Treatment and Related System LOCs	According to Table 10, 675B (A) and 675C (A) should both be in red (further action) instead of black (NFA). Please correct.	OWS labels for 675B and 675C have been corrected.
206.	Figure 7: Wastewater Treatment and Related System LOCs	According to Table 10, 461A should have an "(I)" placed next to it for inactive. Please correct.	OWS label for 461A has been corrected.
207.	Figure 7: Wastewater Treatment and Related System LOCs	762A should be pointing to Carve-out II-O and have an orange square. Please make the changes.	OWS symbol has been added.
208.	Figure 7: Wastewater Treatment and Related System LOCs	According to Tables 10 and 11, 673A (I) and RFA 178 (I) should be in Carve-out II-M, however, they appear to be outside of Carve out II-M. Please correct.	Due to the scale of the figure, the symbols for the LOCs are larger than the LOC itself. Please refer to Figure 4b for better detail. OWS 673A(I) and RFA 178(I) are within Carve-out II-M.
209.	Figure 7: Wastewater Treatment and Related System LOCs	According to Table 11, RFA 258 should have an "(I)" placed next to it for inactive. Please correct.	Label for RFA 258 has been corrected.
210.	Figure 7: Wastewater Treatment and Related System LOCs	The Notes incorrectly refer to underground storage tanks. Please correct.	The notes have been corrected.
211.	Figure 8: Silver Recovery Unit (SRU) LOCs	The Notes incorrectly refer to Figures 4-a, b, c. They should refer to Figures 3 a-d. Please correct.	The notes section has been corrected.

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Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
212.	Figure 8: Silver Recovery Unit (SRU) LOCs	Why isn't SRU 02 (Bldg. 443) shown as a PRL on Figure 3d (see comment directly above) as is stated in the notes. It should also be included in Table 3. Please explain and correct any mistakes.	SRU02 is a pre-identified SRU site. The SRU sites identified during the VSIs and records search have been identified as PRLs.
213.	Figure 9: PCB LOCs	Carve-out II-AA appears to be missing from the figure. Please include.	(Carve-out II-AA of the Draft Final version is now part of transferable property)
214.	Figure 9: PCB LOCs	It appears that the carve-out labeled as II-Z should actually be II-F. Please correct.	Carve-out label has been corrected.
215.	Figure 9: PCB LOCs	360 is listed on the figure in black (NFA), however, Table 14 shows a mixture of ECP area type 1 and 7 for 360. Please change 360 to red indicating further action required.	Label has been corrected.
216.	Figure 9: PCB LOCs	The notes say that PCB A1 is shown in the Miscellaneous LOC figure, however, it doesn't appear to be there. It is also not shown on Table 16. Please correct	Notes section has been corrected.
217.	Figure 11: Miscellaneous LOCs	Carve-outs I-V and II-Z and the MSC DFSP Pipeline are not shown on the figure, but are listed on Table 16 and in Section 5.11. Please reconcile and make the necessary corrections.	Figure 11 has been updated.
218.	Figure 11: Miscellaneous LOCs	MSC ST19B is shown in black (NFA) on the figure and is not listed as requiring restrictions on page 5-11, but is listed as requiring further action in Table 16. Please reconcile and make the necessary corrections.	Figure and text have been corrected. (Text has been corrected on page 5-12)
219.	Figure 11: Miscellaneous LOCs	Carve-out number II-Y is missing from the table. Please correct.	Carve-out label has been added. (Carve-out II-Y of the Draft Final version is now Carve-out II-CC of the current version)
220.	Figures 12a-12e: Well Locations	Please provide a source for the figures.	Sources for well information has been added.

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(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
221.	Figure 12b: Well Locations	Page 5-11 says there is a well on Carve-out II-G, but it is not shown on this figure. There is also no well listed for Carve-out II-G in Section 4. Please correct the discrepancy. Please label Carve-out II-X.	There are no wells located in Carve-out II-G; the text has been corrected. (Text has been revised on page 5-12) Carve-out II-X will be labeled in the figure.
222.	Figure 12d: Well Locations	Please label Carve-out I-B. When and how are the groundwater monitoring wells going to be abandoned?	Carve-out I-B label has been added. A request to abandon selected wells was presented to the BCT, including DTSC, and approval was received for the requested wells. During the December 3, 2003 BCT meeting, a rough schedule for well abandonment to begin in December/January was discussed. A closure report was provided to the BCT in February 2004.
223.	Attachment 1	No Further Action Regulatory Agency Concurrence Letters Due to time constraints and lack of resources, DTSC has not reviewed the compact disk. Please ensure that all of the appropriate NFA letters, including ROD signature pages with the sites listed on it, are included.	NFA letters have been copied to the Attachment 1 disc, including recently received NFA letters.
224.	Attachment 2	Model Lease Provisions The language is consistent with what is in MCAS Tustin's FOSL; however, references to MCAS Tustin and the FFSRA were inadvertently left in the text. Please make the necessary corrections. Also, please refer to the correct FFA signatories.	The language has been revised to reflect MCAS El Toro and the FFA and FFA signatories, not MCAS Tustin and the FFSRA.
225.	Attachment 2	Model Lease Provisions Please ensure that the lease restrictions included here are consistent with the restrictions listed in Section 5 and included in Tables 19a and 19b. Currently, they are not consistent.	Attachment 2 provides basic environmental provisions that define the parameters, as identified in the BRIM, that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL. Thus, the prospective lessee will be required to comply with the specific environmental restrictions defined in Chapter 5 of the FOSL. The actual lease is therefore the enforceable agreement, and not the model lease provided in Attachment 2.

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
226.	Attachment 3	Lease Restriction Revision Form There is a reference to MCAS Tustin. Please change to MCAS El Toro. Rather than refer to Section 5, it might make more sense to refer to Tables 19a and 19b since they outline all of the buildings that have restrictions. Also, please make the table consistent with MCAS Tustin's Lease Restriction Revision Form.	The form has been revised to reflect MCAS El Toro and reference to Table 19a/b as recommended. (Table 19a/b is now Table 20a/b)
227.	Attachment 4a	Petroleum Products Notification Table Due to time constraints and lack of resources, DTSC has not reviewed the table in detail. However, we do have a few general comments: Column 1 – Please also include "Carve-Out ID" Column 2 – There are more than just UST/AST listed. Please use a more appropriate title. Source – It is missing. Please include and reference in Section 9. Acronyms/Abbreviations – The list is incomplete. Please complete.	The "Carve-out ID" title has been added. The "UST/AST" title has been changed to "Area Type ID" A source will be added. The acronyms/abbreviations list has been completed.
228.	Attachment 4b:	Hazardous Substances Notification Table; Due to time constraints and lack of resources, DTSC has not reviewed the table in detail. However, we do have a few general comments: Column 1 – Please also include the Parcel ID. Column 3 – There are more than just LOCs listed (i.e., PRLs). Please use a more appropriate title. Source – It is missing. Please include and reference in Section 9. Acronyms/Abbreviations – The list is incomplete. Please complete.	The "Parcel ID" title has been added. The "LOCs" title has been changed to "Area Type ID" A source will be added. The acronyms/abbreviations list has been completed.

Document Title:

(1) Draft Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, October 2003

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Branch, DTSC; Dated: December 12, 2003

Comment No.	Section/ Page No.	Comment	Response
229.	Attachment 5	DoD Policies on Asbestos and Lead-Based Paint at Base Realignment and Closure Properties: Please change the title for Attachment 5 to include radon	"Radon" has been included into the title of Attachment 5.

Response to Comments on the Draft Final Revision 2 FOSL

Document Title:

(1) Draft Final Revision 2, Finding of Suitability to Transfer (FOST), Former Marine Corps Air Station, El Toro, CA, May 2004

(2) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewers: Nicole Moutoux, Project Manager, Federal Facilities Cleanup Branch, U.S.EPA, Region IX; Dated: June 17, 2004

Comment No.	Section/ Page No.	Comment	Response
FOSL			
1.		After numerous discussions, the regulatory agencies and the Navy came to agreement on appropriate buffer zones for IRP Sites 3 and 5 and Anomaly Area 3. These buffer zones are accurately represented in the FOSL, however, the Navy agreed to send the FFA signatories a letter memorializing the decision and associated rationale for the buffer zones. The intent of the letter was to clearly document the reasons for the buffer zones and commit the Navy to including the buffer zones and landfill gas collection systems in the Record of Decisions when they are issued for these sites. It is important that this letter be sent and concurred upon by the FFA signatories prior to finalizing the FOSL.	A letter formally documenting the proposed engineering and institutional controls pertaining to landfill gas control measures at Installation Restoration Program (IRP) Site 3 (Original Station Landfill), IRP Site 5 (Perimeter Road Landfill), and Anomaly Area 3 at the former Marine Corps Air Station (MCAS) El Toro was provided to the Federal Facility Agreement (FFA) signatories on June 24, 2004. The proposed engineering and institutional controls were based on the results of landfill gas investigations at the three sites, anticipated postclosure land use, the Navy's consultation with representatives of the California Integrated Waste Management Board (CIWMB) and California Department of Toxic Substances Control (DTSC) at a meeting on December 4, 2003, and subsequent discussions with CIWMB and fellow FFA representatives via e-mail, letter, telephone conferences on February 5 and 18, 2004, and a Base Realignment and Closure (BRAC) Cleanup Team (BCT) meeting on April 1, 2004. This letter documents previous agreements with the FFA signatories and additional concurrence on this letter is not necessary in order to complete the Final FOSL.
FOSL and FOST			
1.		Since the state of California's public health goal has recently been set at 6 parts per billion for perchlorate, EPA recommends including notification in the FOST and FOSL for those parcels where perchlorate has been detected above this level. While providing this information in a fact sheet and on the public sale website is a good way to convey the information, in the interest of providing full environmental disclosure in one place, it seems that such notification is best placed in the FOST and FOSL.	The Navy will provide a fact sheet that includes information on perchlorate detections at Former MCAS El Toro as part of the due diligence material for public sale. The fact sheet will also be posted on the public sale website. Relevant perchlorate information provided in the Final Environmental Baseline Survey (EBS) on pages 4-8 and 4-9 will also be included as part of the fact sheet. Additionally, the EBS and other supporting environmental documents are available for public review at both the Administrative Record and Information Repository locations. This disclosure fully meets the intent of providing a notification in the Finding of Suitability to Transfer (FOST) or Finding of Suitability to Lease (FOSL), which is to notify the public of perchlorate detections on FOST/FOSL property.

Document Title:

(1) Draft Final Revision 2, Finding of Suitability to Transfer (FOST), Former Marine Corps Air Station, El Toro, CA, June 2004

(2) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2004

Reviewers: Nicole Moutoux, Project Manager, Federal Facilities Cleanup Branch, U.S.EPA, Region IX; Dated: July 13, 2004

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		EPA has reviewed the Navy's response to EPA's comments on the Draft Final Finding of Suitability to Transfer and Draft Final Finding of Suitability to Lease sent via e-mail on June 28, 2004. The two issues raised in our comments were with regards to appropriate notification for perchlorate detections found in groundwater beneath the base and receipt and review of buffer zone decisions and future commitments for Landfill Sites 3 and 5 and Anomaly Area 3. While EPA still believes that the appropriate location for the perchlorate notification is in the FOST and FOSL documents themselves, we concur that providing notification to the public via a fact sheet is acceptable. We would appreciate the opportunity to review the fact sheet prior to distribution. We have also reviewed the letter from the Navy dated June 24, 2004 which describes landfill gas control measures and institutional controls to be implemented at Landfills 3 and 5 and Anomaly Area 3. The letter indicates that the activities described will be contained in subsequent CERCLA documents that will be subject to approval by FFA signatories. We concur with the actions described in the letter. As these were the only remaining EPA comments on the FOSL and FOST, EPA has no unresolved comments to be included in the final documents. We look forward to completing this process in order to support future development and reuse of the former MCAS El Toro.	The Navy appreciates your concurrence with the Finding of Suitability to Transfer (FOST) and Finding of Suitability to Lease (FOSL), with no unresolved comments, as documented in your letter dated July 13, 2004. The dedication by your agency in helping to complete this document, and the expertise presented by your staff, have greatly assisted in meeting our mutual goals of being protective of human health and the environment.

Document Titles:

(1) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		Perchlorate in groundwater at El Toro, underlying the property proposed for lease, ranges in concentration up to 20 parts per billion (ppb), which is above the Public Health Goal of 6 ppb. A notification of perchlorate in groundwater must be provided for leases where groundwater is contaminated by this substance.	The Navy will provide a fact sheet that includes information on perchlorate detections at Former MCAS El Toro as part of the due diligence material for the upcoming public sale. The fact sheet will also be posted on the public sale website. Since property covered by the Finding of Suitability to Lease (FOSL) for MCAS El Toro will be leased under a Lease in Furtherance of Conveyance (LIFOC) as part of such public sale, the fact sheet will address perchlorate on FOSL/LIFOC property as well. Relevant perchlorate information provided in the Final Environmental Baseline Survey (EBS) on pages 4-8 and 4-9 will also be included as part of the fact sheet. DTSC concurred with the Final EBS by letter dated September 25, 2003 (FOSL Attachment 1). Additionally, the EBS and other supporting environmental documents are available for public review at both the Administrative Record and Information Repository locations. This disclosure fully meets the intent of providing a notification in the FOSL, which is to notify the public of perchlorate detections on FOSL property. Please note this fact sheet does not qualify as either a primary or secondary document pursuant to the Federal Facility Agreement (FFA). The Navy will provide the FFA signatories with an opportunity to review and comment on the fact sheet: if the parties cannot agree, any differing positions will be clearly articulated in the fact sheet. Additionally, the fact sheet and Final FOSL are on separate schedules. The fact sheet is anticipated to be completed to coincide with the Invitation for Bids.
2.		In conjunction with the reduced buffer zones proposed for Installation Restoration Program (IRP) Site 3, IRP Site 5 and Anomaly Area 3 at MCAS El Toro, DTSC received the Navy's letter (sent via email dated June 24, 2004) documenting their proposal for engineering and institutional controls pertaining to landfill gas control measures at the sites. The proposal is currently under regulatory agencies review.	A Navy letter formally documenting agreements with the FFA signatories pertaining to landfill gas control measures and buffer zones at Installation Restoration Program (IRP) Site 3, IRP Site 5, and Anomaly Area 3 was provided to the FFA signatories on June 24, 2004. To reiterate, the proposed engineering and institutional controls will be incorporated into the appropriate Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) documents (e.g.,

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Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
			FS Addendum and revised Draft Proposed Plan for IRP Sites 3 and 5) for review and comment by fellow FFA signatories. The aforementioned letter memorialized the concepts discussed among the FFA signatories; as is appropriate and customary, details will be worked out in future primary FFA deliverables. Subsequent to submission of the June 24, 2004 Navy letter, Department of Toxic Substances Control (DTSC) and CIWMB requested additional clarification. The Navy responded to the DTSC and CIWMB in a letter dated July 14, 2004. The aforementioned letter addressed documentation of all remaining landfill gas control issues pertaining to IRP Site 3, IRP Site 5, and Anomaly 3. These letters document previous agreements with the FFA signatories and additional concurrence on this letter is not necessary in order to complete the Final FOSL.
3.		In Figures 2, 5a, 5b and Attachment 8, a portion of Carve-out III-B spills into Navy Sale Parcel II. Please explain this discrepancy.	Navy Sale Parcel boundary has been corrected so there is no longer an overlap with Carve-out III-B.
4.		DTSC will not make specific comments on the grammatic, punctuation, and typographical errors that exist in the document and should be corrected.	A technical editor has reviewed the FOSL for grammatical, punctuation, and typographical errors.
SPECIFIC COMMENTS			
1.	Page iii, Table of Contents	There are a couple of errors that should be corrected.	The Table of Contents has been reviewed and corrected as appropriate.
2.	Page 1-2, Section 1 (Purpose), Paragraph 2	Please include a date for the FOST.	July 2004 has been added to the text.
3.	Page 1-2, Section 1 (Purpose), Paragraph 3	Please include information for the RWQCB and OCHCA (see FOST).	As requested, similar FOST text has been added.
4.	Page 2-1, Section 2 (Property Description),	For consistency with the FOST, please insert ", totaling 965 acres," between "Toro" and "are".	Text has been inserted, as requested.

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Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
	Paragraph 6, Line 4		
5.	Page 4-4, Section 4.1.3.2 (Site 4 – Ferrocene Spill Area)	It would be helpful to include information regarding the Tank 5 plume that underlies the site and the associated restrictions (see Sections 4.1.3.6, 4.1.3.7, 4.1.3.14, 4.1.3.15 and 4.1.3.17 for sample language).	The following text has been added to the end of Section 4.1.3.2: "However, since Site 4 is located over the groundwater plume associated with Tank Farm 5, the use restrictions prohibiting drilling of wells and/or extraction of groundwater, etc. apply to the area associated with Site 4. These restrictions are discussed in more detail in Section 5".
6.	Pages 4-5 and 4-6, Section 4.1.3.4 (Site 7 – Drop Tank Drainage Area No. 2)	It would be helpful to include information regarding the groundwater contamination beneath Site 7 that originates from Site 24, the buffer zone, and the associated restrictions (see Sections 4.1.3.6, 4.1.3.7, 4.1.3.14, 4.1.3.15 and 4.1.3.17 for sample language).	The following text has been added to the end of Section 4.1.3.4: "However, since groundwater beneath Site 7 is contaminated with trichloroethylene (TCE) and tetrachloroethylene (PCE) originating from the Site 24, VOC source area, and Site 7 is part of the buffer zone for Site 24, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for operable unit (OU)-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5."
7.	Page 4-6, Section 4.1.3.5 (Site 8 – Defense Reutilization and Marketing Office Storage Yard No. 1)	It would be helpful to include information regarding the groundwater contamination beneath Site 8 that originates from Site 24, the buffer zone, and the associated restrictions (see Sections 4.1.3.6, 4.1.3.7, 4.1.3.14, 4.1.3.15, and 4.1.3.17 for sample language)	The following text has been added to the end of Section 4.1.3.5: "However, since groundwater beneath Site 8 is contaminated with TCE and PCE originating from the Site 24, VOC source area, and Site 8 is part of the buffer zone for Site 24, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5."
8.	Pages 4-8 and 4-9, Section 4.1.3.8 (Site 11 – Transformer Storage Area)	It would be helpful to include information regarding the groundwater contamination beneath Site 11 that originates from Site 24 and the associated restrictions (see Sections 4.1.3.6, 4.1.3.7, 4.1.3.14, 4.1.3.15 and 4.1.3.17 for sample language).	The following text has been added to the end of Section 4.1.3.8: "However, since groundwater beneath Site 11 is contaminated with TCE and PCE originating from the Site 24, VOC source

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Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
	Storage Area)		area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5."
9.	Pages 4-9 and 4-10, Section 4.1.3.9 (Site 12 – Sludge Drying Beds)	It would be helpful to include information regarding the groundwater contamination beneath Site 12 that originates from Site 24 and the associated restrictions (see Sections 4.1.3.6, 4.1.3.7, 4.1.3.14, 4.1.3.15 and 4.1.3.17 for sample language).	The following text has been added to the end of Section 4.1.3.9: "However, since groundwater beneath Site 12 is contaminated with TCE and PCE originating from the Site 24, VOC source area, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for OU-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5."
10.	Page 4-11, Section 4.1.3.11 (Site 14 – Battery Acid Disposal Area)	Information stating that Site 14 falls within the Site 24 buffer zone and that there are restrictions (see section 4.1.3.12 for sample language) should be included in this section.	The following text has been added to the end of Section 4.1.3.11: "However, since groundwater beneath Site 14 is part of the buffer zone for the Site 24, VOC source area, groundwater plume contaminated with TCE and PCE, the use restrictions prohibiting drilling of wells and/or extraction of groundwater and allowing access for groundwater monitoring and maintenance of equipment associated with groundwater remediation have been addressed in the ROD for operable unit (OU)-1 Site 18 and OU-2A (DON 2002b). These restrictions are discussed in more detail in Section 5."
11.	Page 4-13, Section 4.1.3.14 (Site 21 – Materials Management Group, Building 320), Paragraph 1	Please correct the dates of operation in this section as they are not consistent with table 7.	The date of operation in Table 7 has been corrected to 1946 - 1995.

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Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
12.	Page 4-27, Section 4.2.2.3 (Carve-out II-D), Monitoring/Bioventing/SVE Wells	The text shows "03 DGMW65X" while the corresponding figure and table show "03 DGMW65XA". Please correct the discrepancy.	Text has been corrected to be 03 DGMW65XA.
13.	Page 5-4, Section 5.3 (IRP Sites), Restrictions, Paragraph 1	Site 7 has an No Further Action Record of Decision (NFA ROD), but is located above the groundwater contamination/buffer zone for Site 24. Site 4 has an NFA ROD, but is located above the petroleum groundwater contamination for Tank 5 Plume. Sites 14 and 15 also have NFA RODs, but are located above the buffer zone for 24. Please include this information in the paragraph (sentence 2).	Text has been revised as follows: "Use restrictions will be applied through lease restrictions for each of the carve-outs (in entirety) where Navy Sale Parcel II portion of IRP Site 2 groundwater plume, Navy Sale Parcel II portions of IRP Sites 2 and 17 buffer zones, and IRP Sites 3, 5, 8, 11, 12, 16, and 24-SGU are located. In addition, concurrence with an NFA ROD on the vadose zone component of IRP Site 24 (specifically IRP Site 24 VOC source area) is pending. The prospective lessee will be required to comply with all use restrictions as set forth in the lease. Although IRP Sites 4, 7, 9, 10, 21, 22, and 25 have NFA RODs and require no restrictions, they are located above groundwater plumes at Tank Farm 5, Site 16, and/or Site 24. Site 25 also passes through the Carve-out associated with Site 3. Therefore, restrictions associated with this Carve-out (II-D) also apply to this portion of Site 25. IRP Sites 16 and 24 are subject to RODs requiring restrictions for groundwater. In addition, IRP Sites 14 and 15 have NFA RODs requiring no restrictions; however, they are located within the buffer zone for the groundwater plume at Site 24 and are subject to a ROD requiring restrictions for groundwater. The restrictions for Tank Farm 5, Sites 16, and/or Site 24 apply to the areas overlying the plumes and associated buffer zones, as appropriate. Attachment 2 provides basic environmental provisions that define the parameters, as identified in the BRIM, that are standard for all BRAC leases. Attachment 2 is then modified to address the specific characteristics of the property and to include the restrictions specified in the FOSL."
14.	Page 5-5 – In Section 5.3.2	The following sentence is included, "General restrictions A, B, C, and D in Chapter 5.3 apply. In addition the following is prohibited:" For consistency between the subsections, either delete the sentence, or add the same sentence to Sections 5.3.1, 5.3.3 and 5.3.4.	Sentence has been deleted.

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(1) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
15.	Pages 5-4 and 5-5, Section 5.3 (IRP Sites), Restrictions, Paragraphs 3 and 4	Per a phone conversation with the Navy on June 30, 2004, the Navy will review the paragraphs and make changes to ensure that the appropriate restrictions are spelled out for IRP Sites 8, 11 and 12. Also, how does the Navy plan to restrict access to the sites?	Paragraphs 3 and 4 have been reviewed for accuracy. Paragraph 3 will be deleted and the following new section pertaining to restrictions at Sites 8, 11, and 12 will be added. **"5.3.3 IRP Site 8 (Carve Out III-B), IRP 11 (Carve Out III-B), and IRP 12 (Carve Out III-B)** The restrictions for IRP Sites 8, 11, and 12 are as follows: Access to these sites will be restricted pending completion of associated remedial/removal actions." Paragraph 4 will remain unchanged. Access will be prohibited in the LIFOC. The LIFOC is a legally binding document, which among other things describes appropriate notifications and restrictions, and as a catch-all requires the lessee to comply with restrictions set forth in the FOSL. The FOSL is referenced as an attachment to the LIFOC, and, along with setting forth the various restrictions, contains detailed descriptions of the aforementioned sites with detailed maps. Furthermore, IRP Sites 8, 11, and 12 have response actions underway and will be monitored by the Navy.
16.	Page 5-19, Section 5.14 (Lead-Based Paint), Notifications	Please include the following notification: "Demolition of non-residential buildings/structures/facilities built prior to 1978 creates the possibility of lead being found in the soil as a result of such activities. With respect to any such non-residential buildings/structures/facilities which the lessee intends to demolish and redevelop for residential use, the lessee will be required to demolish the buildings/structures/facilities in accordance with local, state, and federal requirements and conduct post-demolition soil sampling and abatement of any soil-lead hazards." If this language is not included as a notification in the Final FOSL, it will become an unresolved comment.	The 1999 joint U.S. Environmental Protection Agency (EPA)/DoD Field Guide for lead-based paint states that, when target housing is demolished post-transfer and redeveloped as residential real property, transferees will be required to conduct post-demolition soil sampling for soil-lead hazards and abate any such hazards prior to occupancy of any newly-constructed dwellings. This requirement does not apply to non-residential structures. Therefore, including such a restriction for non-residential structures to the FOSL would be inconsistent with joint U.S. EPA/DoD policy. Moreover, the Navy's understanding, per DTSC, is that California has no state-promulgated requirements for post-demolition soil sampling. However, the Navy feels it would be appropriate to include a notification in the FOSL for nonresidential structures (rather than target housing, which will be subject to a lease restriction for post-demolition sampling), to the effect that there may be

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(1) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
			requirements pertaining to post-demolition soil sampling with which lessees would need to comply. The following text has been added to the Notifications section: "Demolition of non-residential buildings/structures/facilities built prior to 1978 creates the possibility of lead being found in the soil as a result of such activities. With respect to any such non-residential buildings/structures/facilities which the lessee intends to demolish and redevelop for residential use, the lessee may, pursuant to applicable law or regulation, be required by DTSC or other regulatory agencies to evaluate the soil adjacent to such non-residential buildings/structures/facilities for soil-lead hazards, and to abate any such hazards that may be present, after demolition of such non-residential buildings/structures/facilities and prior to occupancy of any newly constructed residential structures."
17.	Page 5-19, Section 5.15 (Radon), Notifications, Paragraph 3	Please double check the citations because they are not consistent with the FOST. Please make any necessary corrections.	(JEG 1995) has been added after "... testing was recommended." (DOD 1994b) has been changed to be (USMC/SWDIV 1999)
18.	Table 5: Temporary Accumulation Areas and Table 6: Aerial Photograph Anomaly Sites, Notes	Please change "(Earth Tech 2003)" to "(Earth Tech 2003b)" (see Table 9, Notes).	Reference has been corrected.
19.	Table 7: Installation Restoration Program Sites	It appears that the site contamination description for IRP 16 should actually be for IRP 9 and the site contamination description for IRP 9 should be for IRP 16. Please correct this discrepancy.	The information is correct as presented. No change was made.
20.	Table 20a: Notifications and Restrictions Summary	Carve-out Specific a. This table does not accurately reflect the notifications and restrictions listed in Section 5.0. Please correct this deficiency.	General note: All listings in Table 20a with a "R" will be revised to be shown as "N,R" to be consistent with the notifications listed in the text. a. Correction have been made for the following columns:

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(1) Draft Final Revision 2, Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
		restrictions listed in Section 5.0. Please correct this deficiency. b. Page 1 of 3 (heading) - The superscript "a" next to "Radon" is incorrectly placed. It actually refers to "School Site Considerations" and should be placed there. Please correct the text.	Carve-out II-F, IRP Carve-out II-F, III-B, MSC Carve-out II-F, III-C, ACM b. Subcript "a" has been moved to the "School Site Considerations".
21.	Table 20b: Notifications and Restrictions Summary for Buildings/Structures/Facilities within Carve-outs	a. This table does not accurately reflect the notifications and restrictions listed in Section 5.0. Please correct this table. b. Lead-Based Paint Column – The references to Sections 5.14(a)N,R and 5.14(b)N,R are not entirely correct. The notifications are in Section 5.14 and the restrictions are in Sections 5.14(a) and (b), although (b) states that there are no restrictions. Please correct this discrepancy. c. Asbestos-Containing Material Column – The references to Sections 5.13(a)N,R; 5.13(b)N,R; and 5.13(c)N,R are not entirely correct. The notifications are in Section 5.13 and the restrictions are in Sections 5.13(a), 5.13(b) and 5.13(c). Please correct this discrepancy. Notes (3) – Please change "II-Q" to "II-CC".	a. Table has been revised as follows: Building 240, changed to 5.2N due to closure of TAA 240 Building 761, changed to be 5.2N and 5.5N due to closure of RFA 204 Building 912, added 5.2R Building 913, added 5.2R Building 443, changed 5.5N,R to 5.5N Building 759, changed 5.4N,R to 5.4N All listings in Table 20b with a "R" will be revised to be shown as "N,R" to be consistent with the notifications listed in the text. The following are text revisions which are consistent with table edits: Deleted Building 1789 (Carve-out II-M) in Section 5.13, restrictions subsection (b), and added Bldg 1789 (italicized) to subsection (d). Deleted Building 952 (Carve-out II-Q) in Section 5.13, restrictions subsection (b), it is correctly listed in subsection (d). b. Lead-Based Paint column in Table 20b Table has been revised. c. Asbestos-Containing Material column in Table 20b Table has been revised. ID has been changed from "II-Q" to "II-K". TAA 371A and TAA

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Reviewer:John Scandura, Chief, Office of Military Facilities,Southern California Operations Branch DTSC. Dated: July 1, 2004

Comment No.	Section/ Page No.	Comment	Response
			371B were within Carve-out II-CC; however, the Carve-out ID has been changed to II-K as a result of correcting IDs to put the carve-outs in alphanumeric order.
22.	Figure 5b: Areas of Potential Soil and Groundwater Contamination in Carve-Outs III-B and I-F	The figure is confusing and does not appear to represent all the IRP Sites as indicated in the text on page 4-3, Section 4.1.3. Please explain.	Because Figure 5a presents all IRP information graphically, Figure 5b has been removed from the FOSL. As a result, Figure 5a will now be titled Figure 5.
23.	Figure 12b: Well Locations	Please label Carve-Out II-F.	Label has been added to Carve-out II-F.
24.	Attachment 2: Model Lease Provisions, Page F-22	Please change "NOTE: USE THE FOLLOWING ALTERNATE PROVISION 7" to "NOTE: USE THE FOLLOWING ALTERNATE PROVISION 8".	Text has been corrected.
25.	Attachment 7: Unresolved Comments	Per discussions with the Navy, Unresolved Comments will be addressed in the Final FOSL.	Responses to comments will be forwarded to the FFA signatories for review on July 13, 2004. The Navy requests that DTSC provide concurrence on these responses and should any unresolved comments remain, identify those comments no later than July 15, 2004. Unresolved comments are provided in FOSL Attachment 7.

Document Titles:

(1) Draft Final Revision 2, Finding of Suitability to Transfer (FOSL), Former Marine Corps Air Station, El Toro, CA, May 2004

Reviewer:John Broderick, California Regional Water Quality Control Board, Santa Ana Region. Dated: June 28, 2004

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		We have completed our review of the above-referenced document, dated May 2004, which we received on June 2, 2004. The above document discusses the related environmental findings of the following carve-out parcels which will be available for lease, I-B through I-J, I-L through I-P, I-R, I-S, I-U, II-B through II-J, II-L through II-o, ii-Q through II-T, II-X, II-Z, II-BB, II-CC, and III-B through III-D. Based on the information in the report, we do not have any comments.	The Navy appreciates your concurrence with this Finding of Suitability to Lease (FOSL). Further, we value your support and dedication throughout the FOSL process as your agency has greatly assisted in our mutual goal of being protective of human health and the environment.

Response to Comments on the Final FOSL

Document Title:

(1) Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, July 2004

Reviewers: John Scandura, Chief, Office of Military Facilities, Southern California Operations Branch, DTSC. Dated July 23, 2004

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		The Department of Toxic Substances Control (DTSC) has reviewed electronic versions of the revised text, tables, figures and attachments for the *Finding of Suitability to Lease for Carve-outs Within Parcels I, II, and III, Former Marine Corps Air Station, El Toro, California*, dated July 2004. Based upon review of the revised text, tables, figures and attachments, DTSC comments sent in a letter dated July 2, 2004 have been adequately addressed. This document, referred to as the FOSL, is intended to establish that the property identified above is suitable for lease by a lease in furtherance of conveyance. The FOSL includes carve-out areas associated with the *Finding of Suitability to Transfer (Parcel IV and Portions of Parcels I, II, and III), Former Marine Corps Air Station, El Toro, California*, dated July 2004. These carve-outs are subject to ongoing environmental investigations or response actions that are not suitable for transfer by deed. DTSC concurs that the property associated with this FOSL can be leased with the specified conditions, notifications and restrictions in a manner that is protective of human health and the environment. Please ensure that the revised text, tables figures and attachments are incorporated into the final version of the document. Thank you for providing DTSC with the opportunity to review the FOSL. If you have any questions regarding this letter, please contact Mr. Manny Alonzo at (714) 484-5425 or Ms. Jennifer Rich at (714) 484-5415.	The Navy appreciates your concurrence on the Finding of Suitability to Lease (FOSL), with no unresolved comments, as documented in your letter dated July 23, 2004. The dedication by your agency in helping to complete this document, and the expertise presented by your staff, have greatly assisted in meeting our mutual goals of being protective of human health and the environment.

Document Title:

(1) Final Finding of Suitability to Lease (FOSL), Former Marine Corps Air Station, El Toro, CA, June 2004

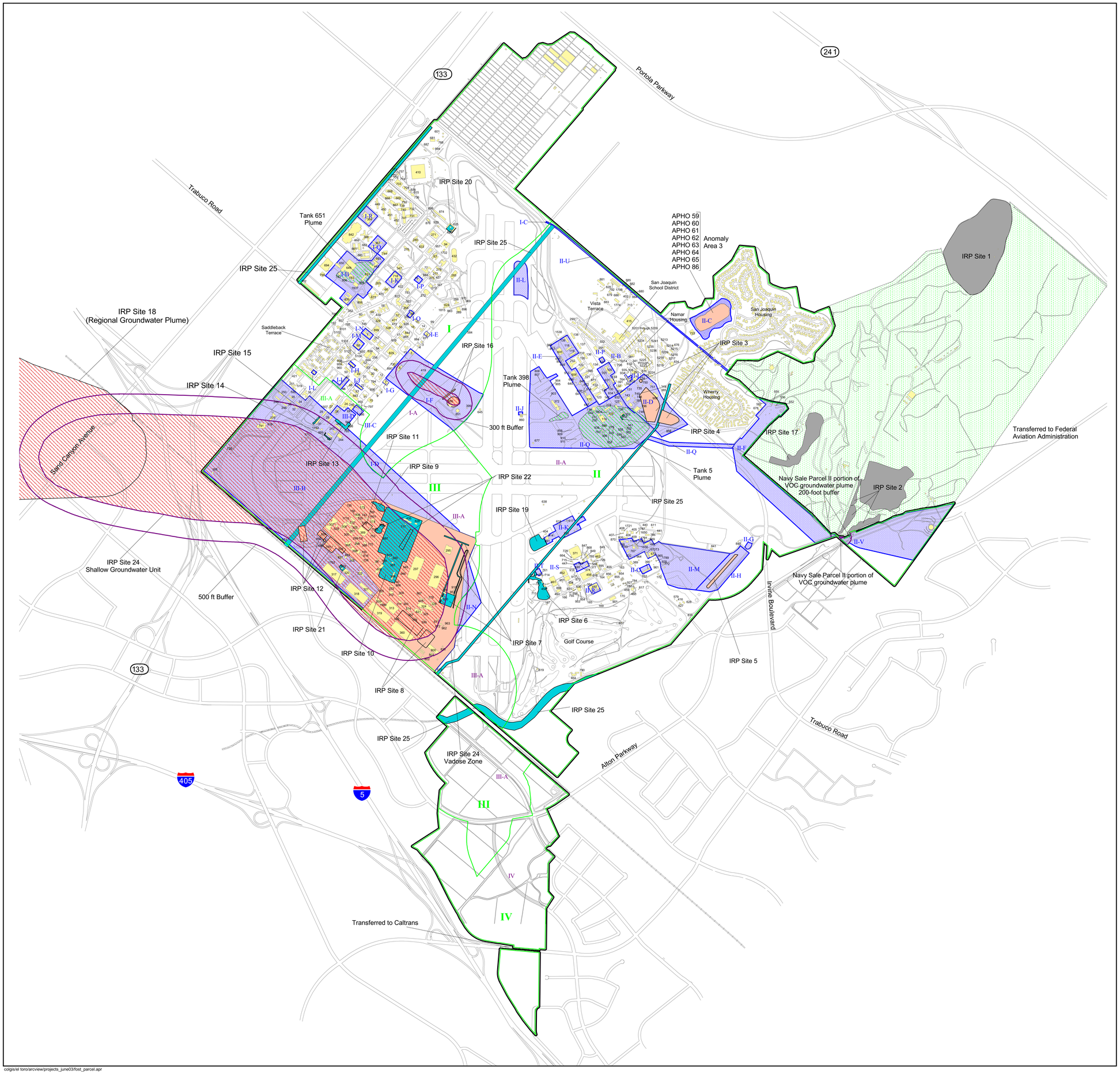
Reviewers: Kathleen H. Johnson, Chief, Federal Facilities and Site Cleanup Branch, Superfund Division, U.S.EPA, Region IX; Dated: July 27, 2004

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		The U.S. Environmental Protection Agency (EPA) has reviewed the revisions made to the text, tables, figures and attachments for the Finding of Suitability to Lease (FOSL) for Carve-outs Within Parcels I, II, III, Former Marine Corps Air Station, El Toro, dated July, 2004. The revisions were sent via e-mail in response to comments made by EPA and the Department of Toxic Substances Control (DTSC). Based on the revisions made EPA has no further comments on the FOSL. The purpose of this FOSL is to establish that the identified property is suitable for lease by a lease in furtherance of conveyance. The carve-out properties identified in the FOSL are subject to ongoing environmental actions and are therefore not suitable for transfer by deed. EPA concurs that the property identified in the FOSL is suitable for lease as long as future lessees comply with the stated notifications and restrictions. We look forward to receiving the final document with associated revisions. If you have any questions, please call Nicole Moutoux, EPA Remedial Project Manager for MCAS El Toro, at (415) 972-3012.	The Navy appreciates your concurrence with the Finding of Suitability to Lease (FOSL). The commitment and effort that was afforded by your agency is much appreciated in completing this important milestone within the Base Realignment and Closure (BRAC) process.

Attachment 7
Unresolved Comments

There are no unresolved comments for this document.

Attachment 8
Installation Restoration Program Sites and Petroleum Groundwater Plumes (Plate Drawing)



LEGEND

- Property Boundary
- Roads
- Navy Sale Parcel Boundary
- III — Navy Sale Parcel Number
- Areas Suitable for Lease (Carve-Outs)
- II-B — Carve-Out Number
- III-A — Transfer Parcel Number (Parcel IV in entirety is suitable for Transfer)
- Areas Suitable for Transfer
- Transferred Property
- Building/Facility
- 296 — Building/Facility Number
- IRP Sites (active)
- IRP Sites (closed)
- IRP Sites (outside FOSL boundary)
- IRP Site Plumes
- Petroleum Groundwater Plumes

SOURCE

Final Environmental Baseline Survey,
Former Marine Corps Air Station
El Toro, California. Earth Tech 2003b.

NOTES

1. IRP Site 24 comprises: (1) Vadose Zone, and (2) Shallow Groundwater Unit.

2. IRP Site 1 was addressed in a Site-specific EBS. IRP Sites 2 and 17 are located on FAA property. Carve-out II-X includes respectively the Navy Sale Parcel II portions of Site 2's (a) proposed 1000-foot landfill buffer zone and (b) the Volatile Organic Compound (VOC) groundwater plume. Carve-out II-F includes the Navy Sale Parcel II portion of Site 17's proposed 1000-foot buffer zone.

Final

July 2004

N

850 0 850 1700 2550 Feet

ATTACHMENT 8
Installation Restoration Program Sites and Petroleum Groundwater Plumes
Finding of Suitability to Lease
Former MCAS El Toro
California

colgis/el toro/arcview/projects_june03/fost_parcel.apr