

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Submarine Base New London, Groton, CT

Parcel/Site Location and Description: Approximately 2.0 acres of the Naval Submarine Base New London. This land is located adjacent to the Base main electrical sub-station (Bldg 463). This land is presently used as a paved storage area.

Proposed Real Estate Action Description: The Navy is researching the feasibility of leasing underutilized property to more efficiently manage its real property assets.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: A-85 Hazardous Waste Storage facility

Current Uses: Paved, fenced compound for Solid Waste Storage facility

Future Uses: Expansion of electrical substation facility

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media:

Source of information: Site underwent remediation and RCRA closure in 2001

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: Environmental Department records

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: Yes No Unknown

Source of information: Former A-85 Hazardous Waste Storage and Transfer facility

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

UST No. _____ Gals. _____

Source of information: Environmental Department Tank Inventories

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: Environmental Department Tank Inventories

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: Environmental Department records and A-85 RCRA Closure report

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: Subase Asbestos Inventories

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: A-85 RCRA Closure report

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: Environmental Department records

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: No historic storage of radiological material at A-85 hazardous waste facility

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: Site currently use for storage of recyclable solid waste in roll-offs

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: IR program site investigations

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: Subase INRMP

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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O. Natural or Cultural Resources: Yes No Unknown

Subase INRMP and ICRMP

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: Paved storage area adjacent to Subase electrical Sub-station

Past Use: Same

Source of information: Subase IR investigation

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: Environmental Department records

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

This ECP determination is tentative pending a decision on the exact extent of the EUL property parcel

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

None

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

Environmental Professional:



Signature

Richard Conant

Print Name

Subase Environmental Department NEPA MGR

Title

23 March 2007

Date

Signature

Print Name

Title

Date

Real Estate Professional:

Signature

Print Name

Title

Date

Property Owner (Activity or Region):

Signature

Print Name

Title

Date

SUBASENLON Environmental Department -- NEPA Compliance Checklist

Project Title: The Navy is researching the feasibility of leasing underutilized property to more efficiently manage its real property assets. This approximately two acre parcel of land is located adjacent to the Base main electrical sub-station (Bldg 463). This land is presently used as a paved storage area. Reuse of this property will involve the installation and operation of electrical generators owned and operated by the local utility company for the intended purpose of supplying SUBASENLON with adequate electrical power and electrical back-up capacity.

Shop Control/ID #: _____ Contract # (if available): _____

I. Does the work, project, action or test involve any of the following (For any YES response, this checklist must be filled out with a brief explanation in the appropriate spaces):

- New hardpipe connections using water from Groton Utilities, Thames River or wells? New hardpipe connections discharging wastewater to the sanitary sewer, storm sewer or the Thames River? **To be determined.**

- Generation and discharge of dewatering wastewater from excavations, trenches or manholes? **No**

- Aboveground or Underground Tank installation, modification, or removal? **To be determined.**

- Generation of federal hazardous waste or state regulated waste, e.g., asbestos, lead paint chips, florescent bulbs, waste oils and solvents, etc., requiring storage, transport and disposal? **No.**

- Generation of new air emissions or change in any way of existing air emissions? (This includes the generation of any incidental emissions associated with large construction projects). **Yes - Emissions related to the operation and use of the electrical generating equipment.**

- Installation, repair, modification or removal of any system containing ozone depleting substances, e.g., freon, halon, etc? **To be determined.**

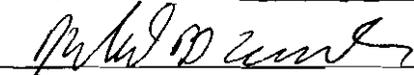
- Excavation and/or dewatering in a SUBASENLON Installation Restoration site? **No.**

- Installation, modification, removal or disposal of PCB items, e.g., transformers, capacitors, switches, light ballasts, cables, etc? **No.**

- Surface soil disruption/disturbance involving one acre or more? **Possibly. To be determined during design of the project.**

- Destruction, disturbance or modification of shorelines, trees, groundwater tables, surface water bodies or wetlands? **No.**
- Placement or removal of any permanent structure and/or fill below the Mean High Water mark of the Thames River? **No.**
- Disturbance or destruction of wildlife? **No**
- Construction projects involving excavation and/or dewatering with the potential to impact the designated Connecticut Coastal Zone? **No.**
- Construction projects to be situated in the greater Thames River floodplain? **No.**
- Destruction, disturbance or modification to historic buildings, artifacts or archeological sites? **No.**
- New proposed use and/or application of pesticides, rodenticides and herbicides? **No.**

Checklist completed by: Richard Conant Title: Biologist

Signature:  3/13/07

Environmental Department comments:

1) EA/EIS required: **NO**

Categorical exclusion #: "32" and "34"

The proposed action is the lease of approximately two acres of SUBASENLON property to the local utility company for the installation of electrical generating equipment to support power requirements at SUBASENLON. The proposed project is intended to provide adequate and reliable electrical power to SUBASENLON. The site is currently a paved storage area immediately adjacent to the main SUBASENLON electrical substation. The proposed lease and installation of electrical generating equipment is consistent with existing land use, will not impact wetlands, will not impact historic structures, and will not affect threatened or endangered species or critical habitat or the designated Connecticut Coastal Zone.

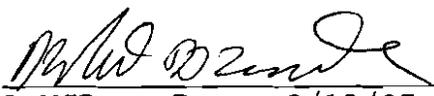
In accordance with OPNAVINST 5090.1B, the proposed project is an action categorically excluded from further examination under the National Environmental Policy Act (NEPA). This type of action does not have any significant effect on the human environment individually or cumulatively, under normal circumstances, and is covered by the following categorical exclusions: **Categorical Exclusion "32"**, "Renewals and/or initial real estate in grants or out grants involving existing facilities and land wherein use does not change significantly" and **Categorical Exclusion "34"**, "New construction that is similar to existing land use and, when completed, the use or operation of which complies with existing regulatory requirements". **Note that the applicability of this CATEX determination is based on the full implementation of all Code N8 environmental requirements listed below.**

- 2) Clean Air Act General Conformity Analysis required? **NO**
Exemption? **N/A**

N8 Environmental requirements:

1. Construction is located more than 2000 feet from the Thames River and has no potential to impact the designated Connecticut Coastal Zone if adequate erosion controls are installed and maintained during construction. **A Coastal Zone Consistency Determination will not be required for this project.**
2. Erosion control must be implemented and maintained in full compliance with the CT. **"Guidelines for Soil Erosion and Sediment Control"**.
3. Clean Air Act General Conformity analysis is required to insure that hydrocarbon emissions related to demolition work comply with CT. air quality standards. The Subbase Environmental Department will prepare and sign a Record of Non-Applicability (RONA) for the proposed project based on calculations prepared for previous like construction projects.
4. CT. air regulations require that fugitive dust is controlled during all phases of demolition.
5. Soil disturbance of one acre or more will require a Stormwater Construction General Permit from the CTDEP. The contractor will be responsible for obtaining and fully complying with any and all conditions of such permit, if required.
6. Installation of fuel and hazardous material tanks, whether above-ground or under-ground, shall be in full compliance with USEPA, CTDEP and SUBASENLON ICP regulations.

7. The local utility provider shall be responsible for applying for and obtain all Clean Air Act operational permits for the installed electrical generating equipment. The utility company shall fully comply with all terms and conditions of any operating permits and shall adhere to any and all operating and reporting requirements contained in the SUBASENLON CAA Title V permit.

Signature:  _____
Title: NEPA MGR Date: 3/13/07

