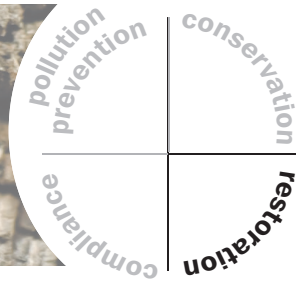


APPENDIX N

ENVIRONMENTAL CONDITION OF BRAC PROPERTY



This appendix provides a summary of the environmental condition of property (ECP) for Department of Defense (DoD) Components with installations identified for closure or realignment by the Base Realignment and Closure (BRAC) Commissions in 1988, 1991, 1993, and 1995. The information presented in this appendix is organized by Component and BRAC round.

To expedite the transfer of property at BRAC installations, Congress passed the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-425), which amended the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) §120(h) (42 U.S.C. §9620(h)). CERFA stipulates that, for U.S.-owned real property on which federal government operations will be terminated, the federal department, agency, or instrumentality with jurisdiction must identify the real property on which no hazardous substances and no petroleum products or petroleum-product derivatives were known to have been released or disposed of.

For real property that is part of a facility on the National Priorities List (NPL), any determination that the property is “uncontaminated” must be concurred on by the administrator of the U.S. Environmental Protection Agency. Similarly, regulatory concurrence must be obtained from a state official for real property that is part of a facility not on the NPL. For real property affected by base closure laws, the required identification

of, and concurrence on, uncontaminated property must be made within 18 months of the date on which the real property was selected for closure or realignment.

Assessment of property and identification of uncontaminated property at BRAC installations are conducted in accordance with CERFA and the DoD Policy on the Implementation of the Community Environmental Response Facilitation Act (May 1996). An environmental baseline survey is undertaken to document the ECP, including the identification of uncontaminated property as required by CERFA.

DoD guidance defines seven categories for describing the ECP, based on the extent of environmental contamination on the property and on the status of any associated environmental restoration activities. These categories are defined with respect to CERCLA hazardous substances. Category 1 property is considered uncontaminated for the purpose of CERFA concurrence, while Category 7 includes property that must still be evaluated. Required CERCLA actions have been taken for property in Categories 1-4, and generally this acreage satisfies CERCLA requirements for transfer by deed to a non-federal entity. The DoD ECP categories are described in detail below:

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

Category 2: Areas where only release or disposal of petroleum products has occurred.

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

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

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

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

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

Table N-1 summarizes the total BRAC acreage by Component, while Table N-2 provides information on total BRAC acreage for each Component by BRAC round. BRAC acreage data is also presented by BRAC round in Tables N-3 and N-4. Table N-3 provides an overview of the total BRAC acreage by BRAC round. Table N-4 includes information on the total acreage in each BRAC round by Component.

Each of these tables provides specific information on: total acreage, acreage to be transferred out of DoD (i.e., excess property to be transferred to another federal agency or to a non-federal entity); acreage transferred by deed as of the end of the reporting fiscal year; excess property acreage by environmental condition of property category; acres proposed as CERFA-uncontaminated (clean) by the Military Component; and acres concurred on as CERFA-uncontaminated by the appropriate regulatory authority.

Installation-specific information can be found on the Cleanup portion of the Web site for the FY2004 Defense Environmental Programs Annual Report to Congress.

Table N-1
Total BRAC Acres by Component

Service	Total Acres	Acres Leaving DoD	Acres Transferred to Date	Category 1-4 Acres	Category 5-6 Acres	Category 7 Acres	CERFA Clean Acreage Proposed	CERFA Clean Acreage Concurred
Army	1,417,066	214,027	153,097	190,505	20,467	3,055	115,830	57,649
Navy	201,618	158,494	146,749	142,045	8,614	7,835	30,024	23,869
Air Force	95,632	84,698	58,410	74,464	8,034	2,199	38,694	22,581
DLA	728	728	111	558	170	0	57	57
Totals	1,715,044	457,946	358,367	407,573	37,285	13,089	184,605	104,157

**Table N-2
Component BRAC Acreage by BRAC Round**

Service	BRAC Round	Total Acres	Acres Leaving DoD	Acres Transferred to Date	Category 1-4 Acres	Category 5-6 Acres	Category 7 Acres	CERFA Clean Acreage Proposed	CERFA Clean Acreage Concurred
Army									
	BRAC 1988	182,092	44,580	22,578	42,335	2,190	55	25,641	5,542
	BRAC 1991	40,708	34,493	17,887	18,447	13,046	3,000	28,463	15,002
	BRAC 1993	26,778	2,578	862	1,314	1,264	0	1,218	1,218
	BRAC 1995	1,167,488	132,376	111,770	128,409	3,967	0	60,508	35,887
	Component Total	1,417,066	214,027	153,097	190,490	20,467	3,055	115,830	57,649
Navy									
	BRAC 1988	19,672	19,627	19,627	19,627	0	0	154	98
	BRAC 1991	13,658	12,786	11,607	10,755	2,031	0	5,704	1,670
	BRAC 1993	66,046	47,144	37,569	34,422	5,039	7,683	22,233	20,302
	BRAC 1995	102,242	78,937	77,946	77,241	1,544	152	1,933	1,799
	Component Total	201,618	158,494	146,749	142,045	8,614	7,835	30,024	23,869
Air Force									
	BRAC 1988	19,430	19,155	10,313	16,000	2,327	828	6,891	4,760
	BRAC 1991	43,462	39,335	33,351	37,652	1,600	82	19,885	11,898
	BRAC 1993	21,827	17,544	11,352	15,631	1,583	330	9,568	4,040
	BRAC 1995	10,914	8,664	3,393	5,181	2,524	959	2,350	1,883
	Component Total	95,632	84,698	58,410	74,464	8,034	2,199	38,694	22,581
DLA									
	BRAC 1988	--	--	--	--	--	--	--	--
	BRAC 1991	--	--	--	--	--	--	--	--
	BRAC 1993	86	86	86	86	0	0	0	0
	BRAC 1995	642	642	25	472	170	0	57	57
	Component Total	728	728	111	558	170	0	57	57

**Table N-3
Total BRAC Acreage by BRAC Round**

BRAC Round	Total Acres	Acres Leaving DoD	Acres Transferred to Date	Category 1-4 Acres	Category 5-6 Acres	Category 7 Acres	CERFA Clean Acreage Proposal	CERFA Clean Acreage Concurred
BRAC 1988	221,194	83,362	52,518	77,962	4,517	883	32,686	10,400
BRAC 1991	97,828	86,614	62,845	66,854	16,677	3,082	54,052	28,570
BRAC 1993	114,737	67,351	49,869	51,453	7,886	8,013	33,019	25,560
BRAC 1995	1,281,286	220,619	193,135	211,303	8,205	1,111	64,849	39,627
Totals	1,715,044	457,946	358,367	407,573	37,285	13,089	184,605	104,157

**Table N-4
BRAC Acreage by Component**

BRAC Round	Service	Total Acres	Acres Leaving DoD	Acres Transferred to Date	Category 1-4 Acres	Category 5-6 Acres	Category 7 Acres	CERFA Clean Acreage Proposed	CERFA Clean Acreage Concluded
BRAC 1988									
	Army	182,092	44,580	22,578	42,335	2,190	55	25,641	5,542
	Navy	19,672	19,627	19,627	19,627	0	0	154	98
	Air Force	19,430	19,155	10,313	16,000	2,327	828	6,891	4,760
	DLA	--	--	--	--	--	--	--	--
BRAC Round Total		221,194	83,362	52,518	77,962	4,517	883	32,686	10,400
BRAC 1991									
	Army	40,708	34,493	17,887	18,447	13,046	3,000	28,463	15,002
	Navy	13,658	12,786	11,607	10,755	2,031	0	5,704	1,670
	Air Force	43,462	39,335	33,351	37,652	1,600	82	19,885	11,898
	DLA	--	--	--	--	--	--	--	--
BRAC Round Total		97,828	86,614	62,845	66,854	16,677	3,082	54,052	28,570
BRAC 1993									
	Army	26,778	2,578	862	1,314	1,264	0	1,218	1,218
	Navy	66,046	47,144	37,569	34,422	5,039	7,683	22,233	20,302
	Air Force	21,827	17,544	11,352	15,631	1,583	330	9,568	4,040
	DLA	86	86	86	86	0	0	0	0
BRAC Round Total		114,737	67,351	49,869	51,453	7,886	8,013	33,019	25,560
BRAC 1995									
	Army	1,167,488	132,376	111,770	128,409	3,967	0	60,508	35,887
	Navy	102,242	78,937	77,946	77,241	1,544	152	1,933	1,799
	Air Force	10,914	8,664	3,393	5,181	2,524	959	2,350	1,883
	DLA	642	642	25	472	170	0	57	57
BRAC Round Total		1,281,286	220,619	193,135	211,303	8,205	1,111	64,849	39,627