

**FINDING OF SUITABILITY TO TRANSFER (FOST)  
PARCELS SP-1 THROUGH SP-8  
(APPROXIMATELY 335 ACRES)**

**FORMER  
NAVAL AIR STATION SOUTH WEYMOUTH,  
WEYMOUTH, MASSACHUSETTS**

**BRAC PROGRAM MANAGEMENT OFFICE  
NORTHEAST  
U.S. NAVY**



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Encl. (2)	References
Encl. (3)	Summary of Installation Restoration (IR) Program Sites
Encl. (4)	Summary of Petroleum Sites
Encl. (5)	Summary of CERCLA Areas of Concern (AOCs)
Encl. (6)	Summary of Environmental Baseline Survey (EBS) Review Item Areas (RIAs)
Encl. (7)	Responsiveness Summary

## LIST OF ABBREVIATIONS AND ACRONYMS

ACM	asbestos-containing material
AFFF	Aqueous Film Forming Foam
AIMD	Aircraft Intermediate Maintenance Division
AOC	Area of Concern
AST	Aboveground Storage Tank
ATC	Air Traffic Control
AULs	activity and use limitations
AvGas	Aviation gasoline
bgs	below ground surface
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CGD	Coast Guard District
COC	chemical of concern
CMR	Code of Massachusetts Regulations
CSO	Caretaker Site Office
CY	cubic yards
DoD	Department of Defense
EBS	Environmental Baseline Survey
ECP	environmental condition of the property
EPA	United States Environmental Protection Agency
FFA	Federal Facility Agreement
FOST	Finding of Suitability to Transfer
GCA	Ground Control Approach
GOSD	Golf Course/Open Space District
GSE	Ground Support Equipment
IR	Installation Restoration
LBP	lead-based paint
LRA	limited removal action
LSP	Licensed Site Professional
LTM	long-term monitoring
LUCs	Land Use Controls
MassDEP	Massachusetts Department of Environmental Protection
MCP	Massachusetts Contingency Plan
MHR	Marine Hot Refueler
MUVD	Mixed-Use Village District
NAS	Naval Air Station
NFA	No Further Action
NPL	National Priorities List
O&M	operations and maintenance
OS-A	Open Space – Abington District
OS-C	Open Space – Corporation District

OS-R	Open Space – Rockland District
OS-W	Open Space – Weymouth District
OWS	Oil Water Separator
PCB	Polychlorinated Biphenyl
pCi/L	picocuries per liter
PIH	Potential Immediate Hazards
P.L.	Public Law
PMO	Program Management Office
RAO	Response Action Outcomes
RCRA	Resource Conservation and Recovery Act
RD	Residential District
RDA	Rubble Disposal Area
RecD	Recreation District
RIA	Review Item Area
ROD	Record of Decision
RTN	Release Tracking Number
SEBS	Supplemental Environmental Baseline Survey
SSTTDC	South Shore Tri-Town Development Corporation
SVCD	Shea Village Commercial District
TACAN	Tactical Air Navigation
TBD	to be determined
TSCA	Toxic Substances Control Act
TtNUS	Tetra Tech NUS, Inc.
U.S.C.	United States Code
UST	Underground Storage Tank
VCD	Village Center District

## **FINDING OF SUITABILITY TO TRANSFER**

### **PARCELS SP-1 THROUGH SP-8 FORMER NAVAL AIR STATION (NAS) SOUTH WEYMOUTH, WEYMOUTH, MASSACHUSETTS**

#### **1.0 PURPOSE**

This Finding of Suitability to Transfer (FOST) summarizes the requirements for notification with respect to hazardous substances, petroleum products and other regulated materials on the real property subparcels SP-1 through SP-8 at the former Naval Air Station (NAS) South Weymouth and documents how the requirements have been met. The subject subparcels are proposed for transfer from the Navy to the South Shore Tri-Town Development Corporation (SSTTDC), which is the state-approved recipient and redevelopment agency. The SSTTDC's Master Developer, Lennar Partners, developed a Conceptual Master Plan that was presented to the communities in September 2004. The Reuse Plan and Zoning By-Laws were voted on and approved by the participating communities in the summer of 2005. The property found suitable to transfer under this FOST is suitable for unrestricted use, unless clearly identified through covenants and restrictions. Certain restrictions to ensure protection of human health, the environment, or the environmental restoration process are required for some areas.

The Navy has completed four prior FOSTs, commonly referred to as FOST 1 through FOST 4; the next Navy-owned property to be transferred is referred to as FOST 5. The eight subparcels associated with this document, which have been found to be suitable for transfer, are known as FOST 5A. The remaining subparcels associated with FOST 5 include areas where the Navy is completing environmental activities and documentation. Once the remaining FOST 5 subparcels are found suitable to transfer, a FOST 5B document will be prepared. The balance of the Navy-owned property will be transferred in the future as FOST 6.

The FOST documents the Navy's determination that the real property parcels are environmentally suitable for transfer, conditioned upon the implementation and maintenance of the requirements, restrictions, conditions, and provisions outlined in Section 3.2 and as will be identified in the transfer deed. The determination is based primarily on Navy's review of information contained in the "Community Environmental Response Facilitation Act (CERFA) Determination Report," NAS South Weymouth, Massachusetts, (CERFA Report, Navy, 1997); the "Site Management Plan," (TtNUS, 2007) and the "Supplemental Environmental Baseline Survey (SEBS) for Naval Air Station, South Weymouth, Massachusetts," (EA, 2004) as updated and supplemented by information contained in the Enclosures 1 through 7 of this FOST. This determination is based on careful evaluation of information contained in the documents referenced in Encl. (2).

The following enclosures to this FOST document the suitability finding:

Encl. (1)	Figures and Tables
Encl. (2)	References
Encl. (3)	Summary of Installation Restoration (IR) Program Sites
Encl. (4)	Summary of Petroleum Sites
Encl. (5)	Summary of CERCLA Areas of Concern (AOCs)
Encl. (6)	Summary of Environmental Baseline Survey (EBS) Review Item Areas (RIAs)
Encl. (7)	Responsiveness Summary [PENDING COMMENT PERIOD]

The factors leading to this suitability finding and other pertinent information regarding this proposed transfer are discussed in the following sections. Section 2 describes the property, the subparcels, the past uses, and the proposed reuses. Section 3.1 describes the environmental conditions present on the subparcels and notification requirements, and Section 3.2 describes the notices, restrictions, and covenants that are required for transfer and that will be included in the deed. Section 4.0 is the suitability determination.

## 2.0 PROPERTY DESCRIPTION

The eight subparcels proposed for transfer comprise approximately 335 acres of the former NAS South Weymouth property owned by the Navy and are located in the Towns of Abington, Rockland and Weymouth, Massachusetts [See Encl. (1), Figure 1]. The former NAS South Weymouth was listed on the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL) on May 31, 1994 (59 Fed. Reg. 27989). Environmental concerns on the subparcels have been investigated and addressed in accordance with Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended; the Department of Defense (DoD) Installation Restoration (IR) Program; the Massachusetts Contingency Plan (MCP) for petroleum releases; the DoD's Environmental Baseline Survey program (EBS); and existing environmental compliance programs.

### 2.1 SUBPARCEL DESCRIPTIONS

Encl. (1) Figure 2 shows subparcels SP-1 through SP-8 (FOST 5A subparcels) with respect to the former Base boundary and the property that has already been transferred (FOST 1 and FOST 2) or is proposed for transfer based on FOST 3 and FOST 4. The remaining Navy-owned property shown on Figure 2 will be transferred in the future as FOST 5B and FOST 6. The eight subparcels associated with FOST 5A have been designated to encompass geographic areas associated with Installation Restoration Program sites (IR sites), Areas of Concern (AOCs), or Review Item Areas (RIAs) that have recently reached closure under the applicable environmental programs. Figure 3 shows the zoning established in the Reuse Plan and Zoning-By-Laws that were approved by the participating communities in 2005. Figures 4 through 7 show the environmental sites located in the subparcels as well as those located within 200 ft. Transfer subparcels contain areas zoned for multiple end uses. The figures included with this FOST and the descriptions below provide a general depiction of the subparcel boundaries. As part of the property transfer process, the Navy will conduct real estate surveys to accurately delineate the extent of the property to be transferred and to generate maps and legal descriptions that meet the requirements of the Norfolk and Plymouth County Registry of Deeds.

The following table provides a cross reference to relevant figures, brief descriptions of the subparcels, and identifies the existing or former buildings, closed environmental sites located within the subparcels, the approximate acreage, and the zoning.

FOST Subparcel	Fig. No.	Description	Current/Formal Buildings within subparcels	Environmental Sites within subparcels	Approx. Acres	Zoning in Subparcels
SP-1	4	Northwest corner of Base, open field, filled areas, wooded and wetland areas, an intermittent stream and Calnan Road.	Former Building 33 (demolished radio transmitter building)	AOC 53	10.6	SVCD OS-C
SP-2	4	Northwest part of Base, includes fence line, forest, wetlands.	No buildings	AOC 55D	1.8	MUVD OS-W
SP-3	5	Comprises most of the East Mat, the large round asphalt pad adjacent to and east of Hangar 1 used as a mooring area for Lighter Than Air aircraft, fuel discharge, de-arming, and a taxiway and parking area for aircraft.  Part of the East Mat is in the IR Site 11 buffer zone	Building 123 (Aircraft Rinse Facility) Building 225 (Courier Station) Building 226 (Wash Rack)	RIA 39A/G RIA 39B RIA 39C RIA 39E RIA 39F RIA 39H RIA 37 RIA 40 RIA 41 RIA 89	63	OS-W MUVD RecD RD

FOST Subparcel	Fig. No.	Description	Current/Former Buildings within subparcels	Environmental Sites within subparcels	Approx. Acres	Zoning in Subparcels
		and is not included in the subparcel. The East Mat Ditch, AOC 60 is also excluded. Buffer areas around these sites are described in enclosure (1), Table 1.				
SP-4	4,5,6	<p>Land formerly involved in airfield operations. The parcel includes portions of runways, the area north, south and west of Building 82 (Hangar 2), the former West Mat, the air traffic control area, open fields and wetlands.</p> <p>The areas associated with the TACAN Outfall (AOC 61), Old Hangar 2 (RIA 111), and French Stream (RIA 62) have been excluded from the FOST subparcel. Buffer areas around these sites are described in enclosure (1), Table 1.</p>	<p>Building 10 (Public Works)</p> <p>Building 11 (Public Works)</p> <p>Building 15 (Transportation Garage)</p> <p>Building 16 (Administration Building)</p> <p>Building 39 (Storehouse)</p> <p>Building 40 (Carpenter)</p> <p>Building 41 (Family Services)</p> <p>Building 50 (demolished Ordnance Shop)</p> <p>Building 69 (TACAN)</p> <p>Building 74 (Field Lighting Transformer Vault)</p> <p>Building 77 (old Air Traffic Control [ATC] Tower)</p> <p>Building 83 (demolished Pump House)</p> <p>Building 84 (Water Tank)</p> <p>Former Bladder Tank Shack (demolished)</p> <p>Building 119 (Power Check Pad)</p> <p>Building 120 (Ground Support Equipment [GSE] Pad)</p> <p>Building 124 (Power Check Pad)</p> <p>Building 130 (Aviation Ordnance)</p> <p>Building 134 (ATC Building)</p> <p>Building 136 (Marine Mobile Facility Pad, also known as the Individual Material Readiness List Compound)</p> <p>Building 143 (Marine Hot Refueler [MHR])</p>	<p>AOC 3</p> <p>AOC 4A</p> <p>RIA 2C</p> <p>RIA 2E</p> <p>RIA 4B</p> <p>RIA 10A (no RTN)</p> <p>RIA 10B</p> <p>RIA 20</p> <p>RIA 24</p> <p>RIA 31</p> <p>RIA 32</p> <p>RIA 34</p> <p>RIA 78A</p> <p>RIA 95B</p> <p>RIA 95C</p> <p>RIA 96A</p> <p>RIA 96B</p> <p>RIA 112</p> <p>RTN 3-10858</p> <p>RTN 3-14646</p> <p>RTN 3-16598E</p> <p>RTN 3-19064</p> <p>RTN 3-24087</p> <p>RTN 4-13224</p>	209.4	<p>OS-W</p> <p>OS-C</p> <p>MUVD</p> <p>RD</p> <p>VCD</p> <p>GOSD</p> <p>OS-A</p> <p>Main Street Overlay District</p> <p>Shea Village Overlay District</p>
SP-5	6	Contains a portion of Taxiway C and the open field to the east, the former FFTA, and the adjacent wetland. A portion of French Stream that was addressed under the MCP is included in the subparcel.	No Buildings Former Building 61 (demolished)	MCP 4-18735 RIA 9B	18	GOSD OS-C OS-R
SP-6	6	Southeastern portion of the Base and contains AOC 8.	No buildings Former Building 70 (Radio Receiver Building)	AOC 8	2.3	OS-R

FOST Subparcel	Fig. No.	Description	Current/Formal Buildings within subparcels	Environmental Sites within subparcels	Approx. Acres	Zoning in Subparcels
SP-7	7	The subparcel is primarily wetlands. The Old Swamp River (RIA 104) runs through it but is not included in the subparcel. Buffer areas around RIA 104 are described in enclosure (1), Table 1.	No buildings		22.7	OS-R OS-C
SP-8	5	A partially forested wetland located northwest of the East Mat and directly west of IR Site 11 and its buffer zone. Buffer areas around IR Site 11 are described in enclosure (1), Table 1.	Building 112 (Enlisted Club) Former Building 138 (Enlisted Men's Storage) Former Building 129A (Motorcycle Shed) Unnumbered shed	None	7	RecD OS-W
* Zoning acronyms defined on Figure 3 and in the List of Acronyms						

More detailed descriptions of the subparcels, buildings, and buffer areas around active sites (e.g. IR Sites, AOCs, RIAs) bordering the subparcels, are provided in Encl. (1) Table 1.

## 2.2 PAST USE

NAS South Weymouth (the Base) originated with the Naval Expansion Act of 1940, which authorized construction of 48 non-rigid airships (blimps) to be used for coastal anti-submarine patrols. In 1941, the Navy purchased a largely undeveloped tract of land in the Towns of Weymouth, Rockland, and Abington, Massachusetts, and began construction. NAS South Weymouth was commissioned on March 1, 1942. In 1945, the Base became a naval aviation facility and was designated as an aircraft storage site. In the 1950s, the Navy constructed runways, hangars, buildings, fuel storage areas, and other facilities. The Base was subsequently used for development and testing of submarine and air defense equipment; training; as a home base for a blimp squadron; and for Naval Air Reserve activities.

NAS South Weymouth was administratively closed September 30, 1997, under the Defense Base Closure and Realignment Act (BRAC), Public Law 101-510, as part of the BRAC Commission's 1995 Base Closure List (BRAC IV). Operational closure of the NAS South Weymouth airfield (through transfer of aircraft to other Navy facilities and personnel reduction) commenced on September 30, 1996.

As a result of the operational closure, the facility was placed in caretaker status under the supervision of Northern Division, Naval Facilities Engineering Command, (later known as Engineering Field Activity Northeast). The facility is now under the supervision of BRAC Program Management Office (PMO) Northeast, in Philadelphia, Pennsylvania.

## 2.3 PROPOSED REUSE

The Reuse Plan for NAS South Weymouth was approved by the SSTITDC on May 5, 2005, and by the Towns of Abington, Rockland, and Weymouth in June and July 2005. The Reuse Plan outlines the proposed end use of the property for commercial, residential, recreational, open space, a golf course and mixed use development. As shown in Encl. (1), Figure 3, and indicated in Section 2.1, the FOST subparcels are zoned for more than one type of reuse. The subparcels have been found suitable to transfer for unrestricted use, except as otherwise noted in Section 3.2. There are portions of two runways and multiple buildings and support structures remaining on Navy property at NAS South Weymouth.

### 3.0 SUMMARY OF ENVIRONMENTAL CONDITIONS, NOTIFICATIONS, RESTRICTIONS AND COVENANTS

The following sections summarize the findings related to the closed environmental sites; past storage, release, or disposal of CERCLA hazardous substances and petroleum products on the subject subparcels; and other environmental compliance issues and factors. The environmental conditions that are applicable to the parcels included in this FOST are summarized in the following table.

Applicable to Parcels?		Environmental Conditions
No	Yes	
	X	Installation Restoration Program Sites
	X	Petroleum Sites
	X	CERCLA Areas of Concern
	X	Environmental Baseline Survey Review Item Areas
X		Munitions and Explosives of Concern or Munitions Constituents
	X	Asbestos-containing materials (abatement/notification)
	X	Lead-based paint (abatement/notification)
X		Lead in drinking water fountains
	X	UST/AST (removal and closure)
	X	Pesticides/herbicides
	X	Polychlorinated Biphenyls
	X	Solid Waste
X		Radon*
	X	Mold, fungi
	X	Threatened and Endangered Species
X		Radiological materials**
	X	Wetlands
	X	Environmental Condition of Property (ECP) Classification
	X	Hazardous Substances and Petroleum Notification
	X	Federal Facility Agreement
	X	Records of Decisions (RODs)
	X	Land Use Controls
<p>* In 1989, the Navy completed a radon screening. None of the facilities or housing units had radon levels above the EPA advisory action level of 4 picocuries per liter (pCi/L).</p> <p>** The Navy has investigated possible usage of radiological materials with the Radiological Affairs Support Office and as part of RIA 99. No evidence of radiological contamination was documented in adjacent parcels.</p>		

The following sections summarize the findings related to the environmental conditions shown in the table as applicable to the FOST subparcels. The actions and notifications taken to satisfy the environmental requirements considered are discussed in Section 3.1 and in Enclosures (1) through (7). A summary of the environmental covenants and restrictions to be included in the deed is provided in Section 3.2.

### **3.1 ENVIRONMENTAL CONDITIONS AND NOTIFICATIONS**

#### **3.1.1 Installation Restoration Program Sites**

The former NAS South Weymouth is listed on the NPL. The Navy has addressed CERCLA sites that required remedial investigations under the IR Program. One IR site is located within the subparcels of this FOST.

##### **Site 4 The Fire Fighting Training Area**

Site 4, the Fire Fighting Training Area (located in SP-5), was closed in accordance with CERCLA with a No Action ROD in 2004. Residual petroleum constituents in soil that are not subject to CERCLA were addressed in accordance with the Massachusetts Contingency Plan (MCP) (RTN 4-18736), as further described in Section 3.1.2. All remedial actions have now been completed for this site.

The following IR sites are located within 200 ft of the FOST subparcels:

- Site 1 West Gate Landfill
- Site 2 Rubble Disposal Area
- Site 3 Small Landfill
- Site 5 Tile Leach Field
- Site 8 Abandoned Bladder Tank Fuel Storage Area
- Site 9 Building 81
- Site 10 Building 82
- Site 11 Solvent Release Area

Groundwater is a medium of concern at the following IR sites: Site 1, West Gate Landfill; Site 2, Rubble Disposal Area; Site 9, Building 81; Site 10, Building 82; and Site 11, Solvent Release Area. Land use controls to be implemented for IR Site 2 will prohibit withdrawal of groundwater from areas around the site. An interim covenant and restriction regarding use of groundwater is established for subparcels SP-3, SP-4, and SP-8. As further discussed in Section 3.2.8, this interim covenant and restriction regarding use of groundwater is intended to ensure adequate review of proposed activities, such as development of a water supply well (potable or non-potable) on the FOST subparcels. The interim covenant and restriction regarding use of groundwater has been established to ensure that activities on the FOST parcels, which have been determined to be suitable to transfer, will not adversely impact ongoing investigations or remedy implementation on IR Sites 1, 9, 10, or 11.

There are no other identified potential impacts to FOST subparcels from these sites. There are no identified potential impacts to the FOST subparcels from Site 3, the Small Landfill; Site 5, the Tile Leach Field; or Site 8, the Abandoned Bladder Tank Fuel Storage Area.

The status of each IR Program site located in or within 200 ft of the subparcels is described in Encl. (3).

#### **3.1.2 Petroleum Sites**

The Navy has addressed sites where the primary chemicals of concern (COCs) have been petroleum constituents or petroleum products ("petroleum sites") in accordance with the requirements of the Massachusetts General Law, Chapter 21E, the Massachusetts Oil and Hazardous Material Release Prevention Act, as implemented through the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. In many cases, early actions such as soil excavation or tank removals have been taken to remove source areas. Sites were evaluated, remediated as necessary, and closed out under the direction of a Licensed Site Professional (LSP). Site closures are documented in Response Action Outcomes (RAOs). For tracking purposes, MassDEP assigned MCP Release Tracking Numbers (RTNs) for specific releases of petroleum products at NAS South Weymouth. As documented in Encls. (1) and (4) of this FOST, seven petroleum sites are located in the FOST subparcels. All of these sites have been closed with RAOs and without environmental restrictions:

RTN 3-10858	Former Fuel Farm (former IR Site 6)
RTN 3-14646	Tanks 9A & 9B (Buildings 11 & 15)
RTN 3-16598E	Jet Fuel Pipeline
RTN 3-19064	Aviation gasoline (AvGas) USTs (Former Buildings 34 through 37)
RTN 3-24087	Transportation Garage (Building 15) Hydraulic Lifts
RTN 4-13224	Building 77 (Old Tower)
RTN 4-18735	Fire Fighting Training Area (former IR Site 4)

The Navy also addressed RIA 10A, spills off the edge of Hangar 1 apron, as a petroleum site. An RTN was not required because the volume of soil removed did not exceed 100 cubic yards.

Several MCP sites are adjacent to (within 200 ft of) the FOST subparcels but have been closed with RAOs and without any environmental restrictions or activity and use limitations (AULs). These include the following:

RTN 3-10739	TACAN Outfall
RTN 3-14180 and 3-15516	Gas Station, Building 116
RTN 3-23251	Former JP-8 AST, East Mat

Two MCP sites that contain AULs are located within 200 ft of the FOST subparcels. The Navy filed a voluntary AUL as part of the RAO for RTN-3-13157 (Building 8 Steam Plant located adjacent to SP-4) as a conservative measure because of residual petroleum concentrations in soil near the building foundation and underground utilities. Within the AUL area (13,221 square feet), activities consistent with commercial or industrial uses of the property are permitted provided that they do not cause or result in direct contact with, disturbance of, or relocation of the petroleum-impacted soil located at an approximate depth of 5 to 15 ft below ground surface (bgs). The AUL prohibits disturbance of petroleum-impacted soils, unless certain conditions described in the AUL are met. There is no anticipated impact on SP-4 from this site.

Under the RAO for RTN-3-17527 (Building 14 Floor Drains), the Navy filed an AUL to address residual petroleum in soil beneath the eastern half of the building foundation. The AUL permits this area (2,254 square feet) to be used for any activities consistent with residential, commercial, and/or industrial use provided that these activities do not involve the disturbance of the eastern half of the building foundation, which could render accessible the soil beneath the eastern half of the building from a depth of approximately 3–15 ft bgs. Should the eastern half of the building foundation be removed, it must be replaced with another impervious surface (i.e., another building slab or pavement) so that the soil beneath that area remains inaccessible. Excavation and removal of soil within the AUL area may be permitted provided certain requirements, as described in the AUL, are met. This AUL area is within 200 ft of SP-8, but there is no anticipated impact on SP-8.

The status of each petroleum site located in or within 200 ft of the FOST subparcels is described in Encl. (4). RTN 4-3002621 is a base-wide tracking number that MassDEP assigned to entire NAS South Weymouth NPL site. This RTN remains active until all CERCLA sites are closed. MassDEP considers these CERCLA sites “adequately regulated” under another program and/or regulatory agency (e.g., CERCLA and/or U.S. EPA) in accordance with 310 CMR 40.0110 and 40.0111. When MassDEP has concurred with all of the associated CERCLA RODs for these sites, the base-wide RTN will be closed.

### **3.1.3 CERCLA Areas of Concern**

Five CERCLA AOCs are located in the FOST subparcels. All of these AOCs have been closed with No Action or No Further Action (NFA) RODs, and there are no LUCs associated with them. They include the following:

AOC 3	Suspected TACAN Disposal Area
AOC 4A	Air Traffic Control (ATC) Area
AOC 8	Wyoming St. Area – Building 70
AOC 53	Former Radio Transmitter Building Area

AOC 55D      North of Trotter Road – Pond Area

Investigations and/or preparation of decision documents are on-going for the following CERCLA AOCs located within 200 ft of the FOST subparcels:

AOC Hangar 1	Main Building Floor Drains
AOC 14	Water Tower Staining between Horten-sphere and Water Tower
AOC 55C	North of Trotter Road – Pond Area
AOC 60	East Mat Drainage Ditch
AOC 61	TACAN Ditch and associated areas

There are no anticipated environmental impacts on the FOST subparcels from these AOCs. The description and status of each AOC located within or adjacent to the FOST subparcels are presented in Encl. (5).

### **3.1.4      Environmental Baseline Survey Review Item Areas**

The Basewide Phase I EBS, a comprehensive site assessment, was completed at the former NAS South Weymouth in 1996 in accordance with the *DoD Policy on the Environmental Review Process to Reach a Finding of Suitability to Lease* (September 9, 1993) and the *Memorandum of Understanding* between the EPA and the DoD (May 4, 1994). The Phase I EBS documented the history of NAS South Weymouth and identified the then current environmental conditions and the potential constraints for transfer of land and/or structures. The Phase I EBS included review of previous environmental studies, records, correspondence and reports; visual inspections of property and buildings; information on hazardous substance and petroleum product management practices; descriptions of off-Base properties; review of maps, plans, and aerial photographs; and interviews with current and former NAS South Weymouth personnel. The Phase I EBS was updated in 1997 as documented in the Phase I EBS Report Errata. RIAs that warranted further research or field sampling were identified and investigated as described in the 1998 Phase II EBS Work Plan and subsequent work plan addenda, technical memoranda, and decision documents, as noted in Encl. (2).

In November 2004, the Navy prepared a Supplemental EBS (SEBS) to update the documentation for property that was yet to be transferred. The 2004 SEBS updated the status of the EBS RIAs as well as the IR Program sites, the CERCLA AOCs, and the petroleum sites. The information in the SEBS has been further updated, as summarized in Encls. (3) through (6).

The following EBS RIAs are located within the transfer subparcels. The Navy has issued No Action/NFA Decision Documents for these sites with EPA and MassDEP concurrence. The listed Basewide RIAs have been closed with respect to the subject subparcels.

RIA 2C	Runway/Taxiway Area – Runway Lighting
RIA 2E	Runway/Taxiway Area – West of 8-26
RIA 4B	ATC Area – Alleged Waste Disposal Area
RIA 9B	Wyoming St. Area – Building 62
RIA 10A	Hangar 1 – Spills Off Edge of Apron (addressed as petroleum site, no RTN)
RIA 10B	Hangar 1 – Spills on Apron
RIA 20	Transportation Garage
RIA 24	Ordnance Shop OWS
RIA 31	Fire Protection Pump House
RIA 32	Non-Potable Water Supply
RIA 34	Marine Hot Refueler Area
RIA 37	Courier Station – Haz Mat Storage
RIA 39A/G	East Mat – Stained and Non-Stained Pavement
RIA 39B	East Mat – Construction Debris Area
RIA 39C	East Mat – Groundwater
RIA 39E	East Mat – Long-Term Storage Area
RIA 39F	East Mat – Near Catch Basins

RIA 39H	East Mat – Material in Catch Basins
RIA 40	Aircraft Washrack Facility - 55 gal drum
RIA 41	Aircraft Washrack Facility – Abandoned UST
RIA 77	Basewide UST – Leak Test Not Performed
RIA 78A	Basewide UST – Removal Not Documented Bldg 41
RIA 79	Basewide Asbestos
RIA 80	Basewide LBP
RIA 89	Courier Station – Septic System Closure
RIA 95B	PCB Storage/Use Bldg 74
RIA 95C	PCB Storage/Use Bldg 16
RIA 96A	TACAN – Jet Engine Test Stand NW
RIA 96B	TACAN – Jet Engine Test Stand SE
RIA 112	West Mat Storm Drainage System [PENDING]

Investigations, comment resolution, and/or preparation of decision documents are ongoing for the following RIAs, which are located within 200 ft of FOST subparcels. Solid waste under RIA 76 is not a CERCLA issue and does not preclude the FOST for the subject subparcels.

RIA 10C	Hangar 1 – North Lean-To and South Lean To
RIA 11	Hangar 1 – Aqueous Film Forming Foam (AFFF)
RIA 33	AIMD Building Shops (Building 117)
RIA 62	French Stream
RIA 76E	Basewide Solid Waste (will be closed once all property transfer has occurred)
RIA 99	Hangar 1 Radiological Survey
RIA 104	Old Swamp River
RIA 110	Southeast Antenna Field
RIA 111	Old Hangar 2

There are no anticipated impacts to the FOST subparcels from these RIAs. The description and status of the RIAs are presented in Encl. (6).

### **3.1.5 Asbestos-Containing Material**

The Potential Immediate Hazards (PIH) Survey of November 1999 reported the current types and quantities of asbestos-containing material (ACM) in the buildings currently present at the Base. The PIH Survey of August 2001 provided the status of the general conditions of the ACM. The type, quantity, and condition of the known ACM in the buildings included in this FOST are summarized in Enclosure 1, Table 1. The possibility remains for the presence of undiscovered ACM associated with these buildings and actual conditions may have changed. Therefore, as further described in Section 3.2, the GRANTEE will be required to complete any required assessments, abatements or engineering controls required for demolition in accordance with applicable federal, state, and local regulations. Buildings will be transferred “as is” for demolition.

The possibility remains for the presence of undiscovered ACM associated with insulation of underground utilities (steam piping) at NAS South Weymouth. As part of transfer, the Navy will provide utility maps of the Base property. Due to the presence of such underground utilities, any subsurface work performed by the GRANTEE must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel, as further described in Section 3.2.

### **3.1.6 Lead-Based Paint (LBP)**

Certain buildings in the subparcels were constructed prior to 1978 and, as with all such buildings, a LBP hazard may be present. In August 2001, the Navy completed an update of the PIH Survey and Materials Update for Asbestos and LBP at NAS South Weymouth, Massachusetts, which documented the paint conditions for the buildings at the Base. Encl. (1) Table 1 summarizes the paint conditions for the buildings included in this FOST. The possibility remains for the presence of undiscovered LBP

associated with these buildings and actual conditions may have changed. No residential reuse is planned for the buildings within the transfer parcels. The Navy is not required to conduct lead abatements for buildings that are scheduled for non-residential use, as outlined in the DoD Policy on LBP at BRAC Properties of (January 12, 1995). The GRANTEE will be required to complete any assessments, abatements or engineering controls required prior to demolition in accordance with applicable federal, state, and local regulations.

### **3.1.7 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)**

There are no UST currently present within the subparcels. There is one No. 2 fuel oil AST used for heat and hot water at Building 112, Enlisted Club, located in SP-8. As documented in the BRAC Cleanup Plan (August 1998), and the Phase I EBS (November 1996), the SEBS (December 2004), and Encl.s (1) through (6) of this FOST, the other USTs and ASTs have been addressed through either the MCP, the Various Removal Actions, or the Phase II EBS. See Encl. (1) Table 1, Table 2, and Table 3 for additional details.

### **3.1.8 Pesticides/Herbicides**

Pesticides and herbicides were applied at the Base as part of routine facility maintenance throughout its operational history. Specific records on pest management prior to 1987 were not found, although activity personnel interviewed as part of the Phase I EBS confirmed that pesticides were routinely used at NAS South Weymouth prior to 1987 (Stone and Webster, 1996). After 1987, pesticides and herbicides were applied and handled in accordance with the Pest Management Plan developed as part of the September 30, 1987, Natural Resources Management Plan, which was updated in 1992 and reviewed by EPA (Stone and Webster, 1996). In the summer, the facility sprayed regularly with malathion for mosquitoes. Other routine treatments occurred at food handling establishments and residential units.

EPA conducted a Pesticide Use Investigation on August 8, 1993, at NAS South Weymouth. As part of the investigation, EPA reviewed the Pest Management Plan and inspected the pesticide storage area in Building 10. EPA did not cite any areas of concern as a result of the inspection (Stone and Webster, 1996).

In 1998 the Navy collected wipe samples from walls and floor to test for the presence of pesticides inside the storage area of Building 10. As a result, the Navy first washed, and subsequently removed the tile flooring in the pesticide storage area and in an adjacent office which was not used for pesticide storage (Foster Wheeler, 1999). Additional information on the Building 10 pesticide storage area is presented in Table 1).

Residual concentrations of pesticides typically used for residential and commercial applications during the time the Base was operational are present in environmental media on the Base, primarily in surface soil and sediment. Thousands of samples collected as part of the environmental investigations performed for the IR Program, AOC investigations, EBS Phase II, MCP, and the background study (Stone and Webster, 1998) have been analyzed for pesticides. Generally, pesticides have been detected at both site and background locations at levels that are likely to be a result of normal application in accordance with manufacturer specifications for upkeep of the facility, rather than a result of overuse, spills, or historical waste disposal. When pesticides have been detected at levels that suggested potential spills, waste disposal, overuse or accumulation in sediment from runoff, or waste disposal might have occurred, they have been addressed as part of the individual sites, AOCs, or RIAs.

Vegetation at the Base was controlled primarily through mowing, except in some areas such as around runway lighting equipment. As part of the Phase II EBS, the Navy identified and targeted areas most likely to have potentially received excess herbicides in its investigation of EBS RIA 2C (suspected overuse of herbicides around runway lighting areas) in order to assess a "worst case scenario". Based on the sampling results for RIA 2C, and as summarized in Encl. (6), the Navy and regulators concurred that no action was required to address overuse of herbicides.

### **3.1.9            Polychlorinated Biphenyls (PCBs)**

NAS South Weymouth has been “PCB-free” (PCB concentrations less than 50 parts per million) for electrical and hydraulic equipment since December 31, 1994, as documented in the PCB-Free Activity Report of January 1995. Since the promulgation of the Toxic Substances Control Act (TSCA, 40 CFR 761) in 1976, NAS South Weymouth Environmental/Public Works Department personnel conducted periodic inspections of PCB-containing equipment at the Base. To confirm that the equipment at the Base is currently PCB-free, the Navy tested transformers and capacitors and also verified with the manufacturers that the hydraulic systems did not contain PCBs.

Circa 1994/1995, the Navy completed a program to remove/replace ballasts containing PCBs at NAS South Weymouth. The removed ballasts were sent for offsite recycling. No PCB-containing ballasts remain at NAS South Weymouth. Testing (Spring 2003) of representative direct-buy ballasts confirmed that they did not contain PCBs.

PCBs were among the contaminants of concern in soil at AOC 3, AOC 8, and AOC 55D as described in Encl. (5). The Navy conducted removal actions at AOC 3 and AOC 8, and these sites were closed with NFA RODs. The Navy evaluated human health and ecological risk at AOC 55D and found no unacceptable risk and therefore closed the site with a No Action ROD.

At the Rubble Disposal Area adjacent to SP-7, hydric soil contaminated with PCBs has been excavated, as further described in Encl. (3). The remedy is in place pending implementation of the institutional controls. PCBs were among the contaminants of concern in soil at AOC Hangar 1 as described in Encl. (5). The Navy has conducted removals at AOC Hangar 1; these are pending closure and do not impact the adjacent subject subparcels.

### **3.1.10           Solid Waste**

Solid waste such as asphalt, brick, and concrete is present in some of the FOST subparcels. Solid waste is not regulated as a hazardous substance under CERCLA. The presence of solid waste in the subject subparcels does not preclude the FOST in accordance with CERCLA 120 (h). Enclosure (1), Table 1 of this document indicates areas in the subparcels where solid waste is present.

### **3.1.11           Mold and Fungi**

Based on the PIH Survey of August 2001, the Navy has identified localized mold/fungal growth and potential airborne fungal spores in several areas. The mold/fungal growth could be a hazard to sensitive individuals. Particle-filtering respirators and/or disposable footwear may be recommended when in these areas due to the presence of extensive mold growth. See Encl. (1) Table 1 regarding this known hazard at specific buildings. However, given that conditions may have changed, all unoccupied buildings should be considered to contain potential hazards associated with mold/fungal growth. All work to be conducted in these areas should be performed in accordance with applicable worker safety regulations.

### **3.1.12           Threatened and Endangered Species**

No federal-listed endangered species have been identified at NAS South Weymouth. The state-listed endangered species, the Upland Sandpiper (*Bartramia longicauda*), was observed at NAS South Weymouth three times in 2001 and twice in 2002.

No federal-listed threatened species have been identified at NAS South Weymouth. One state-listed threatened bird species, the northern harrier (*Circus cyaneus*), has been observed at NAS South Weymouth and may pass through the transfer parcels on occasion.

The eastern box turtle (*Terrapene carolina*), a state listed “species of special concern,” has been identified at NAS South Weymouth. Potential habitat for this species (e.g., wetland areas) is present in some of the FOST subparcels and is noted in Encl. (1) Table 1.

### **3.1.13 Environmental Condition of Property Classification**

In general accordance with CERFA [Public Law 102-426, October 19, 1992 - Title 42, United States Code, Section 9620 (h)(4)] procedures, all real property at NAS South Weymouth was reviewed for storage and potential release of hazardous substances, petroleum products, and petroleum product derivatives. The CERFA Determination Report for NAS South Weymouth was issued March 28, 1997. As part of the Navy's process for property transfer, areas to be transferred were categorized based on the environmental condition of the property (ECP). The following seven CERFA ECP categories for hazardous substance notice have been applied to the sites on the subject subparcels to enable the Navy to meet notification requirements of CERCLA 120(h):

1. Areas Where No Release or Disposal (Including Migration) Has Occurred
2. Areas Where Only Release or Disposal of Petroleum Products Has Occurred
3. Areas Where Release, Disposal, and/or Migration Has Occurred, but Require No Remedial Action
4. Areas Where Release, Disposal, and/or Migration Has Occurred, and All Remedial Actions Have Been Taken
5. Areas Where Release, Disposal, and/or Migration Has Occurred and Action is Underway, but All Required Remedial Actions Have Not Yet Been Taken
6. Areas Where Release, Disposal, and/or Migration Has Occurred, but Required Response Actions Have Not Yet Been Implemented
7. Unevaluated Areas or Areas Requiring Additional Evaluation.

CERFA-uncontaminated properties are designated as CERFA ECP category 1. The CERFA Determination Report identified the runways and taxiways at NAS South Weymouth as ECP 1.

Preliminary ECP categories were initially designated for parcels on the Base during the *Phase I EBS*, (November 1996), the *CERFA Determination Report* (March 28, 1997), and the *BRAC Cleanup Plans* (October 1996, revised August 1998). Since that time, the Navy has obtained additional information about the conditions at NAS South Weymouth from multiple environmental investigations conducted for the IR sites, AOCs, petroleum sites, and EBS RIAs. This FOST summarizes the current environmental status of the subject subparcels and provides the Navy's revised ECP categories for the property contained within the subject subparcels. The ECP categories cited in this FOST supersede the ECP categories for these areas as identified in the *Phase I EBS*, *CERFA Determination Report*, and the *BRAC Cleanup Plan*.

The ECP categories for the sites in the parcels are shown in Table 1 of Encl. (1). Each subparcel is categorized with respect to its history, use, and ECP category.

### **3.1.14 Presence of Petroleum Products or Derivatives**

In accordance with Section 120(h)(4)(A) of CERCLA, and as part of the CERFA determination described in Section 3.1.13, the Navy identified property upon which hazardous substances or any petroleum product or its derivative (including aviation fuel or motor oil) were stored for 1 year or more, released or disposed on the FOST subparcels. Hazardous substances and petroleum products formerly used, released, or disposed of in the subject subparcels are listed in Encl. (1) Table 2. Encl. (1) Table 1 and Encl. (4) describe the remedial actions taken.

### **3.1.15      Hazardous Substance Notification**

In accordance with Section 120(h)(3)(A)(i) of CERCLA, all deeds transferring federal property must provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for 1 year or more, released or disposed on the FOST subparcels in excess of those reportable quantities specified under 40 CFR 373, and all response actions taken to date to address any such releases or disposals. The deed shall contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the property has been taken before the date of transfer. Notice of hazardous substances under CERCLA 120(h)(1) is provided in Encl. (1) Table 3 and will be incorporated into the deed.

### **3.1.16      Federal Facility Agreement**

NAS South Weymouth is a NPL site under CERCLA of 1980, as amended. A Federal Facility Agreement (FFA) for the NAS South Weymouth NPL site signed by the Navy and EPA (the parties) became effective on April 7, 2000. Per Section 26 of the FFA, the Navy has ensured that the terms of the transfer comply with CERCLA Section 120 (h), 42 U.S.C. Section 9620 (h) and that the Navy recognizes its continuing obligation to ensure that all remedial action necessary to protect human health and the environment due to past or future releases of hazardous substances, contaminants, or pollutants resulting from Navy activities at NAS South Weymouth will be taken.

The terms of the transfer, as they currently exist or may be amended, shall not affect the rights and obligations of the parties under the FFA. The FFA Section 16.10 requires that the Navy ensure that any transactions involving interest or right in real property do not impede or impair activities or response actions taken pursuant to the FFA. The Navy will ensure that the deed and transfer documents address the rights of the parties of the FFA for access to and over such property and contain provisions relating to compliance with applicable health and safety plans for operation of any response actions per Section 3.2 of this FOST.

### **3.1.17      Records of Decision and Land Use Controls**

A No Action ROD has been signed by the Navy and EPA, with MassDEP concurrence, for one IR Program Site and five AOCs that are located within the transfer parcels as described in Encls. (3) and (5). These RODs are referenced in Encl. (2) and document that all response actions necessary to protect human health and the environment with respect to any hazardous substances remaining on the sites have been taken.

### **3.1.18      Availability of References**

The references contained in Encl. 2 are available at the Caretaker Site Office (CSO) Information Repository located at the former NAS South Weymouth. Public information repositories are also kept at the Tufts Library in Weymouth, Massachusetts; the Abington Public Library in Abington, Massachusetts; the Hingham Public Library in Hingham, Massachusetts; and the Rockland Memorial Library in Rockland, Massachusetts. Upon closure of the CSO, references shall be available upon request from the Navy's BRAC Program Management Office Northeast, located in Philadelphia, PA.

### **3.1.19      Notifications to Regulatory Agencies and Public**

The EPA and MassDEP have reviewed this FOST. Their comments on this FOST and its enclosures have been incorporated or otherwise addressed. A public/regulatory comment period on this FOST and its enclosures was held from July 30, 2008 to August 29, 2008 and the comments received have been incorporated or otherwise addressed, as specified in Encl. (7). Notice of the Public Comment Period for this FOST was provided in the Patriot Ledger on July 30, 2008, the Weymouth News on July 30, 2008, and the Abington Rockland Standard/Mariner on August 1, 2008, and also at Restoration Advisory Board meetings prior to the execution of this document. This FOST and its enclosures shall be included in and

made part of the deed, and these documents shall be required to be included as part of any future transfer(s) entered with any other party.

### **3.2 ENVIRONMENTAL CONVENANTS, RESTRICTIONS, PROVISIONS, AND CONDITIONS**

#### **3.2.1 Notice of Environmental Condition**

Information concerning the environmental condition of the Subparcels SP-1, SP-2, SP-3, SP-4, SP-5, SP-6, SP-7 and SP-8 ("the subject subparcels"), including the type and quantity of hazardous substances stored for one year or more, known by the Navy to have been released or disposed of, and the time at which such storage, release, or disposal took place and a description of the remedial action taken, if any, is referenced in numerous reports, including, but not limited to, documents identified in Enclosure (2) of this FOST, which are also incorporated herein by reference.

#### **3.2.2 CERCLA Notification**

Pursuant to CERCLA Title 42 United States Code (U.S.C.), Section 9620(h), notice is hereby provided that information contained in the FOST Enclosure (1) Table 3 attached hereto and made a part hereof, identifies hazardous substances that were stored for one year or more, known to have been released or disposed of on the subject subparcels. The Navy has made a complete search of its files and records concerning the subject subparcels and represents that the FOST provides: (1) the requisite notice of the type and quantity of such hazardous substances; (2) notice of the time the storage, release, or disposal took place; and (3) description of the remedial action taken, if any.

#### **3.2.3 Representation, Warranty, and Covenant**

In accordance with the requirements and limitations contained in Title 42, U.S.C., Section 9620(h)(3)(A)(ii), the Navy hereby warrants that:

- All remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the subject subparcels has been taken by the Navy, and
- Any additional remedial action found to be necessary after delivery of this Quit Claim Deed shall be conducted by the Navy.

#### **3.2.4 Reservation of Access**

In accordance with 42 U.S.C. § 9620(h)(3)(A)(iii), the GRANTOR reserves all reasonable and appropriate rights of access to the CONVEYED PROPERTY whenever any remedial action or corrective action is found to be necessary. The right of access described herein shall include the right to conduct tests, investigations, and surveys (including, where necessary, drilling, test pitting, boring, and other similar activities). Such right shall also include the right to conduct, operate, maintain, or undertake any other response or remedial action as reasonably necessary (including but not limited to monitoring wells, pumping wells, and treatment facilities). Any such entry, and all responses, or remedial actions, shall be coordinated in advance by the GRANTOR, with such coordination including reasonable notice provided to GRANTEE or its successors and assigns, and shall be performed in a manner which eliminates, or minimizes to the maximum extent possible, (i) any damage to any structures now or hereafter located on the CONVEYED PROPERTY and (ii) any disruption or disturbance of the use and enjoyment of the CONVEYED PROPERTY.

Enclosure (1) of the FOST includes figures showing the site location and the subject subparcels.

### **3.2.5            Presence of Lead-Based Paint**

The GRANTEE covenants and agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to LBP in its use and occupancy of the subject subparcels (including demolition and disposal of existing improvements). The GRANTOR assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP on the subject subparcels, arising after the conveyance of the subject subparcels from the GRANTOR to the GRANTEE. Improvements on the subject subparcels were constructed prior to 1978 and, as with all such improvements, an LBP hazard may be present. The GRANTOR expressly acknowledges that this Section 3.2.5 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section 1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law. In August 2001, the Navy completed the update of the *Potential Immediate Hazards (PIH) Survey and Materials Update for Asbestos and LBP at NAS South Weymouth, Massachusetts*. This provision only applies to military improvements and not to any newly discovered LBP that may be found to have been disposed of by the military. Buildings will be transferred "as is" and LBP hazards will become the responsibility of the Grantee.

### **3.2.6            Presence of Asbestos**

The GRANTEE covenants and agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to ACM in its use and occupancy of the subject subparcels (including demolition and disposal of existing improvements). The GRANTOR assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with ACM on the subject subparcels, arising after the conveyance of the subject subparcels from the GRANTOR to the GRANTEE. The GRANTOR expressly acknowledges that this Section 3.2.6 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section 1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law. Buildings will be transferred "as is" and asbestos hazards will become the responsibility of the GRANTEE.

### **3.2.7            Presence of Historic Fill Material**

The GRANTEE, its successors and assigns, acknowledges that certain portions of the subject subparcels are underlain by historic fill material deposited by parties other than the GRANTOR, which may contain rocks, boulders, and other non-hazardous debris such as ash (generated from controlled burn/vegetation reduction during land clearing operations), asphalt, brick, and/or concrete materials. The GRANTEE, by acceptance of this Deed, covenants and agrees, for itself, its heirs, successors and assigns, that in its use and occupancy of the subject subparcels (including excavation) the GRANTEE will comply with all federal, state and local laws relating to the constituents of such historic fill and that the GRANTOR assumes no new or further liability as a result of this transfer than it would otherwise have for damages for personal injury, illness, disability or death to the GRANTEE, or to the GRANTEE's heirs, successors, assigns, employees, invitees, or any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with the historic fill on the subject subparcels, whether the GRANTEE, its heirs, successors or assigns, has properly warned or failed to properly warn the individual(s) injured. The GRANTOR expressly acknowledges that this Section 3.2.7 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section

1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law.

### **3.2.8 Interim Covenant and Restriction Concerning the Use of Groundwater**

Interim covenants and restrictions regarding use of groundwater are required in SP-3, SP-4, and SP-8 to ensure adequate review of proposed activities on the FOST parcels, such as development of a water supply well (potable or non-potable). Remedial investigations or preliminary design investigations are still underway at IR Site 1, West Gate Landfill; IR Site 9, Building 81; IR Site 10, Building 82; and IR Site 11, Solvent Release Area. Portions of SP-4 are adjacent to IR Site 9, IR Site 10, and IR Site 1. SP-8 is adjacent to IR Site 9 and IR Site 11. SP-3 is adjacent to IR Site 11. The interim covenants and restrictions regarding use of groundwater are established to ensure that activities on the FOST parcels, which have been determined to be suitable to transfer, would not adversely impact ongoing investigations or remedy implementation on IR Sites 1, 9, 10, or 11. Pending completion of the evaluation and any subsequent response actions, THE GRANTOR and GRANTEE agree to implement this interim groundwater restriction.

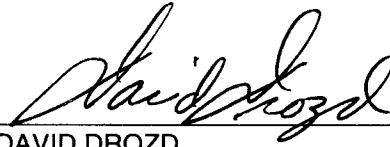
The GRANTEE covenants, on behalf of itself, its successors and assigns, that no groundwater extraction/production/supply wells shall be installed or permitted, and that no access to groundwater shall be permitted in the portions of the CONVEYED PROPERTY known as subparcels SP-8 and SP-3, and SP-4 as such subparcels are shown in Enclosure (1), without the written approval of the U.S. EPA or the MassDEP or its successors. This restriction shall terminate upon the recording of a notice that there has been: (1) a determination in writing by the EPA or MassDEP or both, as may be appropriate, that the groundwater at the West Gate Landfill (IR Site 1), Building 81 (IR Site 9), Building 82 (IR Site 10), and Solvent Release Area (IR Site 11) poses no unacceptable risks to human health or the environment; or (2) written concurrence by the EPA or MassDEP or both, as may be appropriate, in a determination made by the party responsible for response actions at IR Site 1, IR Site 10, or IR Site 11 that the groundwater at that site poses no unacceptable risks to human health or the environment; or (3) issuance of the Navy covenant required by 42 U.S.C. § 9620(h)(3)(A)(ii)(I) for IR Site 1, IR Site 9, IR Site 10 or IR Site 11 certifying that all remedial action necessary to protect human health or the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, whichever is the first to occur.

#### 4.0 SUITABILITY DETERMINATION

Based on the information contained in this FOST and the notices, restrictions, and covenants and provisions that will be contained in the deed, the property is suitable to transfer.

9-30-08

Date



DAVID DROZD  
Director  
BRAC PMO, Northeast  
U.S. Navy

**ENCLOSURE (1) TABLE 1 - SUMMARY OF CONDITIONS FOR TRANSFER SUBPARCELS**

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-1	The former radio transmitter building was located in the northwest portion of the Base. SP-1 is comprised of an open field, wooded areas and wetlands, and Calnan Road. There is a fenced concrete slab at the northwest edge that was formerly a dog kennel. The Former AOC 53 and its buffer zone are in SP-1. The west boundary is at the base fence line and contains a wetland and an intermittent stream. A small area, the Main Gate Encroachment Area (MGEA), is excluded from SP-1 and is adjacent to it, separated by a 20-foot buffer. The MGEA is under investigation due to storage of equipment and materials on Navy land by the abutting property owner. No pesticides or PCBs were detected in groundwater. There were no exceedances of MCLs for VOCs, metals, or PAHs, with the exception of one PAH in one monitoring well, located approximately 100 ft. from the SP-1 boundary.	N/A	Some solid waste is present.	Former CERCLA AOC 53 (Former Radio Transmitter Building Area). See enclosure (5) for details.	4
SP-2	Area was used as open space (forested). Old access roads and wetlands are present. No buildings or other structures are present except for the base boundary fence.	N/A	Solid waste is present.	Former CERCLA AOC 55D (North of Trotter Road-Wetland Area). See enclosure (5).	3
SP-3 Building 123 (Air Rinse Facility)	The Aircraft Rinse Facility is located in the southwest corner of the East Mat, north of Taxiway A and east of Hangar 1. It consisted of a 7,555 SF octagonal concrete pad with an automated system of water jets used for routine rinsing of aircraft. No detergent was used in the system. Trench drains channeled waste water to the Building No. 226 oil/water separator.	N/A	N/A	Former EBS RIA 39A/G (East Mat – Stained and Non-stained Pavement). See enclosure (6).	3
				Former EBS RIA 39C (East Mat – Groundwater). See enclosure (6).	3
				Former EBS RIA 39F (East Mat – Near Catch Basins). See enclosure (6).	3
				Former EBS RIA 39H (East Mat – Material in Catch Basin). See enclosure (6).	4

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-3 Building 225 (Courier Station)	The Courier Station is a 2,000 SF building located near the East Mat. This building was used as a Top Secret communication station. The building was heated by electric baseboard heaters and at one time was connected to a septic system.	The <i>PIH Survey</i> reported that a wipe sample collected from the front entrance floor contained 421.1 µg/SF of lead.  The <i>PIH Survey</i> reported that the building does not contain ACMs or lead-based paint.	Removal action conducted for septic system, Foster Wheeler, July 1999.	Former EBS RIA 89 (Courier Station). See enclosure (6).	1
				Former EBS RIA 37 (Courier Station). See enclosure (6).	3
SP-3 Building 226 (Wash Rack)	The washrack consists of a bermed concrete pad on which aircraft were washed, and a 1,822 SF building that housed related equipment. Due to contractor problems, the washing facilities were never put into operation; outside contractors used mobile washing equipment inside the bermed washing area. The wash rack building contained an electric water heater, motor control banks, and the pumping system for the washrack.	The <i>PIH Survey</i> reported that a small amount of the lead-based paint is peeling.  The <i>PIH Survey</i> reported that the building does not contain ACMs.	Former AST (unknown capacity). See Table 2.  6,000-gal UST (No. 45) Closeout Report for UST and AST Removals, Foster Wheeler, March 2001. See Table 2.  Closeout Report for Oil Water Separator, Foster Wheeler, March 1999.	Former EBS RIA 39A/G (East Mat – Stained and Non-stained Pavement). See enclosure (6).	3
				Former EBS RIA 39C (East Mat – Groundwater). See enclosure (6).	3
				Former EBS RIA 40 (Aircraft Wash Rack Drum). See enclosure (6).	1
				Former EBS RIA 41 (Aircraft Wash Rack 6000-gal AST). See enclosure (6).	3
SP-3 East Mat	East Mat is approximately 50 acres and is located in the east central portion of the former Base. The round area is paved with asphalt, but large sections are cracked and weathered. A network of stormwater catch basins and stormwater pipes help to drain this flat area. The area was used for storage of various materials. Several petroleum spills (gasoline and jet fuel) were documented as part of the Phase I EBS, and addressed through the EBS and MCP processes.  The East Mat ditch along the northern part of the East Mat has been addressed as AOC 60 and AOC 61. AOC 60 is not included in the FOST SP-3 subparcel and is separated from SP-3 by a 40-foot buffer on both sides of the ditch. The northwest portion of the East Mat, including the AOC 61 portion of the East Mat ditch, is a buffer area for IR Site 11 (SRA), located north of the East Mat, and is excluded from the SP-3 subparcel. See enclosures (3) and (5) for additional information.	N/A	N/A	Former EBS RIA 39B (East Mat Construction Debris Area). See enclosure (6).	3
				Former EBS RIA 39E (East Mat – Long-Term Storage Area). See enclosure (6).	3
				Former EBS RIA 39F (Near Catch Basins). See enclosure (6).	3
				Former EBS RIA 39H (Material in Catch Basins). See enclosure (6).	4

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 10 (Public Works Shop)	<p>The Public Works Shop (Building 10) is a 2,800 ft<sup>2</sup> single story wooden structure which housed several maintenance shops including the lock shop; an electrical shop that stored small electrical supplies with a bench for small-scale electrical work; a paint shop used for latex paint storage, paint mixing, and painting; a hooded paint booth used for spraying; a snack bar; and a pesticide storage shed. Building 10 was constructed in the 1940s and was heated by station steam.</p> <p>Pesticides were stored in 5 gallon containers in a 200 SF room with an adjacent office. The pesticide shop was inspected by EPA in 1993, and no issues were identified. A floor drain reportedly present in the pesticide shop was inspected in May of 2003 and determined to be a valve control box associated with the potable water piping in Building 10, and not a floor drain.</p>	<p>The <i>PIH Survey</i> reported that moderate amounts of interior paint are peeling in Building 10 and a wipe sample collected from the front entrance floor contained 777 µg/SF of lead. Lesser amounts of lead dust were detected in the electric shop (80.7 µg/SF), the refrigerator shop (118.2 µg/SF), and the lock shop (243.3 µg/SF). A small amount of the building's exterior paint is peeling but is unlikely to present a hazard.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 10 are in good condition. The ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• The asbestos-contained mastic (400 SF)</li> <li>• The 3 window caulking.</li> </ul>	<p>In 1998, the Navy collected wipe samples from walls and flooring of the pesticide storage shop, in order to assess whether pesticide residues were present. Based on the results of this sampling, the walls and floors of the storage area were washed, and the floors retested. Post cleaning wipe samples indicated that pesticides residues (primarily 4,4' DDT and 4,4' DDE) were still present on the floor. The Navy removed the asbestos-containing floor tiles from both rooms. The mastic that covers the concrete floor is still present. Results are reported in Various Removal Action, Pesticide Storage, Pesticide-Contaminated Asbestos Floor Tile Removal, Foster Wheeler, January, 1999, and summarized in the EBS Phase II Project Memorandum, Re: Building 10 Pesticide Shop, Stone &amp; Webster, February 2004.</p>	None.	3

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 11 (Public Works Office)	The 4,053 SF Public Works Office was originally a laundry facility. It was constructed in the 1940s and was heated by station steam.	<p>The <i>PIH Survey</i> reported that the interior paint of Building 11 is in good condition and a wipe sample collected from the storeroom floor contained &lt;20 µg/SF of lead (i.e., non-detect). The small amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 11 are in good condition. ACMs are associated with the 9-inch x 9-inch green floor tile and mastic (432 SF). The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• The carpet mastic (2,040 SF)</li> <li>• The formica mastic (224 SF)</li> <li>• The 4-inch tan baseboard and mastic (54 LF).</li> </ul>	Two former 9,000-gal USTs (Tanks 9A and 9B), Closeout Report, Foster Wheeler, March 2001.	Former RTN 3-14646 (RIA 19) (Tanks 9A and 9B). See enclosure (4).	2

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 15 (Transportation Garage)	The Transportation Garage is about 13,000 SF and is comprised of two sections. The eastern section, which was the location of the original fire house, is a two-story wooden structure with garage bays, the lawn mower shop, and other grounds-keeping equipment. The western portion also contains garage bays. This building was a part of the Public Works Department. It was heated by station steam. Building 81 (IR Site (9), and its buffer zone are located to the east and approximately 75 ft from SP-4. See enclosure (3) for additional information.	The <i>PIH Survey</i> reported that significant amounts of paint are peeling on the interior walls of Building 15 and wipe samples collected from the entrance floor contained 747.8 µg/SF of lead. The moderate amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.	Two Former 9000-gal USTs (Tanks 9A and 9B).  Various removal action: AST cleaning; battery room cleaning; floor drain removal; oil/water separator decommissioning; soil removal. Removal Action Report for Building 15, Foster Wheeler, February 1999.	Former RTN 3-14646 (RIA 19) (Tanks 9A and 9B). See enclosure (4).	2
		The <i>PIH Survey</i> reported that the ACMs in Building 15 are in fair condition. The ACMs are associated with:	Data report, Groundwater Analytical, June 2000; Letter on Additional Soil Sampling, Foster Wheeler, August 2000.  RAM Completion Report, RAO, TtEC, July 2005.	Former RTN 3-24087, Former EBS RIA 21 (no record of hydraulic lift removal). See enclosure (4).	2
		The presumed ACMs are associated with:		Former EBS RIA 20 (Transportation Garage). See enclosure (6).	1

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 16 (Adminis- tration Building)	Building 16 is a 13,320 SF, three-story building that was always used as office space. It was heated by station steam.	<p>The <i>PIH Survey</i> reported that a wipe sample collected from the entrance floor contained &lt;20 µg/SF of lead (i.e., non-detect).</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in fair condition. Localized damage to asbestos-containing floor tiles has occurred in one head and the third floor hallway, but is unlikely to present a hazard to people entering the building, as they are not highly friable. The ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• Various 9-inch by 9-inch floor tiles and mastic (11,696 SF)</li> <li>• The 12-inch by 12-inch white floor tile and mastic (380 SF)</li> <li>• The joint compound (319 SF)</li> <li>• The 12-inch x 12-inch blue floor tile and mastic (54 SF).</li> </ul> <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• The carpet mastic (11,785 SF)</li> <li>• The rubber membrane roof (948 SF)</li> <li>• The 4-inch black baseboard and mastic (560 LF)</li> <li>• The built-up roofing material (85 SF)</li> <li>• The 5-inch brown baseboard and mastic (65 LF)</li> <li>• Two flex duct connectors.</li> </ul>	Floor drain removal, Final Removal Action Report, Foster Wheeler, May 2002.	Former EBS RIA 95C (PCB Storage/Use Building 16). See enclosure (6).	4

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 39 (Store- house)	The Storehouse is a one-story, 3,680 SF wooden structure on a concrete slab that was used for storage by Public Works. It was unheated.	<p>The <i>PIH Survey</i> reported that a wipe sample collected from the main room floor contained 143.3 µg/SF of lead. However, the report states that the interior of the building is not painted. The moderate amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 39 are in good condition. ACMs are associated with the white asphalt shingles (3,600 SF). Presumed ACMs are associated with the roof felt (3,600 SF).</p>	N/A	Former RTN 3-16598E (Jet Fuel Pipeline Site). See enclosure (4).	2
SP-4 Building 40 (Carpenter)	Building 40 is a one-story, 4,218 SF, wooden structure that was used as a carpenter shop. It was used by the Public Works Department and heated by station steam.	<p>The <i>PIH Survey</i> reported a small amount of interior paint peeling on a metal conduit, and wipe samples collected from the center main room floor contained 126.6 µg/SF of lead. The small amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 40 are in good condition. ACMs are associated with the gray asphalt shingles (4,200 SF); Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• The roof felt (4,200 SF)</li> <li>• The 2-foot to 4-foot acoustical tiles (108 SF)</li> <li>• One flex duct connector.</li> </ul>	N/A	None.	1

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 41 (Family Services)	Building 41 is a 4,890 SF one-story wooden structure. It was originally the Chief's Club, comprised of a restaurant and lounge.	<p>The <i>PIH Survey</i> reported small amounts of paint peeling on the interior walls of the building; a wipe sample collected from the red floor tile contained 159.9 µg/SF of lead. The building's exterior paint is in good condition.</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in good condition; attic is contaminated with asbestos debris and is a PIH. ACMs are associated with:</p> <ul style="list-style-type: none"> <li>Asbestos-containing debris throughout the attic (3,547 SF)</li> <li>9-inch x 9-inch tan floor tile and mastic (1,344 SF)</li> <li>Joint compound throughout the building (1,200 SF)</li> <li>9-inch x 9-inch lime floor tile and mastic (775 SF)</li> <li>Caulking (140 LF)</li> <li>25 fittings on 2-inch to 4-inch fiberglass lines.</li> </ul> <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>Carpet mastic throughout the building (4,551 SF)</li> <li>12-inch x 12-inch red floor tile and mastic (1,085 SF)</li> <li>4-inch black vinyl baseboard and mastic (265 LF)</li> <li>Black tar on fiberglass lines (20 LF)</li> <li>4-inch black beige baseboard and mastic (14 LF)</li> <li>Pipe insulation (3 LF).</li> </ul>	Former 550-gal heating oil UST No. 12. See Table 2.	Former EBS RIA 78A (Basewide USTs – Removal not documented – UST No. 12 at Building 41). See enclosure (6).	1

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 50 (Ordnance Shop)	Building 50 is 6,360 SF and was used for the maintenance and storage of inert ordnance. The building was demolished in 2007 by the developer, with Navy approval.	ACMs reported in the <i>PIH Survey</i> were handled consistent with applicable regulations.	Former 275-gal AST. Former 500-gal AST. See Table 2.	Former RTN 3-16598E (Jet Fuel Pipeline). See enclosure (4).	2
			Draft Removal Action Report for Septic Systems, Foster Wheeler, July 1999.  Removal Action Report for Floor Drain & Oil/Water Separator Closure, Foster Wheeler, January 1999.  Septic System Closure Report, Foster Wheeler, February 4, 2004.	Former RIA 24 (Ordnance Shop Former Building 50 OWS and Septic System). See enclosure (6).	4
SP-4 Building 69 TACAN	The Tactical Air Navigation (TACAN) Building is an unoccupied, 456 sq ft, single story structure that contained miscellaneous electrical equipment associated with aircraft navigation systems.	The <i>PIH Survey</i> reported that small amounts of paint are peeling on the interior metal surfaces of the building and a wipe sample collected from the floor contained lead dust at 739.5 µg/SF of lead.  The <i>PIH Survey</i> reported the roof tar was in good condition. The flexible connector on the ductwork has been partially removed. The remainder is unlikely to release asbestos fibers unless physically disturbed.	Former Fuel Oil 10,415-gal AST, Closeout Report, Foster Wheeler, December 1997.  Former 192-gal diesel generator UST, Closeout Report, Foster Wheeler, October 1997.	None.	2

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 74 (Field Lighting Transformer Vault)	The Field Lighting Transformer Vault is a one-story, 544 SF building that housed miscellaneous electrical equipment, including six transformers.	<p>The <i>PIH Survey</i> reported a wipe sample collected from the front entrance floor contained 255.8 µg/SF of lead. The moderate amount of peeling exterior paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 74 are in poor condition. The two asbestos-containing window glazings have peeled and created a PIH at the entrance door floor. Presumed ACMs are associated with the flashing tar on the roof (75 SF).</p>	Removal action conducted for Field Lighting Transformer Vault Building 74. Final Closeout Report, Foster Wheeler, August 2000.	Former EBS RIA 95B (PCB Storage/Use Building 74). See enclosure (6).	3

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 77 (Air Traffic Control Tower)	Building 77 is a 5½-story 2,317 SF Old Air Traffic Control Tower located in the west central part of the subparcel.	<p>The <i>PIH Survey</i> reported wipe samples from the front entrance floor of Building 77 contained 658 µg/SF of lead. Past samples (November 1999) contained 852 µg/SF. The <i>PIH</i> recommends no entry. Some exterior paint is peeling; but not a hazard to those working in or around the building.</p> <p>The <i>PIH Survey</i> reported ACMs in Building 77 in poor condition. <i>PIH</i> due to significant quantities of asbestos-containing pipe insulating debris throughout the building. ACMs associated with:</p> <ul style="list-style-type: none"> <li>• Transit panels/wall tiles (527 SF)</li> <li>• 9-inch x 9-inch black floor tile and mastic (362 F)</li> <li>• 9-inch x 9-inch green floor tile and mastic (220 SF)</li> <li>• 2-inch to 4-inch cal/mag pipe insulation and fittings (177 LF, 55 EA)</li> <li>• 2-inch x 2-inch black stair tread and mastic (150 SF)</li> <li>• 41 Fittings on 2-inch to 4-inch fiberglass lines</li> <li>• 2 flex duct connectors.</li> </ul> <p>Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>• Built-up roofing material and fitting (3,120 SF)</li> <li>• Carpet mastic (360 SF)</li> <li>• 12-inch x 12-inch acoustical tile (360 SF)</li> <li>• Window glazing (154 LF)</li> <li>• Plaster (50 SF)</li> <li>• 12-inch x 12-inch black floor tile and mastic (32 SF).</li> </ul>	<p>Former 275-gal AST, Report, Foster Wheeler, January 1999. See Table 2.</p> <p>Former 1,000-gal UST (No. 16), UST Removal Action Report, Foster Wheeler of September and October 1997. See Table 2.</p> <p>Removal Action for Septic Systems, Foster Wheeler of July 1999.</p> <p>Roof is leaking; mold may be an issue.</p> <p>Per <i>PIH</i>, Personal Protective Equipment for entry to Building 77 due to lead dust, asbestos.</p>	Former RTN 4-13224 (Building 77). See enclosure (4).	2

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Former Building 83 (Pump house) and  Building 84 (400,000- Gallon water UST)	Building 83 is the Fire Protection Pump House, a single story brick building about 2,500 SF. It contained the emergency fire protection pumps for the Base. The building was demolished in 2007 by the developer, with Navy approval.  "Building 84" is the 400,000 gallon UST used to store water for the deluge fire protection system	ACMs reported in the <i>PIH Survey</i> for Building 84 were handled consistent with applicable regulations during demolition.	Former 275-gal AST, Removal Action Report – AST Removals, Foster Wheeler, December 1997. See Table 2.	Former MCP RTN 3-10858 (Fuel Farm and Former RIA 25). See enclosure (4).	2
			Former 5,000-gal UST. See Table 2.	Former EBS RIA 31 (Fire Protection Pump House). See Enclosure (6).	3
			Supplemental Removal Action Report – UST Removals, Fire Pump Generator (Bldg 83, Tank 21), Foster Wheeler, October 1997.	Former EBS RIA 32 (Non-potable water supply). See Enclosure (6).	1
SP-4 Buildings 119 and 124 (Aircraft Power Check Pads)	The Aircraft Power Check Pads are open concrete pads that were used to test jet engines.	N/A	N/A	Former EBS RIA 96A (TACAN – Jet Engine Test Stand NW). See enclosure (6).	1
				Former EBS RIA 96B (TACAN – Jet Engine Test Stand SE). See enclosure (6).	1
SP-4 Building 120 (GSE Pad)	This open area was located west of the AIMD building. The GSE Area is a 4,700 SF paved area which was used to store large radio trailers, lithium battery lockers, and air support equipment.	N/A	Mobile unit for JP-5/8 (removed)	Former RTN 3-16598 (Jet Fuel Pipeline Site). See enclosure (4).	2
				Former EBS RIA 34, Marine Hot Refueler. See enclosure (6).	2
SP-4 Building 134 (Air Traffic Control Building)	Building 134 is connected to the Old Tower (Building 77) and is 1,826 ft <sup>2</sup> . Both buildings were connected to a septic system. The buildings are about 1.5 miles south of Trotter Road and are west of Runway 17-35.	The <i>PIH Survey</i> reported that the interior paint in Building 134 is in good condition and a dust wipe sample from the side entrance floor was reported to contain <20 µg/SF of lead (i.e., non-detect). The moderate amount of peeling exterior paint should not pose a hazard to those working in or around the building.  The <i>PIH Survey</i> reported that the presumed ACMs associated with the roof felt (1,600 SF) remain in good condition.	Former 275-gal AST. See Removal Action Report for Building 77, Foster Wheeler, January 1999. See Table 2.	Former CERCLA AOC 4A (Air Traffic Control Area-Abandoned Septic System). See enclosure (5).	3

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 Building 136 (Individual Material Readiness List [IMRL] Compound),  Building 143 (Marine Hot Refueler [MHR])	These two open areas are located west of the AIMD building. The IMRL Compound is about 10,000 SF and was used for the temporary storage of material that was to be deployed. The MHR was a 450 SF facility west of Taxiway B that allowed aircraft to refuel without returning to the hangars. The refueler was constructed using a tank from a jet fuel truck mounted on a stand surrounded by a berm.	N/A	Mobile unit for JP-5/8 (removed)	Former RTN 3-16598 (Jet Fuel Pipeline Site). See enclosure (4).	2
				Former EBS RIA 34 (Marine Hot Refueler). See enclosure (6).	1
SP-4 Area of AOC 4A	Wooded area west of Former Air Traffic Control Buildings 77 and 134.	N/A	N/A	Former CERCLA AOC 4A (Air Traffic Control Area- Abandoned Septic System). See enclosure (5).	3
SP-4 Area of RIA 4B	Sparsely vegetated field east of Former Air Traffic Control Tower and adjacent to drainage ditch (French Stream)	N/A	N/A	Former EBS RIA 4B (ATC Area – Alleged Waste Disposal). See enclosure (6).	1
SP-4 Area of RIA 10A	Grassy areas adjacent to the Hangar 1 apron.	N/A	N/A	Former RTN Not Assigned (EBS RIA 10A-Spill off the edge of Hangar 1 Apron on Grassy Area). See enclosure (4).	2
SP-4 Area of RIA 10B	The Hangar 1 apron area, south of Hangar 1 and the South Lean-to.	N/A	N/A	Former EBS RIA 10B (Spills on the Hangar 1 Apron). See enclosure (6).	3
SP-4 Runways and Non- Site Areas	Part of principal Runway 8-26 (E-W) and crosswind Runway 17-35 (N-S), helicopter landing pads, and other non-site areas containing woods, fields, and wetlands.	N/A	Presence of state-listed “species of special concern” (eastern box turtle). Some asphalt, brick, and concrete present.	N/A	1
SP-4 Near runways and taxiways	Various sparsely vegetated areas near runway lighting suspected of have received overuse of herbicides.	N/A	N/A	Former EBS RIA 2C (Runway/Taxiway Area- Runway Lighting). See enclosure (6).	3
SP-4 West of Runway	Area west of Runway 8-26; Land involved in airfield operations when the base was operational between 1947 and 1997. Open space containing fields, woods, and wetlands. French Stream, RIA 62, is excluded from SP-4 and has a 20-foot buffer on either side of the stream banks. See enclosure (6) for additional information.	N/A	N/A	Former EBS RIA 2E (Runway/Taxiway Area). See enclosure (6).	1

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-4 West Mat	Decommissioned storm drainage system for western runway area.	N/A	Mapping and cleaning of storm drainage system conducted as compliance action and then as RIA 112.	Former EBS RIA 112 (West Mat). See enclosure (6).	3
SP-4 TACAN Outfall Area	The TACAN is mostly a wet, swampy overgrown area. The edges along the taxiways and runways were kept clear for visibility. The TACAN outfall, a major outfall for the base storm water system, discharges to a ditch that drains to wetlands and eventually discharges to the east branch of French Stream. COCs including PCBs were detected in sediment in the drainage ditch. The TACAN outfall, AOC 61 and drainage ditches associated with it are excluded from SP-4, and are surrounded by a 20-foot buffer. See enclosure (5) for additional information.	N/A	N/A	Former CERCLA AOC 3 (Suspected TACAN Disposal Area). See enclosure (5).	4
SP-4	Runway arresting gears adjacent to the runway east of RIA 111. RIA 111, former Hangar 2, is excluded from SP-4, and is surrounded by a 20-foot buffer. See enclosure (6) for additional information.	N/A	Two 300-gal ASTs (vaults) containing ethylene glycol were removed from the arresting gears in the late 1990s. The runway arresting gear system was removed, as documented in the Final Removal Action Report, RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals, Foster Wheeler, May 2002. The gear assemblies, including the steel spindles, were removed, emptied, and rinsed. Glycol and water mixture was removed from subsurface vaults, which were inspected (no evidence of leakage noted), power washed, and backfilled. There were no other subsurface structures. See Table 2.	N/A	4

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-5	This subparcel contains a portion of "Taxiway Charlie" and adjacent land. The land is forested and contains wetlands. A portion of the subparcel was used for fire fighter training (the FFTA). Former Building 62, (removed) was located within this subparcel. The past uses of Building 62 are not known, but may have been associated with the antenna field to the southeast. No buildings remain. An intermittent portion of French Stream that was culverted in the past was uncovered and excavated as part of the FFTA response. This portion is now an intermittent drainage ditch and is suitable to transfer.	N/A	Some solid waste debris is present.  Presence of state-listed "species of special concern" (eastern box turtle).	Former MCP RTN-4-18735/ IR Site 4 (Fire Fighting Training Area). See enclosure (3).	4
				Former EBS RIA 9B (Final disposition of Building 62). See enclosure (6).	1
SP-6	<p>This subparcel is about 1000 feet east of "Taxiway C" in the Wyoming Street area. The area is generally flat and heavily wooded and about a third of the parcel is designated wetland. Surface water is present seasonally. Former Building 70 housed radar electronics. Elevated PCBs detected in soil near the remnants of the building were addressed as AOC 8 through a soil removal action.</p> <p>RIA 110 is excluded from SP-6, and is separated from SP-6 by a 20-foot buffer. See enclosure (6) for additional information.</p>	N/A	<p>Some solid waste debris is present.</p> <p>Presence of state-listed "species of special concern" (eastern box turtle).</p>	CERCLA AOC 8 (Wyoming St. Area). See enclosure (5).	4
SP-7	SP-7 is located in the eastern extension of the Base, east of Runway 8-26 in Rockland. Old Swamp River runs through it from south to north. Open space extends to the northern and southern base boundaries. No buildings are present. The area contains no environmental sites and comprises wooded wetlands and fields. Old Swamp River, RIA 104, is excluded from SP-7 and has a 20-foot buffer on either side of the river banks. See enclosure (6) for additional information. The RDA is excluded from SP-7 and has an approximately 20 to 200 foot buffer between the capped landfill and SP-7. See enclosure (3) for additional information. The Small Landfill, IR Site 3, and its buffer zone are located to the west and approximately 150 ft of SP-7. See enclosure (3) for additional information.	N/A	<p>Presence of state-listed "species of special concern" (eastern box turtle).</p> <p>Some solid waste debris is present.</p>	N/A	1

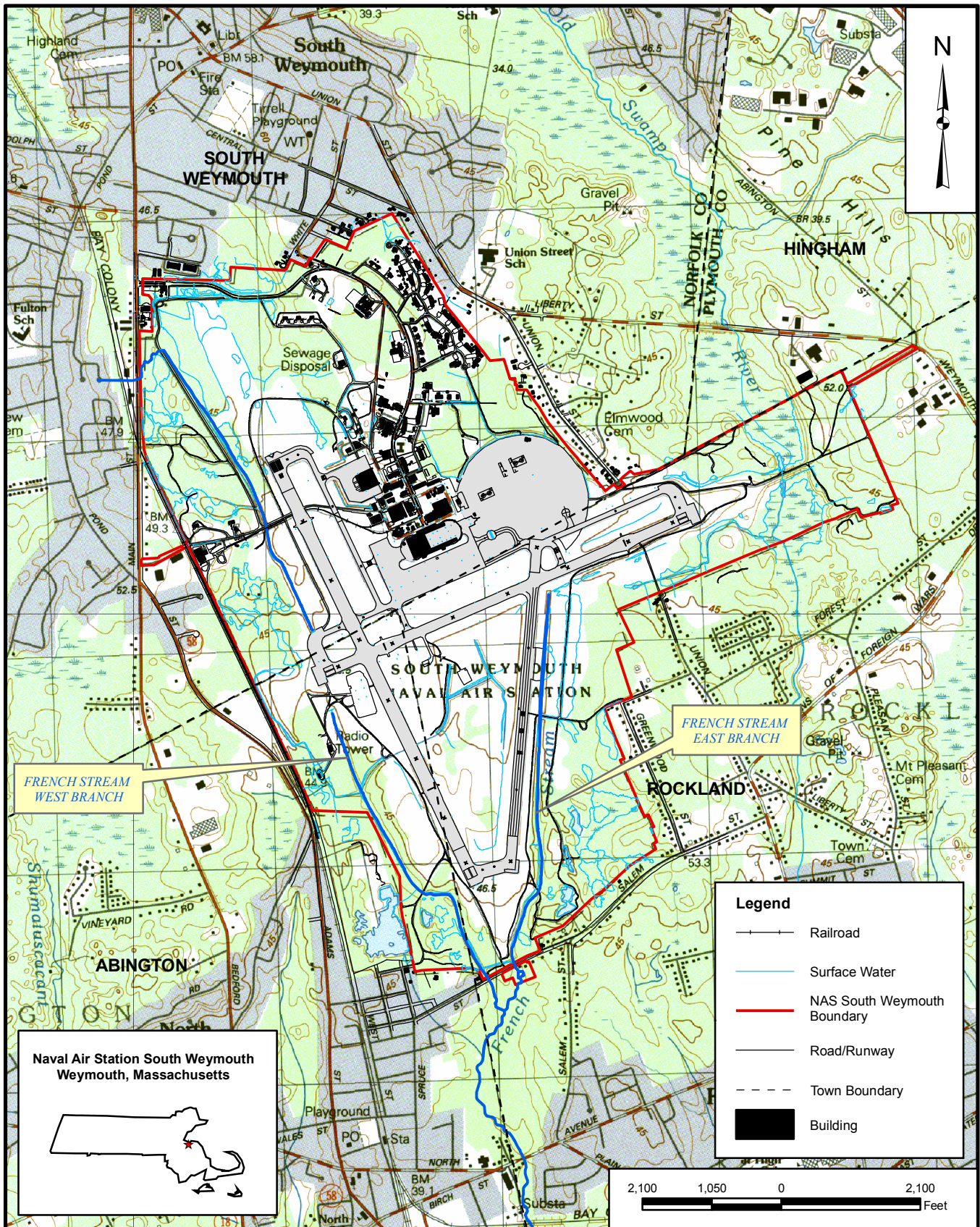
Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-8 Building 112 (Enlisted Club) and open space south of Pidgeon Road	<p>Building 112, the Enlisted Club, is on Pidgeon Road and had two lounge/bar areas, a stage, and a kitchen.</p> <p>IR Site 11 is located east northeast of Building 112 in the open space south of Pidgeon Road, and is excluded from SP-8. IR Site 11 is separated from SP-8 along the east side of the subparcel by a 60 to 100 foot buffer. See enclosure (3) for additional information.</p>	<p>The <i>PIH Survey</i> reported that the interior paint of Building 112 is in good condition and a wipe sample collected from the front entrance floor contained less than 20 µg/SF of lead (i.e., non-detect). The peeling exterior paint is unlikely to pose a hazard to those working in or around the building.</p> <p>The <i>PIH Survey</i> reported that ACMs in Building 112 are in fair condition. ACMs are associated with:</p> <ul style="list-style-type: none"> <li>•Built-up roofing material (6,100 SF)</li> <li>•Roof flashing (675 SF)</li> <li>•12-inch x 12-inch green floor tile and mastic (304 SF)</li> <li>•12-inch x 12-inch black floor tile and mastic (153 SF)</li> <li>•Gold mastic on concrete in the back bar (30 SF)</li> <li>•Black mastic on concrete in the back bar (11 SF).</li> </ul> <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> <li>•Carpet mastic (3,711 SF)</li> <li>•Ceramic tile mastic (1,535 SF)</li> <li>•18-inch by 18-inch rubber floor panels and mastic (216 SF)</li> <li>•6-inch x 6-inch wood parquet floor mastic (170 SF)</li> <li>•Fire safe in the office.</li> </ul>	Former 500-gal fuel oil UST No. 31 (see Table 2), UST Removal Action Report, Foster Wheeler, October 1997. Currently there is an AST for heat and hot water.	N/A	1

Subparcel/ Building or Area	History/Description	Existing Conditions			ECP Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
SP-8 Building 138 (Enlisted Men's [EM] Storage)	Building 138, the EM Storage Building, is behind the club. It is a 240 SF wooden shed that was used to store items for the club.	<p>The <i>PIH Survey</i> reported that the interior paint of Building 138 is in good condition (no lead dust hazard identified) and the peeling exterior paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 138 are in fair condition.</p>	N/A	N/A	1
SP-8 Building 129A (Motorcycle Shed)	Building 129A is a 400 SF open air shed that was used to park personal motorcycles and bicycles.	N/A	N/A	N/A	1

(a) As per the *Potential Immediate Hazard* (PIH) Survey of August 2001.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.



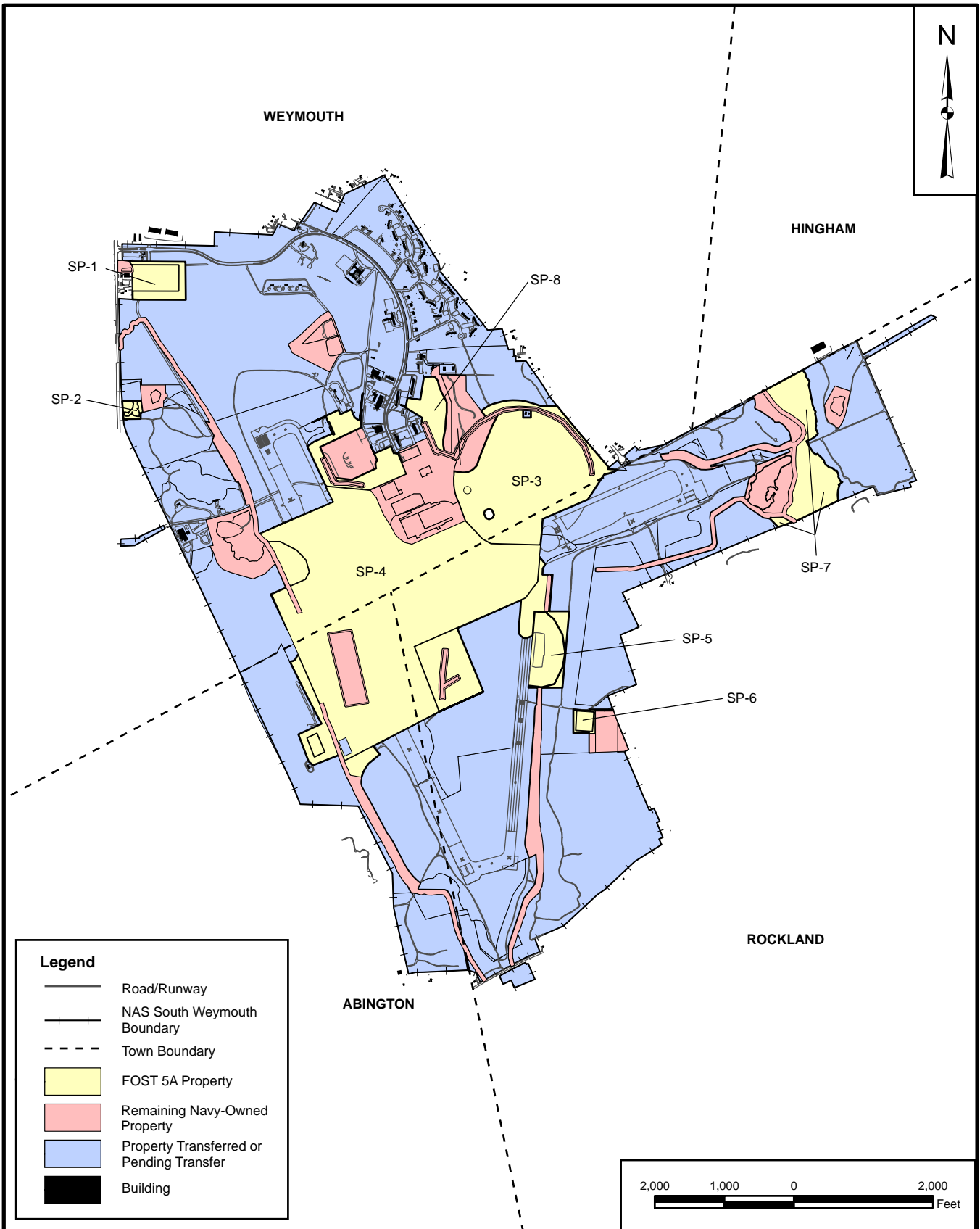
Naval Air Station South Weymouth  
Weymouth, Massachusetts



Tetra Tech NUS, Inc.

BASE LOCATION MAP  
NAVAL STATION SOUTH WEYMOUTH  
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE BASE_LOCATION_MAP.MXD	
REV 0	DATE 8/28/08
FIGURE NUMBER FIGURE NO. 1	



**Legend**

- Road/Runway
- NAS South Weymouth Boundary
- Town Boundary
- FOST 5A Property
- Remaining Navy-Owned Property
- Property Transferred or Pending Transfer
- Building

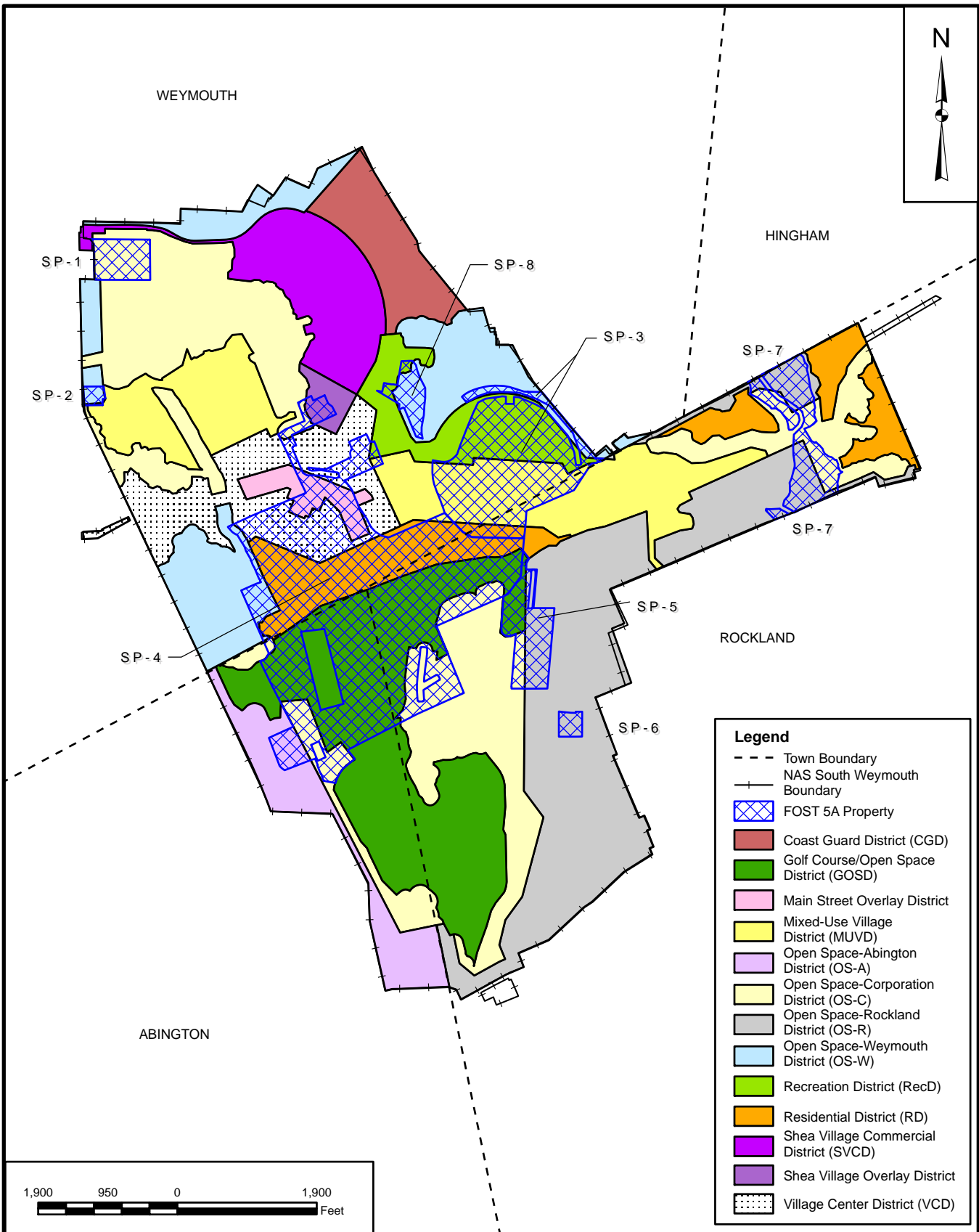
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Feet



Tetra Tech NUS, Inc.

**FOST 5A SUBPARCELS**  
**NAVAL AIR STATION SOUTH WEYMOUTH**  
**WEYMOUTH, MASSACHUSETTS**

SCALE AS NOTED	
FILE FOST5A_SUBPARCELS.MXD	
REV 0	DATE 9/25/08
FIGURE NUMBER FIGURE NO. 2	



Tetra Tech NUS, Inc.

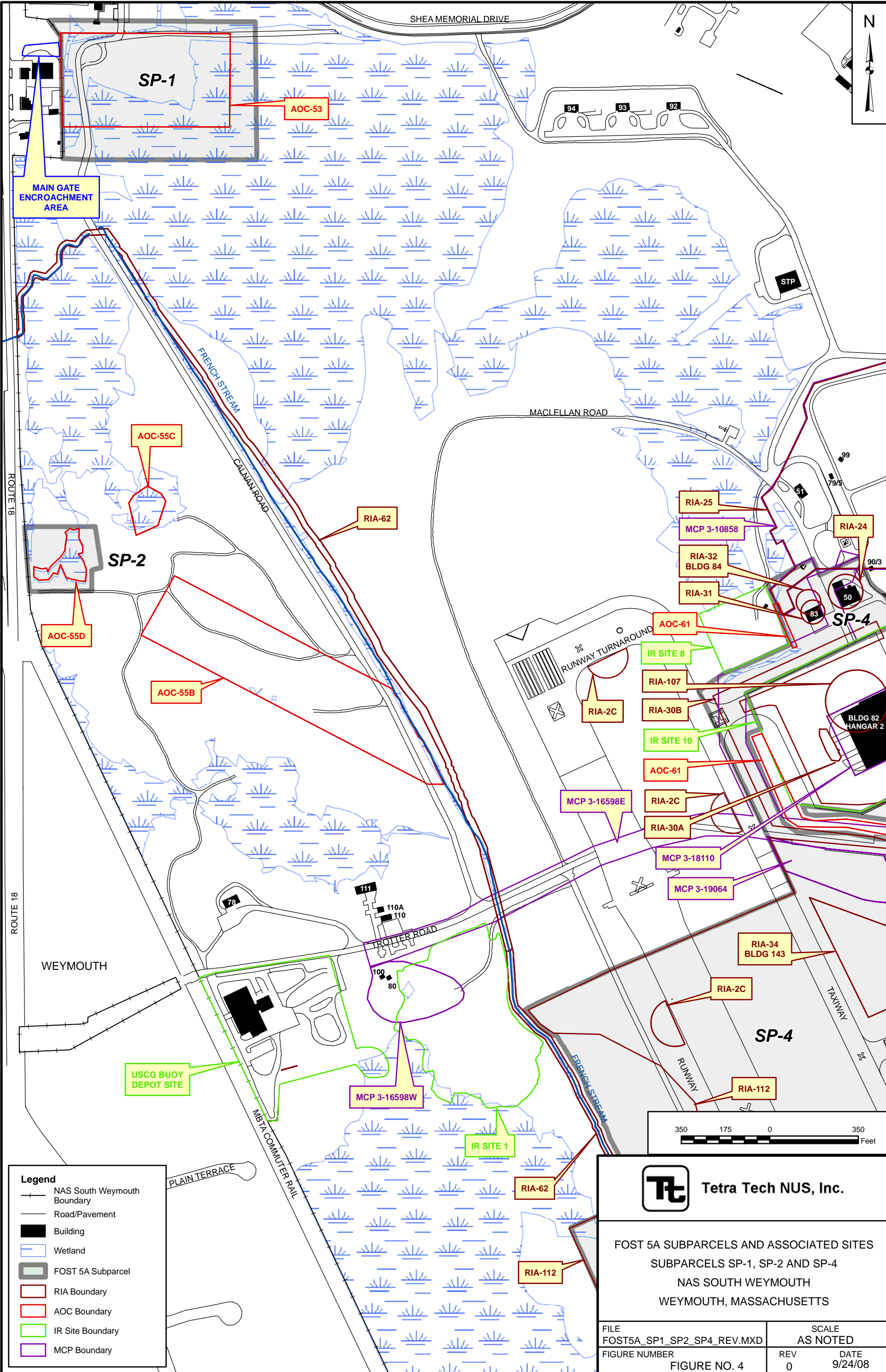
FOST SUBPARCELS AND ZONING  
NAS SOUTH WEYMOUTH  
WEYMOUTH, MASSACHUSETTS

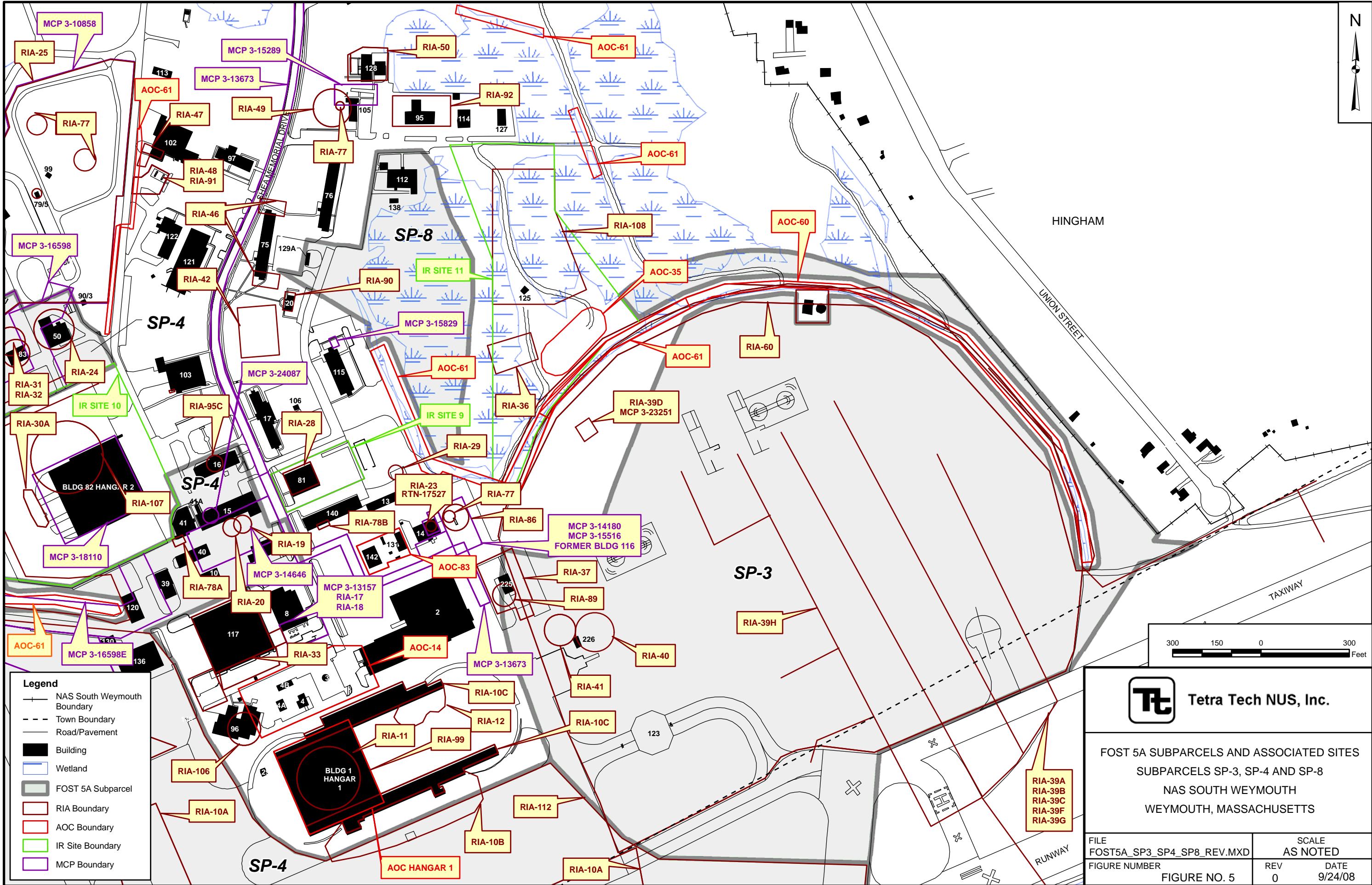
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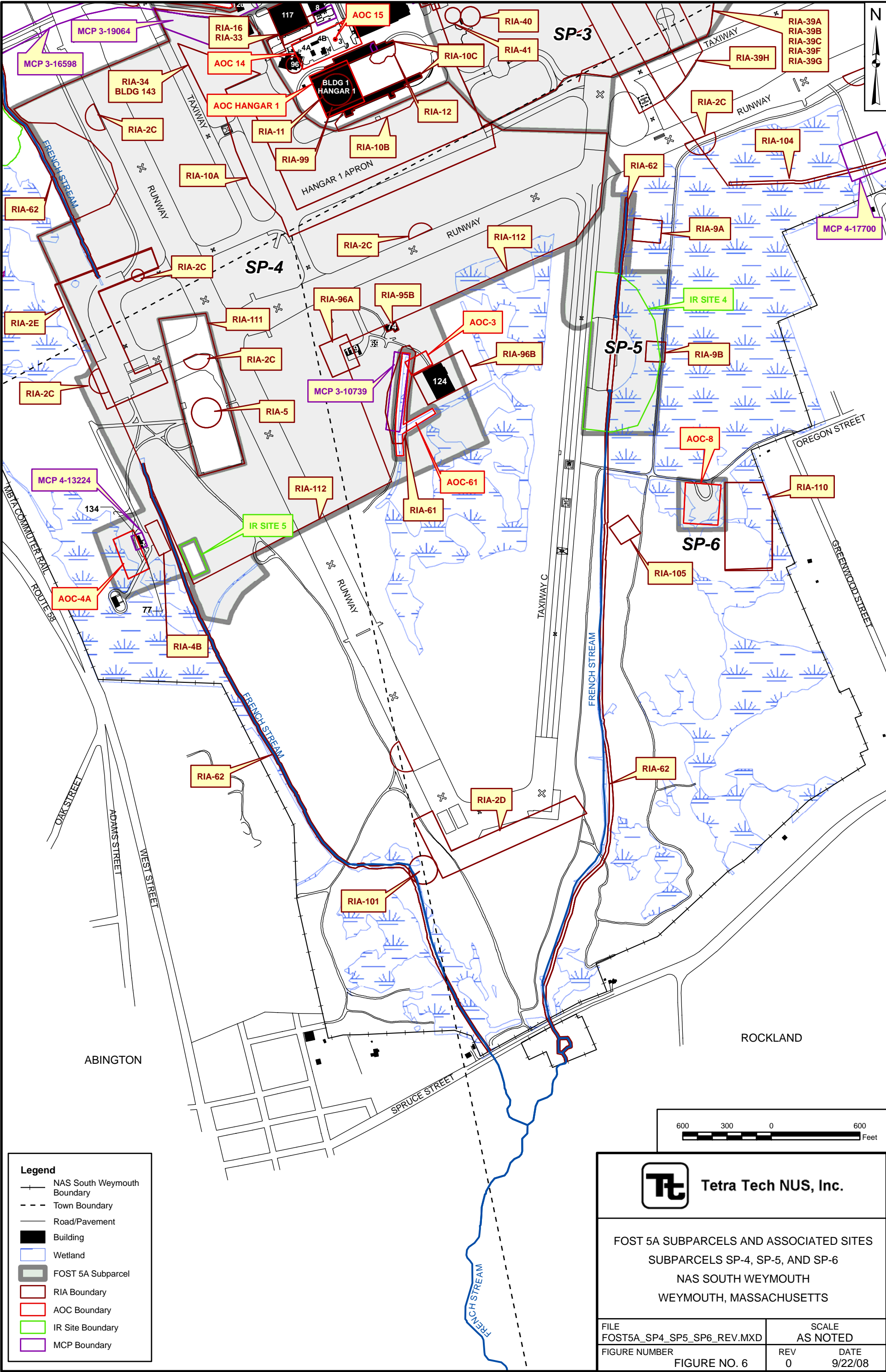
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ZONING.MXD

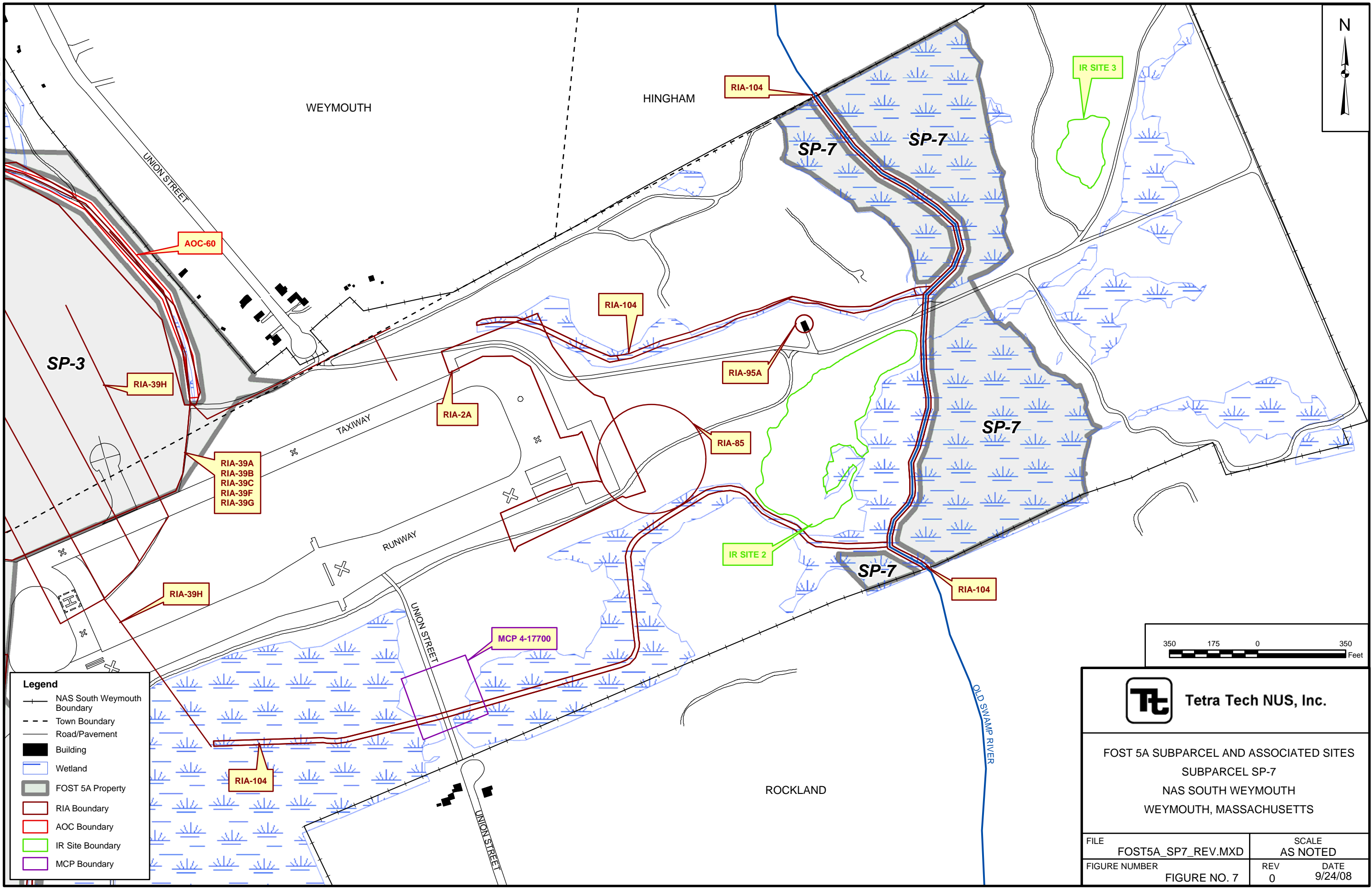
REV	DATE
0	9/24/08

FIGURE NUMBER  
FIGURE NO. 3









**Legend**

- NAS South Weymouth Boundary
- Town Boundary
- Road/Pavement
- Building
- Wetland
- FOST 5A Property
- RIA Boundary
- AOC Boundary
- IR Site Boundary
- MCP Boundary



Tetra Tech NUS, Inc.

FOST 5A SUBPARCEL AND ASSOCIATED SITES  
SUBPARCEL SP-7  
NAS SOUTH WEYMOUTH  
WEYMOUTH, MASSACHUSETTS

FILE	FOST5A_SP7_REV.MXD
FIGURE NUMBER	FIGURE NO. 7

SCALE	AS NOTED
REV	0
DATE	9/24/08

## ENCLOSURE (2) - REFERENCES

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**ENCLOSURE (3)**  
**SUMMARY OF INSTALLATION RESTORATION (IR) PROGRAM SITES**

Note: This is a summary of the IR Program sites located within and adjacent to (within 200 ft of) the subparcels included in this Finding of Suitability to Transfer (FOST). Active or current sites (unshaded), former or closed sites (dark shading), and sites transferred and addressed under other programs (light shading) are presented. This summary table indicates whether these IR sites affect the need for restrictions on the subparcels included in this FOST. This information is current as of September 2008.

IR Site Number and Name	Subparcel Location	Site Concern	Status	Restrictions	References
<b>ACTIVE SITES</b>					
1 West Gate Landfill	Adjacent to SP-4	<p>Past disposal of domestic and potentially other Base wastes.</p> <p>Polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides, dioxins, arsenic, and metals (aluminum, cadmium, chromium, copper, lead, mercury, nickel, silver, vanadium, zinc) present primarily in the landfill surface in excess of background conditions and at concentrations posing potential unacceptable risks to human and ecological receptors.</p>	<p>The Navy and EPA signed the Record of Decision (ROD), with MassDEP concurrence, in September 2007. The selected remedy is a semi-permeable landfill cap, wetland restoration, and institutional controls to prevent disturbance to the protective cap and groundwater use.</p> <p>A pre-design investigation (PDI) will be conducted to obtain information to support the remedial design.</p>	Yes, for groundwater in SP-4 as specified FOST Section 3.2.	<p>Final Remedial Investigation (RI), TtNUS/ENSR, April 2002.</p> <p>Final FS, TtNUS/ENSR, January 2003.</p> <p>Final Record of Decision, Navy, September 2007.</p>
3 Small Landfill	Adjacent to SP-7	<p>Past disposal of construction debris, concrete rubble, and tree stumps. Thallium and zinc reported in groundwater but was not attributable to the site. Zinc was from a zinc-galvanized well point, and thallium was a false-positive detection in the laboratory analysis.</p>	<p>Final ROD (2002) specified No Action with 1 year of groundwater monitoring to address concerns regarding one detection of thallium in groundwater. Monitoring confirmed no remedial actions under CERCLA were required. Closure under MA Solid Waste regulations, is pending completion of final design of reduced footprint geo-textile membrane cover system to MassDEP.</p>	None for SP-7.	<p>Final ROD, Navy, March 2002.</p> <p>Groundwater Monitoring Program, TtNUS/ENSR, October 2002.</p> <p>Draft Corrective Action Design, TtNUS, January 2008.</p>

IR Site Number and Name	Subparcel Location	Site Concern	Status	Restrictions	References
9 Building 81	Adjacent to SP-4	<p>Former motor pool.</p> <p>Chlorinated volatile organic compounds (VOCs) and benzene, toluene, ethyl benzene, and xylenes (BTEX) were among other chemicals identified as contaminants of concern in soil and groundwater.</p> <p>Site 9 incorporates former EBS RIAs 27 and 28 and former MCP Sites 3-10628 and 3-11622.</p>	<p>Navy conducted a pilot study using in situ chemical oxidation for remediation of groundwater. Included two phases of treatment (October 2000 and March/April 2001) and follow-up assessments through July 2001.</p> <p>The Navy implemented the RI in fall/winter 2006. Draft RI report issued May 2008.</p>	<p>Yes for ground water in SP-4, pending completion of RI/FS. See FOST Section 3.2.</p>	<p>Pilot Study Performance Assessment, ENSR, March 2002.</p> <p>Final RI Work Plan, TtNUS, October 2006.</p> <p>Draft RI Report, TtNUS, May 2008.</p>
10 Hangar 2, Building 82	Adjacent to SP-4	<p>Floor drains failure in a former aircraft hangar.</p> <p>Chlorinated VOCs and benzene (BTEX) were among other chemicals identified as contaminants of potential concern in soil and groundwater.</p> <p>Former MCP RTN 3-18110 and former EBS RIAs 30A and 107 are included in Site 10.</p>	<p>In 1998, the Navy cleaned interior trench drains, cleaned four gas trap manholes, decommissioned the oil/water separator (and piping) and removed the building's floor drain system. In 2003, the Navy installed some wells in support of property transfer due diligence activities. Navy completed additional floor drain removals and issued an RI Work Plan in 2006.</p> <p>The Navy completed RI field program in December 2006. Draft RI Report issued in November 2007.</p>	<p>Yes, for groundwater in SP-4, pending completion of RI/FS. See FOST Section 3.2.</p>	<p>Removal Action Report, Revision 1, Foster Wheeler, March 1999.</p> <p>Phase I Initial Site Investigation Report, ENSR, February 2000.</p> <p>Floor Drain Removal Action Report, Foster Wheeler, April 2002.</p> <p>Final RI Work Plan, TtNUS, October 2006.</p> <p>Draft RI Report, TtNUS, November 2007.</p>

IR Site Number and Name	Subparcel Location	Site Concern	Status	Restrictions	References
11 Solvent Release Area	Adjacent to SP-3 and SP-8	This site was initially sampled as a potential background location, but was evaluated through the EBS program as RIA 108 after tetrachloroethene (PCE) was detected in soil. The Navy subsequently detected PCE and other VOCs in groundwater and moved the site to the AOC program (AOC 108) and then to the IR Program (Site 11).	Source delineation and geophysical investigations conducted in September 2004.  The Navy completed the RI field program in January 2007. Supplemental sampling conducted in December 2007. RI report to be issued August 2008.	Yes, for groundwater in SP-3 and SP-8 pending completion of RI/FS. See FOST Section 3.2.	Final Summary Report of Background Data Summary Statistics, Stone & Webster, February 2000.  Field Report, Stone & Webster, June 2004.  Final RI Work Plan, TtNUS, October 2006.  Draft RI Report, TtNUS, September, 2008.
<b>Closed Sites</b>					
2 Rubble Disposal Area	Adjacent to SP-7	Past disposal of building debris.  PCBs in hydric soil adjacent to the landfill posed potential ecological risks. Arsenic, manganese, and benzo(a)pyrene in groundwater pose slight unacceptable risks if ingested without extraction system and/or treatment.	The Navy and EPA signed a final ROD, with concurrence by MADEP, in December 2003. The selected remedy included removal of PCB-contaminated hydric soil, capping of the landfill, and long-term monitoring and institutional controls to prevent disturbance to the protective cap and groundwater use. The Navy has completed the Remedial Action. O&M and LTM are ongoing. All remedial action will have been taken, pending the emplacement of the institutional controls.	Yes, due to LUCs identified in ROD. See ROD and FOST Section 3.2.	Final RI, TtNUS/ENSR, January 2001.  Final FS, TtNUS/ENSR, March 2002.  Final Record of Decision, Navy, December 2003.  Final Remedial Action Completion Report, TtEC, 2007.  Final LTM Plan, TtEC., 2005.  QAPP for LTM, TtNUS, 2007.

IR Site Number and Name	Subparcel Location	Site Concern	Status	Restrictions	References
5 Tile Leach Field	Adjacent to SP-4	Past disposal of sanitary sewage from the former Hangar 2 (Building 59), which may have contained petroleum products and/or battery acid waste. Slight exceedance of benchmark screening values, but no significant risks were identified.	No unacceptable risks to human health or the environment were identified. The Navy and EPA, with concurrence from MassDEP, signed a No Action Record of Decision.	None.	Final RI, TtNUS/ENSR, May 2002.  Field Report, TtNUS, June 2005.  Final Record of Decision, Navy, May 2006.
8 Abandoned Bladder Tank Fuel Storage Area	Adjacent to SP-4	Past storage of aviation gasoline for "hot refueling" operations on the Hangar 2 apron.	The Navy and EPA signed a No Action Record of Decision, with concurrence by MassDEP. No unacceptable risks to human health or the environment were identified. No indication of a release was found.	None.	Final RI, ENSR, March 2002.  Final Record of Decision, Navy, May 2003.
<b>Transferred to Other Programs</b>					
4 Fire Fighting Training Area  See also MCP Site 4-18735, enclosure (4).	SP-5	Past burning and extinguishing of waste oils and fuels. See enclosure (4).	No site-related chemicals were detected at concentrations posing unacceptable risks to human health or the environment. No FS was required.  The Navy and EPA signed the Record of Decision in 2004, with concurrence from MassDEP. The ROD required closure under the MCP to address petroleum residuals. See MCP Site 4-18735, enclosure (4).	None. See enclosure (4).	Final RI, TtNUS/ENSR, April 2001.  Final Record of Decision, Navy, September 2004.
6 Former Fuel Farm  See also MCP Site 3-10858, enclosure (4).	North of and partially in SP-4	Jet fuel and aviation gas releases. See enclosure (4).	The site was removed from the IR Program in 1994, and addressed under the Navy's UST Program as a petroleum site. See MCP Site 3-10858, Enclosure (4).	None. See enclosure (4).	See enclosure (4).

**ENCLOSURE (4)**  
**SUMMARY OF PETROLEUM SITES**

Note: This is a summary of the petroleum sites located within and adjacent to (within 200 ft of) the subparcels included in this Finding of Suitability to Transfer (FOST). Active or current sites, (unshaded), former or closed sites (dark shading), and sites transferred and addressed under other programs (light shading) are presented. The Navy has addressed petroleum sites in a manner consistent with the substantive requirements of the Massachusetts Contingency Plan (MCP). This summary table indicates whether these petroleum sites potentially affect restrictions for the subparcels included in this FOST. This information is current as of September 2008.

<b>MCP Release Tracking Number (RTN)</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
<b>Active RTNs</b>						
4-3002621	Basewide National Priorities List	Basewide	General RTN associated with the CERCLA Sites, not a particular release.	Remains active until basewide CERCLA sites are closed.	None.	None
<b>Closed Sites</b>						
3-10739	TACAN Outfall	Adjacent to SP-4	Storm water drainage area sediment and surface water impacted by grease, waste oil and aircraft wash water from an oil water separator.	Closed. No AUL. Phase II investigation determined a condition of "no significant risk" at the site. The RAO was submitted in August 1997.	None.	Class A-2 RAO, Brown & Root of August 1997.
3-10858	Fuel Farm (formerly designated IR Program Site 6, RIA 25, and RIA 26).	Partially in and adjacent (north) of SP-4	Jet fuel and aviation gas releases.  Former IR Site 6 and former EBS RIAs 25 and 26 are included in RTN 3-10858. In 1994 the site was removed from the IR Program and addressed under the Navy's UST Program as a petroleum site.	Closed (RAO filed). No AUL. Removed petroleum-impacted soil during Spring 1994. USTs and piping were removed during 1994-1997. Impacted soil from the site and a drainage swale were removed and Phase IV activities were completed in 2001. An isolated/ point exceedance of the GW-2 standard was addressed prior to closure.	None.	Class A-2 RAO, TtNUS/ENSR, February 2002.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-13157	Building 8 Steam Plant (formerly designated EBS RIAs 17 and 18)	Adjacent to SP-4	Oil floating on groundwater discovered in June 1990 during UST installation. Overfill of 550 gal of No. 6 fuel oil in April 1992 (impacts under southeast portion of the building). Failed UST tightness testing in Nov. 1995 (threat of a release).	Closed (RAO filed). Tank and soil removed as part of Remedial Action Measure (RAM). Voluntary AUL imposed to address residual petroleum concentrations in soil near the building foundation and underground utilities.	None.	Class A-2 RAO and AUL, ENSR September 15, 2000.
3-14180 and 3-15516	Former Gas Station, Building 116  (formerly designated EBS RIA 86)	Adjacent to SP-4	Petroleum release (unknown volume) from former fuel station for government vehicles. RTN 3-14180 was from a failed leak test (loose fitting on the dispensing machine, not any particular tank). RTN 3-15516 associated with combined tank grave for removal of the two USTs.	Closed (RAO filed). UST Nos. 33 and 34 and impacted soil were removed. No AUL.	None.	Class B-1 and A-1 RAOs, Brown & Root, July 15, 1997 and September 11, 1998.  IRA Completion and RAO Supporting Documentation Report, ENSR, September 1998.
3-14646	Tanks 9A & 9B (Buildings 11 & 15)  (formerly designated EBS RIA 19)	SP-4	Release from gasoline USTs.	Closed (RAO filed). USTs and impacted soil removed in December 1996. No AUL.	None.	Class A-2 RAO, Brown & Root, October 1997.  Phase I Initial Site Investigation and RAO Supporting Documentation, Brown & Root, November 1997.
3-16598E	Jet Fuel Pipeline	Portions within SP-4	Potential releases from jet fuel pipeline.	Closed (RAO filed). Removed 4,200 ft of pipeline and 1,000 cubic yards of impacted soil. No AUL.	None.	IRA Completion Report and Partial RAO, ENSR, October 1999.

<b>MCP Release Tracking Number (RTN)</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
3-17527	Building 14 Floor Drains (formerly designated EBS RIA 23)	Adjacent to SP-4	Release of petroleum products to floor drain system (former EBS RIA 23).	Closed (RAO filed). Completed RAM. Filed AUL to address residual petroleum in soil beneath the eastern portion of the building foundation. The AUL permits residential, commercial and/or industrial uses that do not disturb the eastern half of the building foundation in a manner that would make the soil beneath the foundation accessible from a depth of 3 to 15 feet bgs. If the eastern half of the building foundation is removed, the soil beneath that area must remain inaccessible by replacement of the foundation with another impervious surface. Excavation and removal of soil within the AUL area is permitted so long as certain conditions are met.	None.	Class A-3 RAO and AUL, ENSR, August 3, 2000.
3-19064	Aviation gasoline (AvGas) USTs (Former "Buildings" 34 through 37)	SP-4	Release from three former AvGas USTs.	Closed (RAO filed). MassDEP Notification of December 10, 1999. Phase I Initial Site Investigation and Tier Classification of November 14, 2000. Release Abatement Measure (RAM) completed for the removal of impacted soil in October/November 2000. No AUL.	None.	Final Class A-2 RAO, ENSR, June 12, 2001.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-23251	Former JP-8 AST, East Mat  (formerly designated EBS RIA 39D)	Adjacent to SP-3	Release from former JP-8 AST on the East Mat. Elevated polycyclic aromatic hydrocarbon (PAH) and headspace readings in soil in former AST berm area. Very shallow depth to groundwater.	Transferred from EBS to MCP. Navy issued a RAM work plan to remove impacted soil. Based on post-removal confirmatory soil and groundwater sampling, the Navy determined that no further action was required. A RAM completion report and RAO statement were issued to close the site in accordance with the MCP.	None.	Decision Document, Stone and Webster, June 2003.  Final RAM Completion Report and Class A-2 RAO Statement for Review Item Area 39D, Foster Wheeler, July 2004.
3-24087	Transportation Garage (Building 15) Hydraulic Lifts  (formerly designated EBS RIA 21)	SP-4	No record of removal of hydraulic lifts.  Potentially hydraulic oil or waste oil.	Transferred from Phase II EBS to the MCP. Hydraulic lift pits had been removed in August 1992. Adjacent area had been paved. Navy conducted additional sampling in Fall 2002 and 2003. Based on results, the Navy developed a RAM plan to address the area.  RAM Completion Report issued and Class A-2 RAO filed July 11, 2005 to close the site. No AUL.	None.	Removal Action Report for Building 15, Foster Wheeler, February 1999.  Draft Decision Document, Stone & Webster, June 2003.  Final RAM Completion Report & Class A-2 RAO, July 11, 2005.
4-13224	Building 77 (Old Tower)	SP-4	Release from No. 2 fuel oil UST.	Closed (RAO filed). UST and impacted soil were removed. No AUL.	None.	Class A-1 RAO, Brown & Root, December 8, 1997.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
RTN not assigned	Former RIA 10A, Spills off the edge of Hangar 1 apron	SP-4	Elevated fuel-related PAHs were reported at one location along the hangar apron.	The Navy addressed the localized area as a limited removal action. Soil removal was completed. Because the volume of soil removed did not exceed 100 cubic yards, an RTN was not required.	None.	Revised Draft Decision Document, Stone and Webster, June 2003.  Final LRA Closeout Report, Foster Wheeler, May 2004.
4-18735	Former IR Program Site 4, Fire Fighting Training Area	SP-5	Past burning and extinguishing of waste oils and fuels.	Closed under CERCLA and transferred to the MCP. RAM excavation and site restoration completed in October 2006. Two groundwater monitoring rounds were completed. RAM completion report and a Class A-2 RAO were issued in July 2008. No AUL.	None	Final RAM Plan, TtEC, July 2005.  Final Excavation Plan, TtEC, March 2006.  Combined RAM Completion Report and Class A-2 RAO Statement for the Fire Fighting Training Area, TtEC, July 2008.
<b>Transferred Sites</b>						
3-18110	Hangar 2 (Building 82)	Adjacent to SP-4	Petroleum release. Floor drain system failure. See enclosure (3).	Transferred to the Navy's IR Program. See summary for IR Program Site 10 in enclosure (3).	See Enclosure 3.	MassDEP's Deferral to CERCLA Letter, April 2000.
3-10628 and 3-11622	Building 81 (IR Program Site 9)	SP-4	See enclosure (3)	Transferred to the Navy's IR Program due to the chlorinated solvents detected in bedrock groundwater. See summary for IR Program Site 9 in enclosure (3).	See enclosure (3)	Massachusetts Department of Environmental Protection (MassDEP) letter of March 30, 1999.

**ENCLOSURE (5)**  
**SUMMARY OF CERCLA AREAS OF CONCERN (AOCs)**

Note: This is a summary of the current (unshaded) and former or closed (dark shading) CERCLA AOCs located within and adjacent to (within 200 ft of) the subparcels included in this Finding of Suitability to Transfer (FOST). This summary table indicates whether these AOCs potentially affect restrictions on the transfer subparcels included in this FOST. This information is current as of September 2008.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
<b>Active AOCs</b>						
Hangar 1	Main Building Floor Drains	Adjacent to SP-4	Petroleum and PCBs associated with floor drain system.	Completed various removal actions and a time-critical removal action. The Navy issued a technical memorandum documenting no impact to groundwater at AOC Hangar 1. Pending revision and acceptance of removal action reports, preparation of Proposed Plan and ROD is the next step.	None on SP-4.	<p>Removal Action Report for Building 1 (Hangar 1) (fuel oil AST removal, cleaned aqueous film forming foam (AFFF) ASTs, oil/water separator removal, floor drain cleaning), Foster Wheeler, March 1999.</p> <p>Removal Action Report - Floor Drain System Soil Remediation Hangar 1 (Bldg 1), Foster Wheeler, February 27, 2001.</p> <p>Technical Memorandum Hangar 1-Groundwater Analytical Data &amp; Groundwater Flow Direction, Stone and Webster, December 2004.</p>

<b>CERCLA AOC</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>Key References</b>
AOC 14	Water Tower Staining between Horten-sphere and Water Tower (formerly designated EBS RIA 14)	Adjacent to SP-4	Former drum storage area. PAH and lead in soil.	Streamlined HHRA evaluated PAH and lead in soil and indicated risks were within EPA's acceptable risk range. The risk associated with lead was further reduced because the Navy removed the soil containing elevated lead levels as part of the removal action for AOC 15, the water tower. Draft No Action Proposed Plan issued March 29, 2006. Further progress on hold pending resolution of MassDEP issues.	None on SP-4	Draft Decision Document, Stone & Webster of April 11, 2000 (combined with RIA 13).  Final HHRA, EA. September 2002.  Draft Proposed Plan, TtNUS, March 2006.
AOC 55C	North of Trotter Road – Ponded Area	Adjacent to SP-2	Metallic debris in heavily wooded area and pond.  Metals in soil and sediment.	Navy collected samples from RIA 55C in August 2001. Sampling results showed exceedances of both human health and ecological benchmarks in surface soil, subsurface soil, sediment, and surface water. Additional field work (soil borings and surface water and sediment sampling) was performed to delineate the extent of contamination. The Navy prepared a field report to document the results. Additional field investigations in the wetland and site soils were performed in 2007. An ERA and HHRA have been performed. A removal action is anticipated.	None on SP-2	Final Removal Action Report (drum), CD CTO 48-26, Foster Wheeler, May 2002.  Mob 2 Field Report, Stone & Webster, July 2002.  Field Report for RIA 55C, Stone & Webster, July 2004.  Draft Ecological Risk Assessment, TtNUS, October 2007.  Human Health Risk Assessment, TtNUS, January 2008.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 60	East Mat Drainage Ditch (formerly designated EBS RIA 60) – east side	Adjacent to SP-3 and SP-8	<p>Fuel from aircraft fuel tanks was reportedly discharged to the East Mat and hosed off to the East Mat ditch.</p> <p>Discolored water and solid waste identified in drainage ditch.</p> <p>COCs include PAHs, pesticides, PCBs, and inorganics.</p>	EBS investigations found several detected analytes above ecological benchmarks. In January 2002, the Navy issued an Ecological Risk Assessment. The Navy removed approximately 63 tons of sediment in January 2004 as detailed in the Final Closeout Report Action Memorandum. Additional sampling was conducted in January 2006; as a result, a hot spot removal was conducted. Next actions include finalization of the hot spot removal closure report and the Technical Memorandum comparing pre- and post-removal data sets. Navy anticipates NFA Proposed Plan/ROD.	None on SP-3 or SP-8	<p>Final AOC 60, East Mat Drainage Ditch Streamlined ERA, Stone &amp; Webster, August 2004.</p> <p>Final Closeout Report Action Memorandum, TtEC, May 2006.</p> <p>Draft Final Closeout Report for East Mat Ditch Spot Removal, TtECI, June 2008</p> <p>Technical Memorandum, AOC 60, TtNUS, August 2008.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 61	TACAN Ditch and associated areas (formerly designated EBS RIA 61 and includes RIA 30B)	Adjacent to SP-3, SP-4, SP-8	<p>Stormwater and sediment. Historic releases of material and documented fuel spills to the storm water system's major discharge area, the TACAN outfall. Discolored water in drainage ditch.</p> <p>PCBs, PAHs, and inorganics in sediment addressed under the TACAN Outfall Removal Action. Removal Action addressed the TACAN Outfall drainage system including RIA 30B ditch and various drainage swales and catch basins.</p>	<p>Removal action field work completed in December 2003. Previously, the Navy prepared Engineering Evaluation/Cost Analysis (EE/CA) for removal of PAHs and PCBs in sediment. In Fall 2002, the Navy conducted a Removal Action in the TACAN Outfall drainage system. The action addressed RIA 30B ditch and open drainage swales, and included maintenance actions in storm sewer lines, and catch basins.</p> <p>In December 2006, sampling was performed in portions of the stormwater drainage system (AOC 60, RIA 30B, NEX Swale, and Barracks Ditches) in response to EPA comments on the AOC 61 Draft Closeout Report. Additional samples were collected in 2007 and 2008. Following resolution of regulator comments on the December 2006 report and 2008 Technical Memorandum, Navy anticipates an NFA Proposed Plan/ROD.</p>	None anticipated.	<p>Draft Action Memorandum, Navy, November 2002.</p> <p>Draft Closeout Report for TACAN Outfall Excavation, Storm Water Drainage System Cleaning and Associated Ditch/Swale Excavation, Foster Wheeler, July 2004.</p> <p>Final EE/CA for TACAN Outfall Sediment Removal and Storm Sewer System Cleaning, TtEC, April 2005.</p> <p>Results of December 2006 Sampling Event for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches, TtEC, October 2007.</p> <p>Technical Memorandum. TtNUS, August 2008.</p>
<b>Closed AOCs</b>						
AOC 3	Suspected TACAN Disposal Area (formerly designated EBS RIA 3)	SP-4	Pile of rubble, soil, and metal debris containing PAHs and PCB in soil above benchmarks and background levels.	<p>The Navy removed 51 tons of soil and debris in October 2001. Post-removal sample results confirmed that remediation goals were achieved. The Navy issued the Closeout Report Action Memorandum in July 2003.</p> <p>A No Further Action Proposed Plan was issued in November 2005. Navy and EPA, with MassDEP concurrence, signed a No Further Action ROD in May 2006.</p>	None.	<p>Final Removal Action Report, Foster Wheeler, May 2002.</p> <p>Draft Closeout Report Action Memorandum, Stone &amp; Webster, July 2003.</p> <p>Final ROD, Navy, May 2006.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 4A	Air Traffic Control (ATC) Area — abandoned septic system	SP-4	<p>Alleged liquid and solid waste disposal; abandoned septic system. Arsenic in forested wetland hydric soil was detected at levels above background and its occurrence was further evaluated.</p> <p>Abandoned septic system.</p>	<p>Streamlined Human Health and Ecological Risk Assessments show no unacceptable risks to human and ecological receptors. Manganese concentrations in groundwater exceeded the benchmark but were within background levels. Re-sampled hydric soil and groundwater in August 2001. Based on results, conducted further sampling for arsenic in hydric soil (0-6 in.) in April 2002 and in May 2003. Validated data were incorporated into the risk assessments. No Action Proposed Plan issued in June 2007. No Action ROD issued December 2007; ROD completed January 2008.</p> <p>Navy removed septic system in late 2007.</p>	None.	<p>Draft Decision Document, Stone &amp; Webster, May 17, 2001.</p> <p>Letter re: Arsenic Results, Stone &amp; Webster, January 2003.</p> <p>Final Streamlined Ecological Risk Assessment, Stone &amp; Webster, July 2004.</p> <p>Final Streamlined Human Health Risk Assessment, EA, July 2004.</p> <p>Final ROD, Navy, December 2007.</p>
AOC 8	Wyoming St. Area – Building 70 (formerly designated EBS RIA 8)	SP-6	<p>Remnants of Building 70, which housed radar electronics. Elevated concentrations of PCBs detected in soil.</p> <p>State-listed “species of special concern” (eastern box turtles) present in this area.</p>	<p>Time Critical Removal Action was conducted to address PCBs in soil.</p> <p>A No Further Action Proposed Plan was issued in June 2007. No Further Action ROD issued December 2007; ROD completed January 2008. Post remediation wetland monitoring is ongoing.</p>	None.	<p>Draft Decision Document, Stone &amp; Webster, January 2003.</p> <p>Final Closeout Report Action Memorandum for AOC 8, TtEC, October 2006.</p> <p>Final Proposed Plan, Navy, June 2007.</p> <p>Final ROD, Navy, December 2007.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 53	Former Radio Transmitter Building Area (formerly designated EBS RIA 53)	SP-1	<p>Alleged disposal area.</p> <p>Primarily PAHs in soil (suspected petroleum release).</p> <p>Mainly PAHs and some inorganic constituents detected in sediment.</p> <p>Analyte exceedance in surface water sample.</p>	<p>Time Critical Removal Action was conducted inside former building foundation and at stream bed sediment hot spots. Most of the foundation and fill materials were removed (1,152 tons). Also, 94 tons of sediment were removed from the stream bed. Additional sediment removed in December 2003. A No Further Action Proposed Plan was issued in June 2007. No Further Action ROD issued in December 2007; ROD completed in January 2008.</p>	None.	<p>Draft Decision Document, Stone &amp; Webster, December 2002.</p> <p>Closeout Report Action Memorandum for AOC 53, Radio Transmitter Building, TtEC, June 2005.</p> <p>Final Record of Decision, Navy, December 2007.</p>
AOC 55D	North of Trotter Road – Wetland Area (formerly part of AOC 55B)	SP-2	<p>Metals, PCBs exceed ecological benchmarks in surface water and sediment.</p>	<p>Area originally characterized and risks assessed as part of AOC 55B. This subparcel was cut out of 55B and was further characterized (sampled) in Fall 2002 and in Fall 2003. To incorporate the new data, new human health and ecological risk assessments were prepared in 2004.</p> <p>No unacceptable human health or ecological risk.</p> <p>Final No Action Proposed Plan issued in June 2007. No Action ROD issued in December 2007; ROD completed in January 2008.</p>	None.	<p>Final Streamlined Human Health Risk Assessment, EA, September 2004.</p> <p>Final Ecological Risk Assessment for AOC 55D, Stone &amp; Webster, October 2004.</p> <p>Final ROD, Navy, December 2007.</p>

**ENCLOSURE (6)**  
**SUMMARY OF ENVIRONMENTAL BASELINE SURVEY (EBS) REVIEW ITEM AREAS (RIAs)**

Note: This is a summary of the EBS RIAs located within and adjacent to (within 200 ft of) the subparcels included in this Finding of Suitability to Transfer (FOST). Active RIAs (unshaded), RIAs that have been transferred to other programs (light shading) and former or closed RIAs (dark shading) are presented. This summary table indicates whether these RIAs potentially affect restrictions for the subparcels included in this FOST. This information is current as of September 2008.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
Active RIAs						
RIA 10C	Hangar 1 – North Lean-To and South Lean-To	Adjacent to SP-4	Concern regarding floor drains.	Navy evaluated the floor drain/storm water system and conducted a soil removal. Navy reviewed historical information and conducted site walks.  Draft Decision Document recommended NFA. Pending regulatory concurrence.	None for SP-4.	Draft Work Plan, Foster Wheeler, October 23, 2002.  Final Removal Action Report for Removal of N & S Lean-To Storm Water Drainage Systems (RIA 10C), Foster Wheeler, June 6, 2004.  Draft Phase II EBS Decision Document, EA, December 2004.
RIA 11	Hangar 1 – Aqueous Film Forming Foam (AFFF)	Adjacent to SP-4	Potential releases of AFFF into hangar.	Proposed NFA (pending regulatory concurrence). Massachusetts Department of Environmental Protection (MassDEP) requested that additional information on constituents of AFFF be researched.	None for SP-4.	Phase I EBS, Stone & Webster, November 18, 1996.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 33	AIMD Building Shops (Building 117)	Adjacent to SP-4	Trace dioxin in soil associated with a discontinuous coal and slag layer under the building foundation. Low levels of PAHs, volatile organic compounds (VOCs) detected in soil beneath the building.	Floor drains removed. Soil and concrete rubble remain on the building floor. Coal layer remains beneath the building. Additional samples collected in Fall 2002. Navy conducted delineation of coal in fill in area surrounding Building 117 in the Spring 2003. Results showed discontinuous thin lenses of coal material in fill. Final decision document required.	None for SP-4.	Final Removal Action Report, Foster Wheeler, April 2001.  Draft Decision Document, EA, November 2001.  Work Plan for RIAs 33, 82, 88; Stone & Webster, August 2002.  Mob 3 Field Report, for RIAs 33, 82, 88; Stone & Webster, March 2003.
RIA 62	French Stream	Adjacent to SP-2, SP-4, SP-5	Potential past releases to French Stream.	Navy using data compiled for the Basewide Assessment and other relevant studies to prepare decision document.	None for SP-2, 4, 5.	French Stream Ecological Risk Assessment Technical Memorandum, ENSR, September 2007.  Geochemical Investigation Technical Memorandum, ENSR, January 2007.  Human Health Risk Assessment Technical Memorandum, ENSR, April 2007.  Hydrogeologic Investigation Technical Memorandum, ENSR, December 2006.
RIA 76E	Basewide Solid Waste	Various areas identified Basewide	Areas of solid waste and/or debris. RIA 76E pertains to solid waste within the subject subparcels of this FOST.	Individual areas to be addressed on a case-by-case basis as necessary to support property transfers.	None.	Phase I EBS, Stone & Webster, November 1996, Table 10-3; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 99	Hangar 1 Radiological Survey	Adjacent to SP-4	Radiological survey.	Proposed NFA (pending issuance of field report and regulatory concurrence). Navy screened for radium use. Clearance letter issued from Radiological Affairs Support Office (RASO). Additional walkover with radiological survey conducted December 4, 2003. Radiation above background levels not detected. NFA pending issuance of Technical Memorandum.	None.	NFA Letter, EA, June 7, 2000.  Radiological Investigation of Former NAS South Weymouth, Navy RASO, August 11, 2003.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 104	Old Swamp River	Adjacent to SP-7	Potential past releases to Old Swamp River.	<p>The stormwater system on the East Mat includes pipelines that end at a headwall. From that headwall, drainage is to north and south tributary ditches that discharge to Old Swamp River.</p> <p>The stormwater system was cleaned as part of a maintenance activity for RIA 39H. Under the EBS program, sediment and surface water samples were collected in the tributary ditches, as documented in the field report for the Downgradient Water Course (DWC). Data were further evaluated with respect to human health and ecological benchmarks as documented in project memoranda.</p> <p>Navy preparing a decision document comparing data to EBS benchmarks.</p>	None for SP-4.	<p>Final Maintenance Action Report for RIA 39H, Foster Wheeler, June 2004.</p> <p>EBS Phase II Field Report, Downgradient Water Course, Stone &amp; Webster, March 2003.</p> <p>EBS Phase II Project Memorandum, Downgradient Water Course – North Tributary Sampling Results Summary, Stone &amp; Webster, June 2003.</p> <p>EBS Phase II Project Memorandum, Downgradient Water Course –South Tributary Sampling Results Summary, Stone &amp; Webster, August 2003.</p> <p>Hydrogeologic Investigation Technical Memorandum, ENSR, December 2006.</p>
RIA 110	Southeast Antenna Field	Adjacent to SP-6	Former antennae field: potential for PAHs and metals in soil and sediment. Active box turtle habitat (state-listed species of special concern).	<p>Phase II EBS sampling and additional samples in March 2004.</p> <p>Navy performed MCP limited removal action (LRA) to address non-CERCLA risk.</p> <p>MCP LRA and Decision Document (pending).</p>	None anticipated.	<p>Draft Human Health Risk Evaluation, EA, August 2004.</p> <p>Draft Ecological Risk Evaluation, Stone &amp; Webster, June 2004.</p>

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 111	Old Hangar 2	Adjacent to SP-4	Potential releases from floor drains in demolished hangar.	Limited floor drain investigation conducted by TtEC in 2003 and 2004. Additional samples collected August 2007. Navy issued a draft decision document and has collected additional samples to close data gaps. Final Decision Document pending sampling results.	None for SP-4.	<p>Final Closeout Report Action Memorandum Maintenance and Mapping Activities for RIA 111, TtEC, March 2006.</p> <p>Final Sampling Plan for West Mat and East Mat Stormwater Drainage Systems, TtEC, March 2007.</p> <p>Results of August 2007 Sampling Events for West Mat and East Mat, TtEC, December 2007.</p> <p>Draft Decision Document, TtNUS, May 2008.</p>
<b>Closed RIAs</b>						
RIA 2C	Runway/ Taxiway Area - Runway Lighting	SP-4	Sparse vegetation between taxiways and runways. Suspected over-use of herbicides at various locations.	NFA (regulators concur).	None.	Final NFA Decision Document, Stone & Webster, October 2002.
RIA 2E	Runway/ Taxiway Area — West of 8-26	SP-4 at west end of E-W runway.	Potential past releases of petroleum products from aircraft operations. Potential petroleum hydrocarbons and lead.	NFA (regulators concur).	None.	<p>Final Decision Document, Stone &amp; Webster, February 2003.</p> <p>Addendum to Final Decision Document, Stone &amp; Webster, June 2003.</p>
RIA 4B	ATC Area — Alleged Waste Disposal	SP-4	Alleged liquid and solid waste disposal.	NFA (regulators concur).	None.	Final Rev. 1 Decision Document, Stone & Webster, January 2004.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 5	GCA Stand (in footprint of Old Hangar 2)	Adjacent to SP-4	Sparse vegetation in and around GCA stand. Cracks in pavement.	RIA 5 redefined as GCA stand only. Slight exceedances of benchmarks in Phase II EBS data did not exceed background. EPA and MassDEP concur on NFA 2005. Data will be used to support closure of RIA 111.	None	Draft Decision Document, Stone & Webster, July 19, 2001.  Project Memorandum, Stone & Webster, January 22, 2004.
RIA 9A	Building 61	Adjacent to SP-5	Final disposition of Building 61 (associated with Building 70).	NFA (regulators concur).	None.	Final Revised Decision Document, Stone & Webster, August 2003.
RIA 9B	Wyoming St. Area - Building 62	SP-5	Final disposition of Building 62 (associated with Building 70).	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, September 2003.
RIA 10B	Hangar 1 — Spills On Apron	Partially in SP-4	Potential past releases of petroleum products from aircraft operations.	NFA (with regulatory concurrence). Human health benchmarks were not exceeded.	None.	Final Decision Document, Stone & Webster, December 26, 2002.
RIA 16	Sewage Lift Station Equalization Tank	Adjacent to SP-4, southwest of Building 117.	200,000-gal sewage tank.	NFA (regulators concur). Phase II EBS results within background levels. The Navy cleaned and closed the tank in accordance with appropriate regulations and was left in place, as it is still an overflow tank for the current system. Groundwater sampled in Fall 2002.	None.	Final Removal Action Report, CTO-48-27, Foster Wheeler, May 2002.  Final Decision Document, Stone & Webster, April 14, 2003.  Addendum to Final Decision Document, Stone & Webster, September 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 20	Transportation Garage Building 15	SP-4	Approximate 20-gal hydraulic oil spill.	NFA (regulators concur). Spills managed per SPCC plan.	None.	<p>Phase I EBS, Stone &amp; Webster, November 18, 1996.</p> <p>Final Phase II Work Plan, Screening Matrix, Stone &amp; Webster, October 1998.</p> <p>EBS NFA letter, January 18, 2002.</p>
RIA 24	Ordnance Shop (former Building 50)	SP-4	<p>Presence of oil/water separator connected to leach field.</p> <p>Arsenic, iron, and manganese exceeded EBS benchmark criteria; however, none are present at concentrations that exceed background conditions.</p>	NFA (regulators concur). Removal action completed under Various Removal Action program. Additional sampling conducted in Fall 2002 to obtain confirmatory sample data. In December 2003, septic system was closed in accordance with Title V MassDEP regulations.	None.	<p>Removal Action for Building 50, Floor Drain and Oil/Water Separator Closure, Foster Wheeler, January 1999.</p> <p>Septic System Closure Report, Foster Wheeler, July 1999.</p> <p>Final Decision Document, Stone &amp; Webster, February 19, 2004.</p> <p>Septic System Closure Report, Foster Wheeler, February 4, 2004.</p>
RIA 31	Fire Protection Pump House	SP-4	Acid staining and pitting beneath battery rack.	NFA (regulators concur).	None.	<p>Phase I EBS, Stone &amp; Webster, November 1996.</p> <p>Final Phase II Work Plan Screening Matrix, Stone &amp; Webster, October 1998.</p> <p>EBS NFA list, January 2002.</p>

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 32	Non-Potable Water Supply	SP-4	40,000-gallon Underground Storage Tank (UST) used to store water for fire protection system ("Building 84").	NFA (regulators concur).	None.	Phase I EBS, Stone & Webster, November 1996.  Final Removal Action Report RIA 95A, 56, 7A, 36, 55C, 96A, Deluge Tank and BBQ Pit/Incinerator Area (R1), Foster Wheeler, May 2002.  RIA 32 NFA Memo, Stone & Webster, December 2002.
RIA 34	Marine Hot Refueler Area Building 143	SP-4	Area of sparse vegetation, dark on historical aerial photos.	NFA (regulators concur).	None	Work Plan, Stone & Webster, January 2002.  Final Decision Document, Stone & Webster, September 30, 2003.
RIA 37	Courier Station Building 225	SP-3	Storage of hazardous materials on bare ground.	NFA (regulators concur).	None	Work Plan, Stone & Webster, January 2001.  Final Revised Decision Document, Stone & Webster, July 2003.
RIA 39A/G	East Mat — Stained and Non-Stained Pavement	SP-3	Sampled at clean locations as a baseline to compare other East Mat areas.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, January 2004.
RIA 39B	East Mat — Construction Debris Area	SP-3	PAHs in groundwater exceeded Phase II EBS human health risk benchmarks. Elevated chromium and vanadium in soil. Groundwater is addressed under RIA 39C.	NFA with EPA and MassDEP concurrence. Additional sampling conducted Fall 2002 confirmed NFA warranted.	None.	Final Decision Document, Stone & Webster, January 2004.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 39C	East Mat — Groundwater	SP-3	Potential for spills and hazardous waste storage.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, January 2004.
RIA 39E	East Mat — Long-Term Storage Area	SP-3	Lead, chromium, and arsenic in groundwater exceed Phase II EBS human health benchmarks and background values.	NFA with EPA and MassDEP concurrence. No COPCs identified in soil.	None.	Final Decision Document, Stone & Webster, June 2004.
RIA 39F	East Mat — Near Catch Basins	SP-3	Beryllium in subsurface soil exceeds Phase II EBS human health benchmark and background value.	NFA with EPA and MassDEP concurrence. Navy conducted additional sampling in Fall 2002 to assess beryllium and replace rejected VOC data.	None	Final Decision Document, Stone & Webster, January 2004.
RIA 39H	East Mat — Material in Catch Basins	SP-3	Sampled catch basins in a proactive effort to screen the material for disposal.	NFA (regulators concur).  Navy evaluated and cleaned catch basins and stormwater lines in Summer 2003 as a maintenance action.  Technical Memorandum documented evidence supporting the NFA decision.	None.	Phase II EBS Field Report, Stone & Webster, June 3, 1999.  Final Maintenance Action Report for RIA 39H, Foster Wheeler, June 2004.  Technical Memorandum, RIA 39H, TtNUS, October 2007.
RIA 40	Aircraft Washrack Facility – 55 gallon drum	SP-3	A 55-gal drum was labeled "transformer oil."	NFA (regulators concur). Material Safety Data Sheet (MSDS) documents that the oil was PCB-free. Drum removed.	None.	Phase I EBS, Stone & Webster, November 18, 1996.  Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.  EBS NFA list, EA, January 18, 2002.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 41	Aircraft Washrack Facility – Abandoned UST	SP-3	Abandoned 6,000-gal UST (Tank No. 45) formerly used to store detergent.	UST removed as various removal action in 1997. Sampling conducted in Summer 2003. Data showed no evidence of a release. Additional data were collected late Summer 2004. Navy issued responses to comments on the Decision Document concluding NFA required. EPA and MassDEP concurred with NFA.	None.	Closeout Report for UST and AST Removals, Foster Wheeler, April 2001.  Memorandum RE: RIA 41, Stone & Webster, February 2003.  Final Decision Document, Stone & Webster, November 2004.  Decision Document Addendum – Responses to EPA and DEP Comments, TtNUS, February 2008.
RIA 77	Basewide USTs - Leak Test Not Performed	Various areas basewide	Base Closure Program - removed all USTs including those listed in the EBS Phase I Tables 10-4 and 10-5. If releases were noted, tanks were moved to the petroleum site program.	NFA (regulators concur).  All USTs identified have been addressed.	None.	EBS NFA letter, EA, January 2002.
RIA 78A	Basewide USTs – Removal Not Documented – UST No. 12 at Building 41	SP-4	Undocumented UST removal.	NFA (regulators concur). No analyte exceedances were detected.	None	Final Decision Document, Stone & Webster, October 23, 2002.
RIA 78B	Basewide USTs – Removal Not Documented – UST No. 44 at Building 140	Adjacent to SP-4	Undocumented UST removal.	NFA (regulators concur). UST survey of March 1997 provided no confirmation of proper closure. Further sampling conducted during Fall 2002.	None	Final Decision Document, Stone & Webster, September 30, 2003.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 79	Basewide Asbestos	Various locations Basewide	Presence of asbestos-containing materials (ACMs)	NFA under the EBS program (regulators concur). Ongoing evaluations and abatements for individual locations required as necessary in accordance with DoD policy.	None.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.  EBS NFA list, EA, January 2002.
RIA 80	Basewide Lead-Based Paint (LBP)	Various locations Basewide	Presence of LBP (or potential presence).	NFA under the EBS program (regulators concur). Ongoing evaluations and abatements for individual locations required as necessary in accordance with DoD policy.	None.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.  EBS NFA list, EA, January 2002.
RIA 89	Courier Station	SP-3	Septic system closure.	NFA (regulators concur). Navy sampled, pumped out, and demolished septic system in June 1999.		Phase I EBS of November 18, 1996; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.  Draft Closeout Report for Septic System, Foster Wheeler, July 15, 1999.  EBS NFA letter, EA, January 18, 2002.
RIA 95B	PCB Storage/Use Building 74	SP-4	PCB testing recommended by EPA and MassDEP.	NFA (with regulator concurrence). Time-Critical Removal Action was started and then revoked because there was no release to the environment (just to the concrete). Citric acid used to extract PCBs from concrete. Sampling confirmed PCBs successfully removed.	None.	Final Closeout Report for the Final Time Critical Removal Action for Building 74, Foster Wheeler, August 13, 2000.  Final Decision Document, Stone & Webster, April 14, 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 95C	PCB Storage/Use Building 16	SP-4	Former PCB-containing transformers in basement.	NFA (with regulator concurrence). In Fall 2001, the Navy completed a removal action to close the floor drains and document their discharge to the storm water system. Confirmatory sample results indicate that existing conditions are representative of background and do not pose a hazard.	None.	Final Removal Action for RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste Report, Foster Wheeler, May 2002.  Final Decision Document, Stone & Webster, April 14, 2003.
RIA 96A	TACAN - Jet Engine Test Stand NW	SP-4	Sampling recommended by EPA and MassDEP based on experience at other Bases.	NFA (regulators concur). Test pit excavated along floor drain showed drainage to TACAN Outfall. No staining or headspace readings observed. Drain cleaned as part of TACAN Outfall removal action.	None.	Final Removal Action Report RIA 95A, 56, 7A, 36, 55C, 96A, Deluge Tank and BBQ Pit/ Incinerator Area (R1), Foster Wheeler, May 1, 2002.  Final Decision Document, Stone & Webster, January 22, 2003.
RIA 96B	TACAN – Jet Engine Test Stand SE	SP-4	Sampling recommended by EPA and MassDEP based on experience at other bases.	NFA (regulators concur).	None.	Final NFA Decision Document, Stone & Webster, January 2003.
RIA 101	East Street Gate Area	Adjacent to SP-4	Possible disposal site of former runway lighting.	NFA (regulators concur).  Navy has confirmation that the power isolation transformers are non-PCB.	None.	Final NFA Decision Document, Stone & Webster, October 2003.  Project Memorandum East Street Gate Cables/Transformer Testing, Stone & Webster, July 2003.

<b>EBS RIA</b>	<b>Description</b>	<b>Location</b>	<b>Site Concern</b>	<b>Status</b>	<b>Restrictions</b>	<b>References</b>
RIA 105	Runway/ Taxiway Area	Adjacent to SP-5	In old aerial photographs, two areas interpreted as concrete pads (now gone) are visible near Taxiway C on the east side of the stream.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, January 2003.
RIA 106	Fire House (Building 96)	Adjacent to SP-4	Potential petroleum hydrocarbons and antifreeze in floor drain system.	NFA (regulators concur). Various Removal Action completed for floor drains in May 2000. Confirmatory sample results did not exceed MCP RCS-1 criteria.		Removal Action Report for Floor Drain, Foster Wheeler, April 2001.  Closeout Report for AST West of Fire Station, Foster Wheeler, April 2001.  Final Decision Document, EA, June 2004.
RIA 112	West Mat Stormwater Drainage System	SP-4	Abandoned storm drainage system for the decommissioned West Mat.	The Navy conducted a limited floor drain/storm drain investigation in 2003 and 2004 and also cleaned out storm drains as part of the RIA 112 and TACAN outfall maintenance action. Additional samples collected August 2007. Navy issued draft Decision Document in June 2008. Additional samples collected in July 2008.  Final Decision Document pending July 2008 sampling results.	None.	Final Closeout Report for West Mat Stormwater Drainage System Remediation, TtEC, April 2005.  Final Sampling Plan for West Mat and East Mat Stormwater Drainage Systems, TtEC, March 2007.  Results of August 2007 Sampling Events for West Mat and East Mat, TtEC, December 2007.  Final Decision Document, TtNUS, September 2008.

**ENCLOSURE (7)  
RESPONSIVENESS SUMMARY  
DRAFT FINDING OF SUITABILITY TO TRANSFER (FOST)  
PARCELS SP-1 THROUGH SP-8 (APPROXIMATELY 355 ACRES),  
FORMER NAVAL AIR STATION (NAS) SOUTH WEYMOUTH,  
WEYMOUTH, MASSACHUSETTS**

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**INTRODUCTION**

This Responsiveness Summary contains the Department of the Navy's responses to comments that were received on the July 2008 Finding of Suitability to Transfer (FOST), Parcels SP-1 through SP-8 (approximately 335 acres), Former Naval Air Station South Weymouth, Weymouth, Massachusetts.

Public Notice of the Navy's intent to sign this FOST was provided in the *Patriot Ledger* on July 30, 2008, in the *Weymouth News* on July 30, 2008, and in the *Rockland Mariner/Standard* on August 1, 2008. The public comment period was held from July 30, 2008 to August 29, 2008. The following comments were received during the comment period (complete copies of the comments are attached at the end of this Responsiveness Summary):

Letter to Brian Helland, Navy, BRAC Program Management Office NE, from Kymberlee Keckler, Remedial Project Manager, U.S. EPA re: Finding of Suitability to Transfer (FOST) Parcels SP-1 through SP-8, dated August 22, 2008.

Letter to Brian Helland, BRAC PMO, Northeast, from David Chaffin, Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup, re: Finding of Suitability to Transfer eight Parcels (SP-1 through SP-8), MassDEP RTN 4-3002621, dated August 18, 2008.

Comments via email to Navy from David Chaffin, MassDEP, dated September 12 and 22, 2008.

Letter via email to David Barney, Navy Caretaker Site Office, from Mike Bromberg, Rockland, MA, re: Draft FOST 5 Comments, dated August 29, 2008.

Letter via email to Dave Barney and Brian Helland, Navy, from Anne Hilbert, dated August 28, 2008.

Letter via email to Navy BRAC Program Management Office, Northeast, from Mary Parsons, Rockland, MA, dated August 29, 2008.

Letter via email to Dave Barney, Navy, from Beth and Phil Sortin, Abington, MA, dated August 28, 2008.

## **EPA COMMENTS**

### **Letter Comments**

1. Thank you for the opportunity to review the draft *Finding of Suitability to Transfer (FOST) Parcels SP-1 through SP-8 (Approximately 355 acres)* for the Former Naval Air Station South Weymouth, Weymouth, Massachusetts dated July 2008. The FOST appears to be generally in compliance with the requirements of CERCLA 9620(h) for property transferred by federal agencies and appropriately inventories the relevant environmental investigations/sites located within and adjacent to the eight subparcels. Detailed comments are provided in Attachment A.

**Response:** Comment noted. Please see the responses to the specific comments below.

2. As previously indicated, EPA does not consider the Rubble Disposal Area ("RDA") suitable to transfer because the institutional controls ("ICs") as required by the 2003 Record of Decision ("ROD") are not yet in place. EPA believes that the ICs are necessary to ensure that the landfill cap is not disturbed and that the groundwater is not extracted.

**Response:** The Navy concurs that the suitability to transfer the RDA is dependent on the establishment of the ICs in accordance with the ROD as specified in the LUC RD/IP. To allow sufficient time for review and completion of the LUC RD/IP, the Navy has removed the RDA from FOST 5A and plans to include the RDA in FOST 5B, to be completed later in 2008.

3. Please indicate that this document represents FOST 5A. Since other parcels that are part of FOST 5 will be transferred at a later date as part of FOST 5B (and possibly FOST 5C), the record will more clearly show that the FOST 5 parcels were transferred in several components.

**Response:** Text will be added to Section 1.0, Purpose, which discusses the sequencing of the transfer of the various parcels grouped in FOST 5. Note that the FOSTs have been referred to by number (e.g., FOST 5A) for convenience; the FOSTs are formally known by the parcels included. Thus FOST 5A is formally known as Finding of Suitability to Transfer Parcels SP-1 through SP-8; FOST 5B will be formally known as Finding of Suitability to Transfer Parcels SP-x through SP-xx. The figures have been changed to show FOST 5A acreage.

4. The FOST document is obfuscated by the inclusion of irrelevant information. The FOST should only include information related to the subparcels SP-1 through SP-8 that are suitable for transfer.

**Response:** This FOST document follows the Navy BRMM guidance [see FOST R.S.] and contains information Navy believes relevant to a property transfer document. Please see the responses to specific comments below.

5. One component that had consistently been included in previous FOSTs at South Weymouth is a section of subparcel narratives. While there may be some redundancy between the information in the Table in Section 2.1 and these summaries, they would help communicate the suitability of transfer. One example of the information missing from this FOST that could be included in the subparcel summaries is the buffer width around each site where the investigation is not yet complete (e.g., RIA 111, RIA 104, RIA 110, RIA 62, West Gate Landfill, RIA 88/82/33). RIA 111, for example, is located within the SP-4 boundary but is apparently excised from the subparcel. In order for SP-4 to be deemed suitable for transfer while an active investigation is occurring within its footprint, the buffer around RIA 111 should be clarified and a narrative should explain that the investigation does not preclude transferring SP-4. Please add a narrative for each subparcel in the FOST.

**Response:** Where applicable, information concerning buffers around sites where investigations are not yet complete will be added to Enclosure (1), Table 1, Environmental Sites, and cross referenced to further details on specific sites in the appropriate enclosure; e.g. the information on RIA 111 in Enclosure (6).

6. The Main Gate Encroachment Area is located adjacent to SP-1, as noted in Enclosure (1) Table 1. Because the site is currently under investigation, the FOST should recognize any potential ramifications for SP-1, based on the potential for migration of COC/media from the Main Gate Area to SP-1.

**Response:** Information from the recently submitted Field Report (TtNUS, 2008) for the Main Gate Encroachment Area will be added to the SP-1 information in Enclosure (1), Table 1.

7. As noted in the Table in Section 2.1, AOC 3 is located within SP-4. Table 1 of Enclosure (1), however, does not list AOC 3. Please add AOC 3 to Enclosure (1).

**Response:** AOC 3 is included in the SP-4 portion of Enclosure (1), in the TACAN Outfall Area, Table 1, on page 14.

### **Specific Comments**

1. p. 2, §2.1: In the first sentence, should “a previous FOST” be changed to “this FOST?”

**Response:** The sentence will be revised to clarify that Figure 2 shows not only the parcels included in this FOST, but also indicates property within the Base boundary that has been or is proposed for transfer based on earlier FOST documents and remaining Navy-owned property.

2. p. 3, Table: The RDA (IR Site 2) and the Southeast Antenna Field (RIA 110) are listed in this table along with other “closed” environmental sites. Neither of these sites has been closed. The RDA site must have the ICs in place and a decision document is needed for the Southeast Antenna Field before the parcels (SP-6 and SP-7) can be transferred.

**Response:** The Navy agrees. The two sites, the RDA and RIA 110, have been removed from FOST 5A and will be included in FOST 5B to allow adequate time to complete the remaining actions needed to close the two sites.

3. p. 6, §3.1.1: As stated earlier, EPA does not consider the RDA suitable to transfer because the ICs are not yet in place. The ICs are necessary to ensure that the landfill cap is not disturbed and that the groundwater is not extracted.

Remove “not because the FOST properties are contaminated, but” from the fourth sentence of the fifth paragraph.

**Response:** Comment noted. Please see the Response to Letter Comment No. 2.

The phrase noted in the comment will be removed and the subsequent phrase revised to: “...to ensure that activities on the FOST parcels, which have been determined to be suitable to transfer,”

4. p. 7, §3.1.2: The fourth and fifth paragraphs refer to AULs in connection with two MCP sites within 200 feet of the FOST subparcels. Please specify whether the AUL is a notice or a grant of environmental restriction.

**Response:** The two AULs discussed in this section are standard MCP AUL notices.

5. p. 9 of 17: EPA has not concurred on a No Further Action Decision Document (“NFADD”) for RIA 110 because one has not been submitted for review yet. It is EPA’s current understanding that a draft NFADD would be submitted after the Navy completes a removal action in accordance with the MCP. It appears that RIA 110 may need to be part of FOST 5B (or 5C) if the field work and necessary documentation are not completed very soon.

RIAs 10C, 11, 33, 62, 76E, 99, 104, 111 and 112 cannot be transferred until decision documents are completed for each site. It is EPA’s understanding that RIAs 10C, 11, 33, 99 will be part of FOST 6, so it is unclear why they are included in this document.

As discussed on August 18, 2008, RIAs 62 and 104 will likely need to be part of FOST 5B (or 5C) after the necessary documents are completed.

**Response:** Comment noted. The Navy has removed RIA 110 from FOST 5A and plans to include this site in FOST 5B.

As the text in Section 3.1.4 states, RIAs 10C, 11, 33, 62, 76E, 99, 104, and 111 are mentioned because they are located within 200 feet of the FOST 5A parcels and there are actions to be completed to close these RIAs. RIA 112 is included in FOST 5A; RIAs 62 and 104 will be included in FOST 5B. RIAs 10C, 11, 33, and 99 will be included in FOST 6. As noted in the text, RIA 76E will be closed once all property has been transferred, e.g. after FOST 6 is completed.

6. p. 10, §3.1.8: The first paragraph contains contradictory information. The second sentence states that detailed information is not available regarding the past use of pesticides. The fifth sentence states that no records were found prior to 1987. However, the seventh sentence implies that past applications were “in accordance with manufacturer specifications for normal upkeep of the facility.” Please clarify or delete this last sentence.

**Response:** The text for this section has been revised and clarified, as follows: “Pesticides and herbicides were applied at the Base as part of routine facility maintenance throughout its operational history. Specific records on pest management prior to 1987 were not found, although activity personnel interviewed as part of the Phase I EBS confirmed that pesticides were routinely used at NAS South Weymouth prior to 1987 (Stone and Webster, 1996). After 1987, pesticides and herbicides were applied and handled in accordance with the Pest Management Plan developed as part of the September 30, 1987, Natural Resources Management Plan, which was updated in 1992 and reviewed by EPA (Stone and Webster, 1996). In the summer, the facility sprayed regularly with malathion for mosquitoes. Other routine treatments occurred at food handling establishments and residential units.

EPA conducted a Pesticide Use Investigation on August 8, 1993, at NAS South Weymouth. As part of the investigation, EPA reviewed the Pest Management Plan and inspected the pesticide storage area in Building 10. EPA did not cite any areas of concern as a result of the inspection (Stone and Webster, 1996).

In 1998 the Navy collected wipe samples from walls and floor to test for the presence of pesticides inside the storage area of Building 10. As a result, the Navy first washed, and subsequently removed the tile flooring in the pesticide storage area and in an adjacent office which was not used for pesticide storage (Foster Wheeler, 1999). Additional information on the Building 10 pesticide storage area is presented in Table 1).

Residual concentrations of pesticides typically used for residential and commercial applications during the time the Base was operational are present in environmental media on the Base, primarily in surface soil and sediment. Thousands of samples collected as part of the environmental investigations performed for the IR Program, AOC investigations, EBS Phase II, MCP, and the background study (Stone and Webster, 1998) have been analyzed for pesticides. Generally, pesticides have been detected at both site and background locations at levels that are likely to be a result of normal application in accordance with manufacturer specifications for upkeep of the facility, rather than a result of overuse, spills, or historical waste disposal. When pesticides have been detected at levels that suggested potential spills, waste disposal, overuse or accumulation in sediment from runoff, or waste disposal might have occurred, they have been addressed as part of the individual sites, AOCs, or RIAs.

Vegetation at the Base was controlled primarily through mowing, except in some areas such as around runway lighting equipment. As part of the Phase II EBS, the Navy identified and targeted areas most likely to have potentially received excess herbicides in its investigation of EBS RIA 2C (suspected overuse of herbicides around runway lighting areas) in order to assess a “worst case scenario”. Based on the

sampling results for RIA 2C, and as summarized in Encl. (6), the Navy and regulators concurred that no action was required to address overuse of herbicides.”

7. p. 11, ¶3: As discussed earlier, EPA does not agree that the RDA remedy is in place. Please delete the second sentence.

**Response:** The sentence will be deleted from this paragraph. The first sentence will also be deleted as the Navy has removed the RDA from FOST 5A and plans to include the site in FOST 5B.

8. p. 11, ¶4: Please delete this paragraph as AOC Hangar 1 is part of FOST 6 and therefore not relevant to this document.

**Response:** Consistent with the BRMM guidance, the information included in Section 3.1 provides a notice to the recipient of the transferred property regarding Navy's past use of materials of environmental concern. While AOC Hangar 1 is not being transferred as part of FOST 5A, the site is adjacent to parcels included in FOST 5A; information regarding sites adjacent to the FOST 5A parcels is included as part of all FOST documents for NAS South Weymouth.

9. p. 13, §3.1.17: The ICs in the ROD also required prevention of human exposure to groundwater. EPA does not agree that “all remedial actions have been taken” because the required ICs are not in place. As a result, EPA does not believe that the RDA site is suitable for transfer.

**Response:** Please see the Response to General Comment 2. The second paragraph in §3.1.17 has been removed.

10. p. 14, §3.2.3: As discussed earlier, EPA does not agree that all remedial action necessary to protect human health and the environment with respect to hazardous substances remaining on the subject parcels has been taken. EPA believes that additional actions are required to ensure that the required ICs are in place at the RDA. This comment also applies to page 16, Section 3.2.8, paragraph 2.

**Response:** Please see the Response to General Comment 2.

11. p. 14, §3.2.4: The section should clarify that EPA will also maintain access to the property.

**Response:** Section 3.2.4 pertains exclusively to the GRANTOR's (e.g. Navy's) reservation of access. EPA is provided access to the property under the terms of the Federal Facility Agreement. As stated in Section 3.1.16, the terms of transfer shall not affect the rights or obligations of the parties to the FFA.

12. p. 15, §3.2.5: Should “Section 3.2.3” be changed to “Section 3.2.5?”

**Response:** This reference will be corrected as noted.

13. p. 15, §3.2.6: Should “Section 3.2.4” be changed to “Section 3.2.6?”

**Response:** This reference will be corrected as noted.

14. p. 16, §3.2.7: Should “Section 3.2.5” be changed to “Section 3.2.7?”

**Response:** This reference will be corrected as noted.

15. p. 16, §3.2.8: Remove “not because the FOST properties are contaminated, but” from the sixth sentence of the first paragraph.

**Response:** The phrase noted in the comment will be removed and the subsequent phrase revised to: “to ensure that activities on the FOST parcels, which have been determined to be suitable to transfer,”

16. Figure 1: The legend indicates that a solid black feature represents a building. However, the runways and the entire east mat are also depicted in solid black. Please correct.

**Response:** The figure has been revised to better show the runway, East Mat and building features.

17. Enclosure 1: On page 15, RIA 110 and IR Site 2 should be ECP Category 6 instead of 4 because the response actions have not yet been implemented.

**Response:** The Navy has removed RIA 110 and the RDA (IR Site 2) from FOST 5A and plans to include both sites in FOST 5B.

18. Enclosure 3: It does not appear necessary to list all of the IR sites here as they are not relevant to Parcels SP-1 through SP-8. EPA recommends that you limit this table to only those parcels germane to this FOST.

**Response:** All FOSTs for NAS South Weymouth include information on environmental sites adjacent to the parcels being transferred to fully disclose pertinent information on environmental sites and conditions.

19. Enclosure 3: On page 2 of 5, the FOST notes that Feasibility Studies ("FS") are required for Buildings 81 and 82. Please briefly describe why the FSs are needed.

**Response:** The statement "FS required" will be removed from the entries for Buildings 81 and 82 since the RI report has not yet been finalized for each site.

20. Enclosure 5: On page 4 of 6 for AOC 61, under the Status column, the second paragraph states: "Additional samples were collected in 2007." Please add "and 2008" to recognize the supplemental sampling in the wetland area adjacent to the TACAN Outfall.

**Response:** The suggested text will be added.

21. Enclosure 6: It does not appear necessary to list the transferred RIAs here as they are not relevant to this FOST document. EPA recommends that you delete parcels germane to subsequent FOSTs.

Final decisions are needed for RIAs 62, 104, 111, and 112 before EPA can agree that these subparcels are suitable to transfer.

**Response:** The list of transferred RIAs will be removed from Enclosure (6) as these sites are discussed in other enclosures in the document.

Enclosure (6) lists RIA 62, 104, and 111 as active sites since they are adjacent to parcels included in FOST 5A. Navy plans to complete the necessary documentation and include these three sites in FOST 5B. Navy plans to complete and close out RIA 112 (noted in Enclosure (6) in the group of closed RIAs) prior to finalization and signing FOST 5A.

## **MASSDEP COMMENTS**

### **General Comments**

1. MassDEP cannot complete a review of the FOST without conducting an onsite inspection of the FOST parcels to verify site conditions and review the assigned ECP categories. Please coordinate with MassDEP to schedule an inspection.

**Response:** Navy provided MassDEP with large-scale maps of all FOST 5A parcels on August 18, 2008, for use in the noted parcel inspections. The inspections can be completed by MassDEP at their convenience, by coordinating with the Caretaker Site Office.

2. Since initiation of construction activities on previously transferred base property in 2007, a significant increase in human traffic, both authorized (e.g., construction workers) and non-authorized (e.g., people curious about construction), has been observed on the base. The imminent transfer of the FOST 3 and FOST 4 areas and the near-term transfer and/or lease of the FOST 5 and FOST 6 areas is expected to accelerate this trend, further increasing the opportunity for human exposure to the active environmental sites on the base. To address this increasing concern, the Navy should now secure all of the remaining active environmental sites that pose known or potential unacceptable risks via surface media, including the West Gate Landfill, Sewage Treatment Plant, and AOC 55C, using a physical barrier (e.g., an 8-foot-high chain-link fence with locking gates) and warning signs, and these security measures should be maintained until necessary investigations and remedial actions have been completed. For similar reasons, warning signs should be posted along the perimeters of all the other remaining active environmental sites that pose known or potential risks via relatively inaccessible media (e.g., sediment, subsurface soil, and groundwater) until necessary investigations and remedial actions have been completed.

**Response:** Site security on transferred property as well as leased property will be the responsibility of SSTTDC per the terms of the transfer deeds and pending Lease in Furtherance of Conveyance. SSTTDC will be responsible for submitting a Site Control Plan or similar plans or documents that will specify the access controls it will establish for all environmental site and development work, including but not limited to, fencing, temporary fencing, signage, flagging, cones, security patrols, or other. The plan must be submitted within 30 days of execution of the lease and implemented no later than 45 days after receipt of agency comments on the plan.

#### **Specific Comments**

1. Section 1.0, Second Paragraph: The reference to Section 3.3 should be changed to Section 3.2.

**Response:** The reference will be corrected.

2. Sections 2.1 and 3.1.4: RIA 5 and RIA 2A should be deleted from these summaries because RIA 5 and RIA 2A are not included in the FOST parcels (e.g., refer to Figures 6 and 7 in Enclosure 1).

**Response:** RIA 2A and 5 will be removed from the table in Section 2.1 and Section 3.1.4.

3. Section 3.1.1: As acknowledged here and elsewhere in the FOST, implementation of the remedy for the Rubble Disposal Area (RDA) is incomplete. Accordingly, the RDA should not be included in a FOST until the remedy has been fully implemented.

**Response:** The Navy has removed the RDA from FOST 5A and plans to include the site in FOST 5B to allow adequate time to complete the remaining actions needed to close it.

4. Section 3.1.2: The Jet Fuel Pipeline Site (RTN 3-16598) should be identified in this discussion of petroleum sites (e.g., refer to Figure 4 of Enclosure 1).

**Response:** Since RTN 3-16598E is within SP-4 as shown on Figure 4 and Enclosure (1) Table 1, information regarding this portion of the Jet Fuel Pipeline Site will be added to Section 3.1.2 and Enclosure (4), Summary of Petroleum Sites.

5. Section 3.1.4: As acknowledged here and elsewhere in the FOST, decision documents for RIA 110 and RIA 112 are pending. Accordingly, these RIAs should not be included in a FOST until these decision documents have been submitted to and approved or accepted by EPA and MassDEP.

**Response:** Navy plans to complete and obtain MassDEP and EPA approval of the RIA 112 Decision Document prior to finalization and signing of FOST 5A. The Navy has removed RIA 110 from FOST 5A plans to include RIA 110 in FOST 5B.

6. Section 3.1.8: The discussion of pesticide and herbicide usage should briefly describe the associated storage and preparation activities that were conducted in Building 10 (located in Parcel SP-4).

**Response:** The Navy agrees. See Response to EPA Specific Comment 6, and the revised text for Building 10 in Table 1.

7. Sections 3.2.3, 3.2.6, and 3.2.7: The references to other sections should be corrected.

**Response:** The suggested changes will be made.

8. Section 3.2.8: The FOST should not include areas where groundwater restrictions are used to address concerns related to nearby on-going response actions because unevaluated areas and areas where all necessary remedial actions have not been completed should not be deemed suitable for transfer (e.g., refer to Section 3.1.13). In particular, if groundwater pumping from an area could result in an unacceptable risk, then that area should not be considered suitable for transfer. Consequently, the groundwater restrictions presented in this section should be deleted from the FOST, and the boundaries of the FOST parcels should be redefined to provide buffer zones sufficient to ensure that the stated concerns about interference with remedial actions on adjacent property are unlikely to develop.

**Response:** The groundwater restriction language, as cooperatively developed for FOST 3 (Navy letter to EPA dated June 4, 2007), and included in FOST 4, will also be included in this FOST. See also the Response to EPA Specific Comment 15.

#### **Enclosure 1 – Tables and Figures**

1. Table 1, Page 2, and Table 2, Page 1: RIA 39D (RTN 3-23251) should not be listed in these tables because it is not included in any of the FOST parcels (e.g., refer to Figure 5 in Enclosure 1).

**Response:** RIA 39D (RTN 3-23251) will be removed from Tables 1 and 2. This site is adjacent to parcel SP-3, as noted in Section 3.1.2 and Enclosure (4).

2. Table 1, Page 3: The FOST should briefly describe the facts supporting the Navy's determination that Building 10 (former pesticide shop) does not include a floor drain, and the associated documentation (e.g., a February 9, 2004 project memorandum prepared by Stone & Webster) should be cited in the FOST.

**Response:** The Navy concurs. Table 1 has been edited to include a better description of Building 10, as well as its use as a pesticide storage area. Although the Phase I EBS originally reported that there was a floor drain in the pesticide storage area of Building 10, the Navy confirmed during a subsequent site walk that there was no floor drain present. The suspected floor drain was the cover of a valve-control box associated with the potable water piping in Building 10. This is reported in the cited project memorandum, which has been added to Table 1 and Enclosure (2). See also the Response to EPA Specific Comment No. 6.

3. Table 1, Parcels SP-4 and SP-8: The potential presence of pesticides in soil beneath wood structures should be addressed in the FOST. In particular, if available records are insufficient to assess the presence or potential risks posed by pesticides in soil beneath these structures, a representative sampling program may be required to support the conclusion that areas covered by these buildings are suitable for transfer.

**Response:** The EBS process was used to identify potential areas of environmental concern that required investigation. While pesticides were used at the base, the EBS data collection and regulatory review process did not identify information indicating a specific concern with pesticides in soil associated with wooden structures. No information related to use of pesticides around wooden structures was found that

resulted in identifying an EBS review item that required further investigation. See also the Response to EPA Specific Comment No. 6.

4. Figures 2, 3, and 6 should be revised to indicate that the Tile Leach Field site is not part of Parcel SP-4 (e.g., refer to Section 3.1.1 of the FOST).

**Response:** The three figures will be revised; the Tile Leach Field Site is adjacent to Parcel SP-4, as indicated in Enclosure ((3).

5. Figures 2 and 6: The limits of RIA 62 should be revised to indicate that the subsurface portion of the French Stream that underlies the west end of Runway 8-26 is part of RIA 62.

**Response:** RIA 62, French Stream, was identified as part of the EBS Phase I survey; additional investigations focused on sediment and surface water as indicated in the Phase II EBS Work Plan. Thus all RIA 62 investigations, including the Basewide Assessment Technical Memoranda, have focused on the open channel portions of the stream. The culverted portion of the stream was included in area encompassed in the West Mat and East Mat storm drainage systems work. In August 2007, subsurface soil samples were collected from areas identified as possible cracks or breaks in the drain lines based on video inspections completed as part of the storm drainage system jet cleaning operation completed in 2004. The subsurface soil samples, including a sample collected near the culverted portion of the stream are evaluated in other documents. Any groundwater infiltration to either the culverted section or open channel portions of French Stream would have been addressed by the surface and sediment sampling conducted for RIA 62. Figures 2 and 6 will not be changed.

6. Figure 4: The label associated with the AVGAS site should be corrected (RTN 3-19064 rather than RTN 3-16094).

**Response:** Figure 4 will be revised accordingly.

7. Figure 5: The May 2008 draft remedial investigation report for the Building 81 site indicates that the associated groundwater contaminant plume extends west of Shea Drive at least as far as the east wall of Building 15. Consequently, the boundaries of Parcel SP-4 should be redefined to exclude the full known extent of the Building 81 plume and a conservative buffer zone (at least 200 feet).

**Response:** Based on a review of figures from the draft RI report for Building 81, Figure 5 has been revised to move the eastern boundary to the west side of Shea Drive near the east end of Building 15.

8. Figure 5:

- Building 123 should be identified and labeled.
- The Building 129 label should be revised for readability.
- The Building 14 site (RTN 3-17527) should be labeled.

**Response:** Figure 5 will be revised accordingly.

9. Figure 6 should identify the locations of Building 69, Building 74, Building 119, Building 124, Building 143, and RIA 95B.

**Response:** Figure 6 will be revised accordingly.

### **Enclosure 3 – Summary of Installation Restoration Program Sites**

1. The groundwater restrictions associated with active sites located near the FOST parcels should be deleted from the FOST as explained in Specific Comment 8.

**Response:** Please see the Response to Specific Comment 8.

## Enclosure 6 – Summary of EBS Review Item Areas

1. Page 3, RIA 76E: Prior to transfer, the Navy should reach agreement with the South Shore Tri-Town Development Corporation (SSTTDC) on: (1) the approach that will be used to manage the solid waste on FOST parcels in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST 1).

**Response:** The presence of solid waste does not preclude a finding of suitability to transfer. Table 1 identifies the presence of solid waste in the FOST subparcels, where applicable. The location of solid waste items is pending and will be provided as an enclosure to the FOST as necessary.

2. Page 14, RIA 96A: The FOST should identify the associated decision document.

**Response:** The reference for the January 2003 RIA 96A Final Decision Document will be added to the table and the references.

### **Additional Comments from MassDEP; received via email (September 12 and 22, 2008), after the close of the public comment period**

1. Based on observations, MassDEP suggests that the area bounded by Trotter Road on the north, the 17-35 taxiway on the west, the RIA 34 boundary to the south, and the road immediately east of Building 136 appears to be part of the "Industrial Area" that requires further evaluation before being deemed suitable for transfer. Contrary to the presentation in the FOST, the area does not appear to be part of the West Mat but appears instead to be similar in character to the "industrial area" to the east, where conditions are relatively unknown because of a complex industrial history. MassDEP recommends that this area be deleted from FOST 5A so that a reasonable effort can be made to complete an evaluation of existing information (e.g., aerial photos) or, if necessary, new information provides reasonable assurance that the activities conducted there did not result in a significant release to the environment. Insufficient information about the area is the basic problem (rather than a reason for not seeking additional information); additional information or clarification based on existing information is needed to provide reasonable assurance that the area has been adequately characterized. Alternatively, the deleted area could be limited to the portion of this area outside of the AVGAS site (RTN 3-19064), which appears to be suitable for transfer based on surface observations and the completion MCP work there. In addition, a similar concern extends to the Building 120 footprint and the immediate vicinity (i.e., the area bounded by McClellan Road on the east, Trotter Road on the south, the Building 82 site to the north, and the fence line on the west side of Building 120). On-site observations and a preliminary aerial photo review suggest a complex history of industrial use that warrants additional evaluation.

**Response:** Navy disagrees with MassDEP's opinion that the area described in the comment is not suitable to transfer. The SP-4 areas described above will remain in FOST 5A. Navy notes that this decision is made over objections from MassDEP.

2. Following a walkover of the areas included in FOST 5A, MassDEP noted that solid waste was encountered on all of the FOST parcels. Quantities were substantial in some locations (e.g., AVGAS Site remediation debris) and significant associated safety hazards (e.g., rebar protruding from concrete rubble) were observed at many locations. The solid waste should be addressed as described in Specific Comment 1 on Enclosure 6 of the draft FOST comments (refer to August 18 letter).

**Response:** Comment noted. Navy understands solid waste will be properly addressed during the planned redevelopment of the Base.

3. In a September 22, 2008 email, MassDEP reiterated their initial concern expressed in Specific Comment 5, regarding French Stream. Sediment in the west branch of French Stream, which is currently under investigation and not suitable for transfer (RIA 62), extends into the culvert underlying the west end

of Runway 8-26. Accordingly, the culverted portion of the stream should be considered part of RIA 62 and excluded from a FOST until RIA 62 is closed.

**Response:** Navy stands by the Response to Specific Comment 5; Figure 2 and 6 will not be changed. Navy notes that this decision is made over objections from MassDEP.

4. In a September 22, 2008 email, MassDEP stated that the FOST boundary adjustment on Figure 5 (see Response to Specific Comment 7) appears to be insufficient to address the comment; results from RI samples and previously collected samples indicate that the Building 81 plume extends west of Shea Memorial Drive into the revised FOST area. Accordingly, the eastern boundary of the FOST area should be shifted farther westward to exclude the plume and provide a conservative buffer zone (at least 200 feet).

**Response:** Navy does not agree with MassDEP's suggested change in the adjusted boundary on Figure 5, near Building 81. The Response to Specific Comment 7 stands. Navy notes that this decision is made over objections from MassDEP.

### **MR. BROMBERG'S COMMENTS**

*The following comments from Mr. Bromberg were received on August 29, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.*

1. I believe there needs be some legal mechanism in place so that any of the property within the FOST 5 boundaries that still has remaining remedial issues, will have specific timetables to address these issues in a timely manner. This legal mechanism should prevent the developer from selling any FOST'ed property before all needed remedial actions are complete.

**Response:** All of the property included in this FOST 5A document is environmentally suitable for transfer, conditioned on the requirements, restrictions, conditions, and provisions included in Section 3.2 of the document. These requirements will "run with the land" and have to be met by any future property owners. The legal mechanisms for ensuring that the conditions identified in Section 3.2 of the FOST are met will be in place at the time of transfer. These include the transfer agreements, the deed, the FFA, and CERCLA.

With respect to the timetable, the Site Management Plan (SMP) serves as a management tool for planning, reviewing, and setting priorities for environmental investigative and remedial response activities conducted under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The SMP establishes the schedule for implementation of these investigative and remedial response activities at NAS South Weymouth in accordance with the Federal Facility Agreement (FFA) between the U.S. Environmental Protection Agency (EPA) New England Region and the U.S. Department of the Navy (Navy). The SMP is revised annually in accordance with the FFA to adjust priorities and schedules. The 2008 annual update, SMP Revision 8.0, includes schedules for activities at active sites which are not part of FOST 5A.

2. Section 3.1.17 Records of Decision and Land Use Controls. The Land Use Control Implementation Plan (LUCIP) should be finalized on the RDA or any other site on the base, before it can be included in a FOST.

**Response:** The Navy agrees. To allow sufficient time for review and completion of the LUC RD/IP, the Navy has removed the RDA from FOST 5A and plans to include the RDA in FOST 5B.

3. French's Stream Culvert - Although this section of French's Stream in the FOST is in a culvert, clearly it is connected with the rest of RIA 62. French's Stream waterway needs to be addressed as a whole waterway and not piecemeal. Final investigation of the entire waterway should be complete before any

section of it is included in a FOST. It may be possible that there is contaminated groundwater infiltration in the culvert, which would need to be addressed as part of RIA 62.

**Response:** RIA 62, French Stream, was identified as part of the EBS Phase I survey; additional investigations focused on sediment and surface water as indicated in the Phase II EBS Work Plan. Thus all RIA 62 investigations, including the Basewide Assessment Technical Memoranda, have focused on the open channel portions of the stream. The culverted portion of the stream was included in area encompassed in the West Mat and East Mat storm drainage systems work. In August 2007, subsurface soil samples were collected from areas identified as possible cracks or breaks in the drain lines based on video inspections completed as part of the storm drainage system jet cleaning operation completed in 2004. The subsurface soil samples, including a sample collected near the culverted portion of the stream are evaluated in other documents. Any groundwater infiltration to either the culverted section or open channel portions of French Stream would have been addressed by the surface and sediment sampling conducted for RIA 62.

### **MS. HILBERT'S COMMENTS**

*The following comments are paraphrased from the comments received via email on August 28, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.*

1. The commenter expressed concerns that the recipients of the property may not properly address items for which the Navy has provided notification in the Environmental Conditions and Notifications portion of the FOST document. These items include asbestos, lead paint, pesticides/herbicides, solid waste, mold & fungus, threatened and endangered species, petroleum products, or derivatives.

**Response:** The items mentioned in the comment are discussed in the FOST because property transfer documents are intended to notify the recipient of the property of all known environmental conditions. While the list of issues seems large, the Base is a large property with an industrial history, and the notification is provided to ensure that the property recipient is aware of past activities and the possible presence of such conditions (such as old piping) that do not pose a risk to human health or the environment, but could under different conditions. These issues may be encountered and must be addressed as part of any development project where old industrial buildings and infrastructure exist. Any abatement actions required as part of development activities must be performed by personnel licensed as asbestos inspectors, and asbestos and de-leading contractors, workers, supervisors, etc. As these are Massachusetts licensing requirements, the work must be performed in conformance with those requirements and standards as well as OSHA standards.

2. The list of hazardous substance and petroleum products stored, released, or disposed from 1940 through the 1990's is alarming.

**Response:** The list appears formidable. However, the Navy has taken a very conservative approach in preparing the list. The Navy has included contaminants of potential concern that had been detected at various environmental sites but that may not be present as the result of true releases of reportable quantities of hazardous substances or did not result in unacceptable risk to human health or the environment. The Navy has opted to err on the side of overestimation to address the CERCLA 120(h) notification requirements.

3. Concern about groundwater restrictions on parcels SP-3, SP-4, and SP-8.

**Response:** The discussion in Section 3.2.8 refers to an interim groundwater restriction to ensure that future activities on transferred parcels would not impact active investigations at sites adjacent to those parcels. The text in this section has been clarified, per response to EPA Comment 15. This interim restriction is cross-referenced in Enclosure 3 in the restriction column for IR Sites 1, 9, 10, and 11.

4. Concern about the 'Site Concern' and 'Restrictions' information provided in Enclosure 6 about the former antenna field (RIA 110) in parcel SP-6.

**Response:** The Navy has removed RIA 110 from FOST 5A and plans to include the information in Enclosure 6 of FOST 5B. Consistent with the format used in other FOST documents, the 'Site Concern' information indicates the reasons why a site was identified for further investigation. In the case of RIA 110, polycyclic aromatic hydrocarbons (PAHs) and metals were possibly present in soil and sediment. The 'Status' column indicates the actions taken by the Navy to address this concern. No 'Restrictions' are indicated because a limited removal action has been performed to remove some surface soil containing PAHs and metals. Because the area is a box turtle habitat, the area was checked for turtles before the removal action was performed, to ensure their protection.

5. The commenter is disturbed by a Navy comment [from minutes of a November 19, 1998, SSTDC meeting] suggesting that SSTDC consider creative ways to meet CERCLA requirements and address environmental concerns using remedies that also support development goals, such as capping an area or constructing a parking lot to prevent exposure to contaminants. It appears that the commenter fears that such approaches could be shortcuts that would not be protective of human health and the environment.

**Response:** The Navy has proceeded with a Finding of Suitability to Lease (FOSL) for a Lease in Furtherance of Conveyance (LIFOC), which in fact will allow SSTDC to integrate development activities with environmental cleanup activities on properties yet to be transferred, as was presented at the past two RAB meetings (June and July 2008). Under the terms of the LIFOC, SSTDC will develop plans for review and approval of Navy, EPA, and MassDEP for all environmental work. For any IR Program Site or AOC, the proposed remedy will continue to be presented to the public for comment, and must be considered protective of human health and the environment by the Navy, EPA, and MassDEP before it can be approved, consistent with CERCLA. The Navy, EPA, and MassDEP consider many appropriate and protective response actions, that include but are not limited to, offsite disposal, which some perceive as the only effective "cleanup" alternative. There are many examples of successful "Brownfield" development projects or municipal landfills redeveloped as recreational facilities throughout the Commonwealth; the Navy in fulfilling its mandate to transfer the land as soon as possible, believes that the Southfield redevelopment project can be completed safely and successfully using approaches that have proven effective elsewhere.

#### **MS. PARSONS'S COMMENTS**

*The concerns and questions contained in Ms. Parsons comments dated August 29, 2008 have been grouped into categories and are addressed in the responses that follow:*

1. The commenter is concerned about the interim covenant and restriction regarding the use of groundwater on the FOST parcels, given that the towns are in need of expanded water supply options.

**Response:** The interim covenant and restriction regarding the use of groundwater is intended to be an interim measure, until the sites with groundwater contamination on parcels adjacent to those being transferred are fully characterized and response actions, if necessary, are taken. The restrictions can be lifted in the future, if appropriate.

2. The commenter requested Feasibility Studies (FS) for IR Sites 1, 9, 10, and 11; and asked who will be responsible for remediation of these sites. Also, what is the plan for addressing groundwater at Site 9?

**Response:** The FS for IR Site 1, West Gate Landfill, was issued in 2003 and is available for review at the local information repositories. FS reports for IR Sites 9, 10, and 11 have not yet been prepared because the RI reports are currently in draft form. The draft FS reports will be available for public review at the local information repositories, once they are issued.

The Navy is responsible for the IR Program sites at the Base. As indicated in the Draft FOSL of April 2008, completion of all remaining environmental work under CERCLA at IR Sites 1, 9, 10 and 11, including any remedial actions required under the specific RODs for the four sites, will be the responsibility of SSTTDC under the terms of the pending Lease in Furtherance of Conveyance. The response action for groundwater at IR Site 9 (and the other sites) will be determined through the remaining steps of the CERCLA process. If further groundwater response actions are recommended for Site 9, they will be evaluated in an FS, an alternative will be selected and presented in a Proposed Plan, and the selected remedy will be documented in the ROD, and implemented as appropriate.

3. The commenter requested to review the interim covenant and restriction regarding the use of groundwater and the Land Use Control Remedial Design/Implementation Plan (LUC RD/IP).

**Response:** The interim covenant and restriction regarding the use of groundwater is presented in Section 3.2.8 of the FOST; this language will become part of the deed and is not a separate document. The LUC RD/IP pertains to the RDA, as a specific requirement of the RDA ROD. [The LUC RD/IP was mislabeled as the Land Use Control Implementation Plan (LUCIP) in the draft FOST]. This document will be completed and will be available at the local information repositories. The Navy has removed the RDA from FOST 5A and plans to include the site in FOST 5B.

4. When will work on IR Site #3, Small Landfill, begin?

**Response:** The Navy has submitted the draft Corrective Action Design for the Small Landfill and received comments on the design from the MassDEP. Navy subsequently notified MassDEP that further work is 'on hold' pending a response to the MassDEP comments. Navy also notified MassDEP that further work on the Small Landfill, including completion of the design and closure of the landfill, will be the responsibility of SSTTDC, in accordance with the pending FOSL and LIFOC. The Navy plans to execute the lease on September 30, 2008. SSTTDC will then be responsible for closure of the landfill, currently scheduled to begin in 2010.

5. Comment that cleanup of groundwater has not taken place at IR Program Sites 1, 10, and 11. What is the plan to remediate groundwater at IR Site 9?

**Response:** The ROD for IR Site 1, West Gate Landfill, does not include a groundwater remedy. The remedial investigations for IR Sites 9, 10 and 11 are not yet completed; response actions for groundwater at these three sites have not yet been determined.

6. The commenter expressed concern about the public's lack of access to property transferred as part of the public benefit conveyance (PBC) mechanism. The commenter noted that as a condition of the PBC application, within 3 months of the date of the recording of the instrument of conveyance, the SSTTDC should erect and maintain a conspicuous sign or signs near the principal point or points of access to the property that states: "The National Park Service, U.S. Department of Interior, donated this land to the Applicant for public recreational use through the Federal Lands to Parks Program." However this has not yet occurred after several years.

**Response:** The noted conditions are part of the approved PBC application for land transferred from the NPS to the SSTTDC. SSTTDC is responsible for managing the property consistent with the PBC conveyance conditions as established by the NPS and agreed to by the SSTTDC. This concern should be directed to the SSTTDC and the NPS for resolution.

#### **MR. & MS. SORTIN'S COMMENTS**

*The following comments are paraphrased from the comments received via email on August 28, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.*

1. The commenters requested that in the best interest of the community, the property not be transferred to SSTTDC and cited the recent changes to the enabling legislation to increase the number of housing units. The commenter's suggest that the property be transferred to the Department of Energy through new local control for renewable energy purposes.

**Response:** SSTTDC was designated as the local redevelopment authority in 1998 with responsibility to acquire the property from the Navy and redevelop the Base. Under the terms of the enabling legislation, SSTTDC is the designated recipient of the property. Navy has consistently encouraged citizens to direct their questions and concerns about development issues and the enabling legislation to the SSTTDC and public (local and state) officials, because they, and not the Navy, are the legal representatives of the community for re-development of the Base.

A transfer to the DOE would not be feasible at this time. Federal agencies are first to be given the opportunity to request excess government property. As discussed at the March 2008 RAB meeting, federal to federal transfers have already occurred to the Coast Guard, for the Buoy Depot and housing area, and to the FAA, for the Doppler Radar Tower. The DOE did not request property when the NAS South Weymouth property was first excessed and the BRAC base closure process began. No other federal to federal transfers are anticipated now that the development plans have been approved by Massachusetts Secretary of Energy and Environmental Affairs.

2. The commenters expressed an expectation that the IR/CERCLA Sites within FOST 5 have been cleaned to the highest standards of human use.

**Response:** As with all previously transferred property, the IR Program sites, AOCs, EBS Review Items and MCP sites included in the FOST 5 property are suitable for unrestricted use in that they meet risk-based criteria protective of human health for residential use.



# UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

1 CONGRESS STREET, SUITE 1100  
BOSTON, MASSACHUSETTS 02114-2023

August 22, 2008

Brian J. Helland, P.E.  
BRAC Program Management Office NE  
4911 South Broad Street  
Philadelphia, PA 19112-1303

Re: Finding of Suitability to Transfer (FOST) Parcels SP-1 through SP-8 (Approximately 355 acres) - Former Naval Air Station South Weymouth, Weymouth, Massachusetts

Dear Mr. Helland:

Thank you for the opportunity to review the draft *Finding of Suitability to Transfer (FOST) Parcels SP-1 through SP-8 (Approximately 355 acres)* for the Former Naval Air Station South Weymouth, Weymouth, Massachusetts dated July 2008. The FOST appears to be generally in compliance with the requirements of CERCLA 9620(h) for property transferred by federal agencies and appropriately inventories the relevant environmental investigations/sites located within and adjacent to the eight subparcels. Detailed comments are provided in Attachment A.

As previously indicated, EPA does not consider the Rubble Disposal Area ("RDA") suitable to transfer because the institutional controls ("ICs") as required by the 2003 Record of Decision ("ROD") are not yet in place. EPA believes that the ICs are necessary to ensure that the landfill cap is not disturbed and that the groundwater is not extracted.

Please indicate that this document represents FOST 5A. Since other parcels that are part of FOST 5 will be transferred at a later date as part of FOST 5B (and possibly FOST 5C), the record will more clearly show that the FOST 5 parcels were transferred in several components.

The FOST document is obfuscated by the inclusion of irrelevant information. The FOST should only include information related to the subparcels SP-1 through SP-8 that are suitable for transfer.

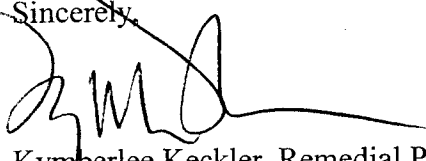
One component that had consistently been included in previous FOSTs at South Weymouth is a section of subparcel narratives. While there may be some redundancy between the information in the Table in Section 2.1 and these summaries, they would help communicate the suitability of transfer. One example of the information missing from this FOST that could be included in the subparcel summaries is the buffer width around each site where the investigation is not yet complete (e.g., RIA 111, RIA 104, RIA 110, RIA 62, West Gate Landfill, RIA 88/82/33). RIA 111, for example, is located within the SP-4 boundary but is apparently excised from the subparcel. In order for SP-4 to be deemed suitable for transfer while an active investigation is occurring within its footprint, the buffer around RIA 111 should be clarified and a narrative should explain that the investigation does not preclude transferring SP-4. Please add a narrative for each subparcel in the FOST.

The Main Gate Encroachment Area is located adjacent to SP-1, as noted in Enclosure (1) Table 1. Because the site is currently under investigation, the FOST should recognize any potential ramifications for SP-1, based on the potential for migration of COC/media from the Main Gate Area to SP-1.

As noted in the Table in Section 2.1, AOC 3 is located within SP-4. Table 1 of Enclosure (1), however, does not list AOC 3. Please add AOC 3 to Enclosure (1).

I look forward working with you and the Massachusetts Department of Environmental Protection on the investigation and remediation of the remaining areas of the base. Please do not hesitate to contact me at (617) 918-1385 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'KMK', with a long horizontal flourish extending to the right.

Kymberlee Keckler, Remedial Project Manager  
Federal Facilities Superfund Section

Attachment

cc: Dave Barney, USN, South Weymouth, MA  
Dave Chaffin, MADEP, Boston, MA  
Executive Director, SSTTDC, South Weymouth, MA  
Rona Gregory, USEPA, Boston, MA  
Bryan Olson, USEPA, Boston, MA  
Phoebe Call, TTNUS, Wilmington, MA

## ATTACHMENT A

<u>Page</u>	<u>Comment</u>
p. 2, §2.1	In the first sentence, should “a previous FOST” be changed to “this FOST?”
p. 3, Table	The RDA (IR Site 2) and the Southeast Antenna Field (RIA 110) are listed in this table along with other “closed” environmental sites. Neither of these sites has been closed. The RDA site must have the ICs in place and a decision document is needed for the Southeast Antenna Field before the parcels (SP-6 and SP-7) can be transferred.
p. 6, §3.1.1	<p>As stated earlier, EPA does not consider the RDA suitable to transfer because the ICs are not yet in place. The ICs are necessary to ensure that the landfill cap is not disturbed and that the groundwater is not extracted.</p> <p>Remove “not because the FOST properties are contaminated, but” from the fourth sentence of the fifth paragraph.</p>
p. 7, §3.1.2	The fourth and fifth paragraphs refer to AULs in connection with two MCP sites within 200 feet of the FOST subparcels. Please specify whether the AUL is a notice or a grant of environmental restriction.
p. 9 of 17	<p>EPA has not concurred on a No Further Action Decision Document (“NFADD”) for RIA110 because one has not been submitted for review yet. It is EPA’s current understanding that a draft NFADD would be submitted after the Navy completes a removal action in accordance with the MCP. It appears that RIA110 may need to be part of FOST 5B (or 5C) if the field work and necessary documentation are not completed very soon.</p> <p>RIAs 10C, 11, 33, 62, 76E, 99, 104, 111 and 112 cannot be transferred until decision documents are completed for each site. It is EPA’s understanding that RIAs 10C, 11, 33, 99 will be part of FOST 6, so it is unclear why they are included in this document.</p> <p>As discussed on August 18, 2008, RIAs 62 and 104 will likely need to be part of FOST 5B (or 5C) after the necessary documents are completed.</p>
p. 10, §3.1.8	The first paragraph contains contradictory information. The second sentence states that detailed information is not available regarding the past use of pesticides. The fifth sentence states that no records were found prior to 1987. However, the seventh sentence implies that past applications were “in accordance with manufacturer specifications for normal upkeep of the facility.” Please clarify or delete this last sentence.

- p. 11, ¶3 As discussed earlier, EPA does not agree that the RDA remedy is in place. Please delete the second sentence.
- p. 11, ¶4 Please delete this paragraph as AOC Hangar 1 is part of FOST 6 and therefore not relevant to this document.
- p. 13, §3.1.17 The ICs in the ROD also required prevention of human exposure to groundwater. EPA does not agree that “all remedial actions have been taken” because the required ICs are not in place. As a result, EPA does not believe that the RDA site is suitable for transfer.
- p. 14, §3.2.3 As discussed earlier, EPA does not agree that all remedial action necessary to protect human health and the environment with respect to hazardous substances remaining on the subject parcels has been taken. EPA believes that additional actions are required to ensure that the required ICs are in place at the RDA. This comment also applies to page 16, Section 3.2.8, paragraph 2.
- p. 14, §3.2.4 The section should clarify that EPA will also maintain access to the property.
- p. 15, §3.2.5 Should “Section 3.2.3” be changed to “Section 3.2.5?”
- p. 15, §3.2.6 Should “Section 3.2.4” be changed to “Section 3.2.6?”
- p. 16, §3.2.7 Should “Section 3.2.5” be changed to “Section 3.2.7?”
- p. 16, §3.2.8 Remove “not because the FOST properties are contaminated, but” from the sixth sentence of the first paragraph.
- Figure 1 The legend indicates that a solid black feature represents a building. However, the runways and the entire east mat are also depicted in solid black. Please correct.
- Enclosure 1 On page 15, RIA 110 and IR Site 2 should be ECP Category 6 instead of 4 because the response actions have not yet been implemented.
- Enclosure 3 It does not appear necessary to list all of the IR sites here as they are not relevant to Parcels SP-1 through SP-8. EPA recommends that you limit this table to only those parcels germane to this FOST.
- Enclosure 3 On page 2 of 5, the FOST notes that Feasibility Studies (“FS”) are required for Buildings 81 and 82 . Please briefly describe why the FSs are needed.
- Enclosure 5 On page 4 of 6 for AOC 61, under the Status column, the second paragraph states: “Additional samples were collected in 2007.” Please add “and 2008” to recognize the supplemental sampling in the wetland area adjacent to the TACAN Outfall.

Enclosure 6 It does not appear necessary to list the transferred RIAs here as they are not relevant to this FOST document. EPA recommends that you delete parcels germane to subsequent FOSTs.

Final decisions are needed for RIAs 62, 104, 111, and 112 before EPA can agree that these subparcels are suitable to transfer.



COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ONE WINTER STREET, BOSTON, MA 02108 617-292-5500

DEVAL L. PATRICK  
Governor

TIMOTHY P. MURRAY  
Lieutenant Governor

IAN A. BOWLES  
Secretary

LAURIE BURT  
Commissioner

Mr. Brian Helland, RPM  
BRAC PMO, Northeast  
4911 South Broad Street  
Philadelphia, PA 19112

Re: Finding of Suitability to Transfer  
Eight Parcels (SP-1 through SP-8)  
Former South Weymouth NAS  
MassDEP RTN 4-3002621  
August 18, 2008

Dear Mr. Helland:

The Massachusetts Department of Environmental Protection (MassDEP), Bureau of Waste Site Cleanup, reviewed the draft *Finding of Suitability to Transfer (FOST)*, *Parcels SP-1 through SP-8 (approximately 355 Acres)*, *Former Naval Air Station (NAS) South Weymouth, Massachusetts*, received July 31, 2008. Comments are attached.

Please note that the Bureau's comments are limited to concerns related to the presence of environmental contamination and the potential for human and environmental receptors to be exposed to environmental contamination, and are based on information provided by the Navy. In addition, the Bureau's review of documents related to sites addressed under the Massachusetts Contingency Plan (MCP) does not constitute an audit under Subpart K of the MCP (310 CMR 40.1100), and MassDEP retains the authority to conduct such an audit in the future.

Because the FOST was simultaneously issued for public and regulatory review, MassDEP has not had the opportunity to review public comments on the FOST; consequently, MassDEP may have additional comments on the FOST after reviewing the comments from the public.

If you have any questions about the comments, I can be reached at (617) 348-4005.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Chaffin".

David Chaffin  
Federal Facilities Project Manager  
Bureau of Waste Site Cleanup

Page 2  
Mr. Brian Helland  
August 18, 2008

CC: D. Barney, USN-S. Weymouth  
K. Keckler, USEPA  
Executive Director, SSTDC  
RAB Members  
A. Malewicz, MassDEP-Boston

**MASSDEP COMMENTS ON  
DRAFT FOST FOR PARCELS SP-1 THROUGH SP-8  
FORMER S. WEYMOUTH NAS, S. WEYMOUTH, MASSACHUSETTS  
AUGUST 18, 2008**

**General Comments**

1. MassDEP cannot complete a review of the FOST without conducting an onsite inspection of the FOST parcels to verify site conditions and review the assigned ECP categories. Please coordinate with MassDEP to schedule an inspection.
2. Since initiation of construction activities on previously transferred base property in 2007, a significant increase in human traffic, both authorized (e.g., construction workers) and non-authorized (e.g., people curious about construction), has been observed on the base. The imminent transfer of the FOST 3 and FOST 4 areas and the near-term transfer and/or lease of the FOST 5 and FOST 6 areas is expected to accelerate this trend, further increasing the opportunity for human exposure to the active environmental sites on the base. To address this increasing concern, the Navy should now secure all of the remaining active environmental sites that pose known or potential unacceptable risks via surface media, including the West Gate Landfill, Sewage Treatment Plant, and AOC 55C, using a physical barrier (e.g., an 8-foot-high chain-link fence with locking gates) and warning signs, and these security measures should be maintained until necessary investigations and remedial actions have been completed. For similar reasons, warning signs should be posted along the perimeters of all the other remaining active environmental sites that pose known or potential risks via relatively inaccessible media (e.g., sediment, subsurface soil, and groundwater) until necessary investigations and remedial actions have been completed.

**Specific Comments**

1. Section 1.0, Second Paragraph: The reference to Section 3.3 should be changed to Section 3.2.
2. Sections 2.1 and 3.1.4: RIA 5 and RIA 2A should be deleted from these summaries because RIA 5 and RIA 2A are not included in the FOST parcels (e.g., refer to Figures 6 and 7 in Enclosure 1).
3. Section 3.1.1: As acknowledged here and elsewhere in the FOST, implementation of the remedy for the Rubble Disposal Area (RDA) is incomplete. Accordingly, the RDA should not be included in a FOST until the remedy has been fully implemented.
4. Section 3.1.2: The Jet Fuel Pipeline Site (RTN 3-16598) should be identified in this discussion of petroleum sites (e.g., refer to Figure 4 of Enclosure 1).
5. Section 3.1.4: As acknowledged here and elsewhere in the FOST, decision documents for RIA 110 and RIA 112 are pending. Accordingly, these RIAs should not be included in a

FOST until these decision documents have been submitted to and approved or accepted by EPA and MassDEP.

6. Section 3.1.8: The discussion of pesticide and herbicide usage should briefly describe the associated storage and preparation activities that were conducted in Building 10 (located in Parcel SP-4).
7. Sections 3.2.3, 3.2.6, and 3.2.7: The references to other sections should be corrected.
8. Section 3.2.8: The FOST should not include areas where groundwater restrictions are used to address concerns related to nearby on-going response actions because unevaluated areas and areas where all necessary remedial actions have not been completed should not be deemed suitable for transfer (e.g., refer to Section 3.1.13). In particular, if groundwater pumping from an area could result in an unacceptable risk, then that area should not be considered suitable for transfer. Consequently, the groundwater restrictions presented in this section should be deleted from the FOST, and the boundaries of the FOST parcels should be redefined to provide buffer zones sufficient to ensure that the stated concerns about interference with remedial actions on adjacent property are unlikely to develop.

#### **Enclosure 1 – Tables and Figures**

1. Table 1, Page 2, and Table 2, Page 1: RIA 39D (RTN 3-23251) should not be listed in these tables because it is not included in any of the FOST parcels (e.g., refer to Figure 5 in Enclosure 1).
2. Table 1, Page 3: The FOST should briefly describe the facts supporting the Navy's determination that Building 10 (former pesticide shop) does not include a floor drain, and the associated documentation (e.g., a February 9, 2004 project memorandum prepared by Stone & Webster) should be cited in the FOST.
3. Table 1, Parcels SP-4 and SP-8: The potential presence of pesticides in soil beneath wood structures should be addressed in the FOST. In particular, if available records are insufficient to assess the presence or potential risks posed by pesticides in soil beneath these structures, a representative sampling program may be required to support the conclusion that areas covered by these buildings are suitable for transfer.
4. Figures 2, 3, and 6 should be revised to indicate that the Tile Leach Field site is not part of Parcel SP-4 (e.g., refer to Section 3.1.1 of the FOST).
5. Figures 2 and 6: The limits of RIA 62 should be revised to indicate that the subsurface portion of the French Stream that underlies the west end of Runway 8-26 is part of RIA 62.
6. Figure 4: The label associated with the AVGAS site should be corrected (RTN 3-19064 rather than RTN 3-16094).
7. Figure 5: The May 2008 draft remedial investigation report for the Building 81 site indicates that the associated groundwater contaminant plume extends west of Shea Drive at least as far

as the east wall of Building 15. Consequently, the boundaries of Parcel SP-4 should be redefined to exclude the full known extent of the Building 81 plume and a conservative buffer zone (at least 200 feet).

8. Figure 5:

- Building 123 should be identified and labeled.
- The Building 129 label should be revised for readability.
- The Building 14 site (RTN 3-17527) should be labeled.

9. Figure 6 should identify the locations of Building 69, Building 74, Building 119, Building 124, Building 143, and RIA 95B.

**Enclosure 3 – Summary of Installation Restoration Program Sites**

1. The groundwater restrictions associated with active sites located near the FOST parcels should be deleted from the FOST as explained in Specific Comment 8.

**Enclosure 6 – Summary of EBS Review Item Areas**

1. Page 3, RIA 76E: Prior to transfer, the Navy should reach agreement with the South Shore Tri-Town Development Corporation (SSTDC) on: (1) the approach that will be used to manage the solid waste on FOST parcels in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST 1).
2. Page 14, RIA 96A: The FOST should identify the associated decision document.

**From:** Chaffin, David (DEP) [mailto:David.Chaffin@state.ma.us]  
**Sent:** Fri 9/12/2008 8:58 AM  
**To:** Barney, David A CIV OASN (I&E) BRAC PMO NE; Helland, Brian J CIV NAVFAC Midlant  
**Subject:** FOST 5

For Use In Intra-Agency Policy Deliberations

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An additional FOST 5 comment:

Contrary to the RIA 112 boundary shown in the FOST, observations south of Building 136 (Parcel SP-4) suggest that the West Mat may not have extended north of the railroad spur that parallels the RIA 34 boundary. In particular, sewer and sanitary manhole covers, concrete structures, fencing, and topography suggest that one or more structures may have been previously located in this area. Consequently, the area bounded by Trotter Road on the north, the 17-35 taxiway on the west, the RIA 34 boundary to the south, and the road immediately east of Building 136 (Houghton Road?) appears to be part of the "Industrial Area" that requires further evaluation before being deemed suitable for transfer. Due to the aggressive schedule for finalization of FOST 5A, I would recommend that this area simply be deleted from the FOST so that a reasonable effort can be made to complete an evaluation. Alternatively, the deleted area could be limited to the portion of this area outside of the AVGAS site (RTN 3-19064), which appears to be suitable for transfer based on surface observations and the completion MCP work there, but the relatively complex FOST boundary that would result from this fine-tuning might introduce unnecessary confusion into the transfer and reuse process.

---

David Chaffin  
Mass. Department of Environmental Protection  
One Winter Street  
Boston, MA 02108  
Phone: 617-348-4005  
FAX: 617-292-5530

**From:** Chaffin, David (DEP) [David.Chaffin@state.ma.us]  
**Sent:** Monday, September 22, 2008 4:10 PM  
**To:** Barney, David A CIV OASN (I&E) BRAC PMO NE  
**Cc:** Kymberlee Keckler EPA RPM; Helland, Brian J CIV NAVFAC Midlant; Call, Phoebe  
**Subject:** RE: FOST 5A Responsiveness Summary (1)

For Use In Intra-Agency Policy Deliberations

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## RESPONSE TO 9/18/08 NAVY RESPONSE

The response did not respond fully to the concern raised. The information provided in the response is helpful in clarifying that the observed manholes are part of the previously characterized storm water system. The response is helpful in affirming the Navy's position that the AVGAS Site should be included in the FOST. The response unnecessarily repeats the Navy's position that RIA 34 is suitable for transfer (RIA 34 was not part of the area in question). Insufficient information about the area is the basic problem (rather than a reason for not seeking additional information); additional information or clarification based on existing information is needed to provide reasonable assurance that the area has been adequately characterized. This boils down to determining what activities occurred there during the years the base was active. Contrary to the presentation in the FOST, the area does not appear to be part of the West Mat - refer to 1949 aerial, concrete structures therein, topography, and fence lines; this information suggests a more complex history than that associated with the West Mat. The area appears instead to be similar in character to the "industrial area" to the east, where conditions are relatively unknown because of a complex industrial history. Accordingly, it is appropriate to view and evaluate the area as a part of the "industrial area", and exclude it from a FOST until an evaluation of existing information (e.g., aerial photos) or, if necessary, new information provides reasonable assurance that the activities conducted there did not result in a significant release to the environment.

## ADDITIONAL FOST COMMENTS BASED ON WALKOVER

1. SP-4: The concern described above extends to the Building 120 footprint and the immediate vicinity (i.e., the area bounded by McClellan Road on the east, Trotter Road on the south, the Building 82 site to the north, and the fenceline on the west side of Building 120). On-site observations and a preliminary aerial photo review suggest a complex history of industrial use that warrants additional evaluation.
2. Solid waste was encountered on all of the FOST parcels. Quantities were substantial in some locations (e.g., AVGAS Site remediation debris) and significant associated safety hazards (e.g., rebar protruding from concrete rubble) were observed at many locations. The solid waste should be addressed as described in Specific Comment 1 on Enclosure 6 of the draft FOST comments (refer to August 18 letter).

---

David Chaffin  
Mass. Department of Environmental Protection  
One Winter Street  
Boston, MA 02108  
Phone: 617-348-4005  
FAX: 617-292-5530

**From:** Chaffin, David (DEP) [David.Chaffin@state.ma.us]  
**Sent:** Monday, September 22, 2008 4:11 PM  
**To:** Barney, David A CIV OASN (I&E) BRAC PMO NE; Kymberlee Keckler EPA RPM  
**Cc:** Helland, Brian J CIV NAVFAC Midlant; Call, Phoebe  
**Subject:** RE: FOST 5A Responsiveness Summary (2)

For Use In Intra-Agency Policy Deliberations

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Comments on responses to DEP comments:

Response to Specific Comment 5: Sediment in the west branch of French Stream, which is currently under investigation and not suitable for transfer (RIA 62), extends into the culvert underlying the west end of Runway 8-26. Accordingly, the culverted portion of the stream should be considered part of RIA 62 and excluded from a FOST until RIA 62 is closed.

Response to Specific Comment 7: The FOST boundary adjustment appears to be insufficient to address the comment; results from RI samples and previously collected samples indicate that the Building 81 plume extends west of Shea Memorial Drive into the revised FOST area. Accordingly, the eastern boundary of the FOST area should be shifted farther westward to exclude the plume and provide a conservative buffer zone (at least 200 feet).

---

David Chaffin  
Mass. Department of Environmental Protection  
One Winter Street  
Boston, MA 02108  
Phone: 617-348-4005  
FAX: 617-292-5530

August 29, 2008  
Mr. Dave Barney  
Navy Caretakers Site Office  
P.O. Box 169  
South Weymouth, Ma. 02190-0001

Re: Draft FOST 5 Comments

Dear Mr.Barney,

Please accept these comments on FOST 5.

I believe there needs be some legal mechanism in place so that any of the property within the FOST 5 boundaries that still has remaining remedial issues, will have specific timetables to address these issues in a timely manner. This legal mechanism should prevent the developer from selling any FOST'ed property before all needed remedial actions are complete.

#### Section 3.1.17 Records of Decision and Land Use Controls

The Land Use Control Implementation Plan (LUCIP) should be finalized on the RDA or any other site on the base, before it can be included in a FOST.

#### French's Stream Culvert

Although this section of French's Stream in the FOST is in a culvert, clearly it is connected with the rest of RIA 62. French's Stream waterway needs to be addressed as a whole waterway and not piecemeal. Final investigation of the entire waterway should be complete before any section of it is included in a FOST.

It may be possible that there is contaminated groundwater infiltration in the culvert, which would need to be addressed as part of RIA 62.

Thank You,

Mike Bromberg  
373 Forest Street  
Rockland, MA. 02370

Anne Hilbert  
45 Doris Drive  
North Weymouth Ma. 02191

August 28, 2008  
Dave Barney  
Brian Helland

As I look through the finding of suitability to transfer (fost) parcels SP-1 through SP-8 approximately 355 Acres of land at the former Naval Air Station, South Weymouth Ma. I find many topics that have not been addressed, and will be left to the new owner Lennar. For instance Section 3.1.5 asbestos containing material. The Navy said they will help out the new owners by providing utility maps of the base property. This would require properly equipped personal. This is not acceptable. Once again as in my previous replies, I do not trust (LNR) they are getting this land at fire sale prices, and are not looking to do the right thing.

There are still many existing concerns still pending. Lead paint, pesticides/herbicides, solid waste, mold & fungus, threatened and endangered species, petroleum products, or derivatives.

In the list of hazardous substances, and petroleum products stored released or disposed of from 1940 through the 1990's is alarming. With the track record this Hedge Fund has across the United States the levels of arsenic, Beryllium compounds, Zinc compounds manganese, this job should be given to professionals.

Then we see restrictions as noted in SP-4 3-2, also in SP-3 and SP-8 on groundwater. Also in SP-6 the former antennae fields there is potential for PCB and metals in the soil, and sediment. Also listed was active Box Turtle habitat state listed species of special concern. Then under restrictions you list not anticipated which is it?

Finally what I find most interesting on page 17 of this book under Suitability Determination is the date this occurs and the name of David Drozd, Director Brac PMO, and Northeast US Navy. I looked back into the minutes that have been kept since 1997 this same "Dave Drozd" replied the corporation should try to consider ways that meet CERCLA without necessarily requiring a cleanup. If the problem with an area of concern does not migrate into other parts of the base, adjoining property or an adjoining stream, then an acceptable method would be to cap it and make it inaccessible to anyone else. A cap can be defined as a road or a parking lot. Ways to make the reuse dove-tail into a cleanup and kill two birds with one stone would be one creative way to accelerate the process. Another way might be if the board knew of buildings that were to be demolished they could request an additional discount because the Navy would save from doing any of the FAD clean-up. They need to think about creative environmental cleanup methods that also do not tie nicely to reuse. There are a number of creative ways to satisfy the environmental concerns and also bring in features of the reuse"

The minutes of this meeting looking back ten years only confirms the citizen's beliefs we are being lied to.

Anne Hilbert  
Fitzy63@comcast.net

Mary A. Parsons  
754 Union St.  
Rockland, MA 02370  
[Maryaparsons@verizon.net](mailto:Maryaparsons@verizon.net)

August 29, 2008

BRAC Program Management Office  
Northeast U.S. Navy  
Former Naval Air Station South Weymouth  
Weymouth, MA 02190

**Finding of Suitability to Transfer (FOST) Parcels SP-1 Through SP-8**  
(approximately 355 Acres)

**3.1 Environmental Conditions and Notifications**

**3.1.1 Installation Restoration Program Sites**

I.R. Sites 1 – 11 are located within 200ft. of FOST subparcels 1-8. Future use of groundwater, as a potable water supply at the former NAS South Weymouth, is of grave concern to me. The surrounding towns have limited water supplies.

The Navy states, **“Groundwater is a medium of concern at the following I.R. sites: Site 1, West Gate Landfill; Site 9, Building 81; Site 10, Building 82, and Site 11, Solvent Release Area. An interim covenant and restriction regarding use of groundwater is established for subparcels SP-3, SP-4 and SP-8. As further discussed in section 3.2.8, this interim covenant and restriction regarding use of groundwater is intended to ensure adequate review of proposed activities, such as development of a water supply well (potable or non potable) on the FOST subparcels.”**

I would like a copy of the feasibility study for the remediation of the groundwater at IR Sites 1, West Gate Landfill; 9, Building 81; 10, building 82; and site 11, Solvent Release Area. Who will be remediating these sites? Will all information be made public? I would like a copy of the interim covenant and restriction regarding the use of groundwater and the LAND USE CONTROL IMPLEMENTATION PLAN (LUCIP) at the former NAS South Weymouth. I would also like a copy of the LUCIP for SP-7.

When will work on IR Site #3, Small Landfill, begin?

Section 3.2.8

Interim Covenant and Restriction Concerning the Use of Groundwater

States: "The interim covenants and restrictions regarding use of groundwater are established not because the FOST properties are contaminated, but to ensure that activity on the FOST parcels would not adversely impact ongoing investigation or remedy implementation on IR Program Sites 1, 9, 10 or 11."

Cleanup of groundwater at the former NAS South Weymouth has not taken place at IR Program Sites 1, 10, and 11. IR Program Site 9 has had three failed attempts of *Insitu Oxidation*. It is my understanding the source of the contamination of IR Site 9 has been located. What is the remediation of the groundwater in this location?

I hope the quote below does not apply to the remediation of groundwater or the remaining IR / CERCLA Sites at the former South Weymouth Naval Air Station.

"Dave Drozd replied the corporation should try to consider ways that meet CERCLA without necessarily requiring a cleanup. If the problem with an area of concern does not migrate into other parts of the base, adjoining property or an adjoining stream, then an acceptable method would be to cap it and make it inaccessible to anyone else. A cap can be defined as a road or a parking lot. Ways to make the reuse dove-tail into a cleanup and kill two birds with one stone would be one creative way to accelerate the process. Another way might be if the board knew of buildings that were to be demolished, they could request an additional discount because the Navy would save from doing any of the FAD cleanup. They need to think about creative environmental cleanup methods that also do not tie nicely to reuse. There are a number of creative ways to satisfy the environmental concerns and also bring in features of the reuse." SSTTDC meeting minutes dated 11/19/98

I would like to bring to the attention of the Navy, one of the conditions of the Application for PUBLIC BENEFIT CONVEYANCE for property at; FORMER SOUTH WEYMOUTH NAVAL AIR STATION submitted by South Shore Tri-town Development Corporation dated February 15,2003.

## **Part A, Acceptance of Terms**

Page 4 d. states "The Grantee shall, within three months of the date of the recording of the instrument of conveyance, erect and forever maintains a conspicuous sign or signs near the principal point or points of access to the property that states: "The National Park Service, U.S. Department of Interior, donated this land to the Applicant for public recreational use through the Federal Lands to Parks Program."

As of this date there are no conspicuous sign or signs near any principal points of access at the former NAS South Weymouth. 225 acres of Public Benefit Land has been transferred to SSTTDC. This land is deemed clean by the Navy yet the public has not been able to access it. It has been five years since the Public Benefit Conveyance took place. No construction is planned for this land. Shouldn't the public have access to it now? There are dirt roads made by the Navy that could be used as trails now. Rockland

has an Open Space Committee. Shouldn't they be allowed access to the Public Benefit conveyance land?

Yours Truly,

Mary A. Parsons

August 28, 2008

via e-mail

**Brac Program Management Office  
Northeast United States Navy  
Former Naval Air Station South Weymouth  
Weymouth, MA 02190**

Attention: David Barney, RPM, N.E.

RE: Finding of Suitability to Transfer Former South Weymouth Naval Base  
Weymouth, MA. Parcels SP- 1 through SP- 8; Approximately 355 Acres.

As local citizens and Restoration Advisory Board (RAB) members this Finding of Suitability to Transfer (FOST 5), would best interest the community by not transferring this acreage to the South Shore TriTown Development Corporation (SSTTDC). First and foremost, it must be recognized SSTTDC has become one with the developer Northeast LNR Property Corporation (Lennar) and have recently changed the enabling legislation. Both parties have been less than forthcoming to the community who has a great deal to loose. They have recently changed their plan from Housing to five hundred Apartment Units within Phase One, which can not be feasible.

The Department of Navy (Department of Defense) should transfer this land to The Department of Energy through new local control, strictly for the intention of Renewable Energy Application on the Former South Weymouth Naval Base. This would provide jobs, energy, and revenue for the three towns. Would help mitigate United States dependency to foreign oil and prevent the requirement of what little local resources we have left for any developer.

We firmly expect the IR / CERCLA Sites within FOST 5 have been cleaned to the highest standards of human use.

Sincerely,  
Beth & Phil Sortin  
185 Walnut Street  
Abington, MA 02351

c.c. Brian Helland, Navy PMO N.E.