

ATTACHMENT D

Environmental Condition of Property

(Executive Summary)

**FINAL**  
**ENVIRONMENTAL CONDITION OF PROPERTY**  
**for**  
**U.S. NAVAL SUPPORT ACTIVITY ANDERSEN (NSAA)**  
**BARRIGADA, N41557-BA MANGILAO, GUAM**

**July 2022**

**Prepared for:**



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## EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) report was prepared for the Department of the Navy (DoN), Naval Facilities Engineering Command (NAVFAC) Marianas, to describe and document the environmental conditions (past and present) of real property Eagle's Field Site (48 acres) and the Hospital Site (54 acres) at the United States (U.S.) Naval Support Activity Andersen (NSAA) Barrigada Guam N41557-BA Mangilao, Guam located in the municipality of Mangilao, Guam. The site is currently unoccupied.

Based on information obtained from historical documents review, interviews, and visual site inspection, six areas of concern (AOCs), and one adjacent AOC (AAOC) were identified during this ECP for the NSAA Barrigada (Eagle's Field and Hospital Sites) property.

The six AOCs identified for the subject property are as follows:

1. The potential presence of solvents, metals, and pesticides/herbicides in the soil surrounding the former antennae and remaining antenna structures (concrete slabs), and in groundwater beneath the site.
2. The potential presence of elevated radon levels should structures be constructed on the site; the area is designated as having a "High Radon Potential."
3. The potential presence of transite, an asbestos-containing material, in underground cable conduits.
4. The potential presence of munitions and explosives of concern (MEC); the site is within an area identified as having a "moderate" probability of encountering MEC.
5. The potential presence of lead-based paint on utility structures and surrounding soils.

The one AAOC identified for the adjacent sites is as follows:

1. Multiple sites within ½-mile of the subject property were identified in the following databases: Superfund Enterprise Management System, Resources Conservation and Recovery Act (RCRA) very small quantity generator, and RCRA small quantity generator.

Table ES-1 identifies the classification for the NSAA Barrigada based on the findings of this ECP. Final Category Type Classification areas for the subject property are shown in Figure ES-1, included in Appendix A.

Table ES-1. Final Category Type Classification

Location	Final Category Type
NSAA Barrigada (Eagle's Field and Hospital Sites) – Area in vicinity of former antennae and the immediate vicinity soils.	7
NSAA Barrigada (Eagle's Field and Hospital Sites) – All other land area.	1

Notes: Category 1 = No release or disposal of hazardous substances has occurred.

Category 2 = Only the release or disposal of petroleum products or their derivatives has occurred.

Category 3 = Release, disposal, or migration of hazardous substances has occurred, but at concentrations that do not require removal or remediation actions.

Category 4 = Release, disposal, or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

Category 5 = Release, disposal, or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required actions have not yet been taken.

Category 6 = Release, disposal, or migration of hazardous substances has occurred, but required response actions have not yet been initiated.

Category 7 = Unevaluated or requires evaluation.

## Recommended Land Use Controls

The following land use control is recommended for the site:

- Any workers on the site shall be notified of the potential hazards (soil and groundwater contamination) and the potential presence of MEC at the site; appropriate precautions shall be taken should intrusive activities occur.

Subsurface Radon Mitigation equipment will be required for the Hospital as is all new construction where radon is a concern.