



October 30, 2006

The Honorable Jimmy Hering
Mayor, City of McGregor
P.O. Box 192
McGregor, TX 76657

Re: Ready For Reuse Application
Naval Weapons Industrial Reserve
Plant McGregor
1701 Bluebonnet Parkway
McGregor, Texas 76657

Dear Mayor Hering:

The Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency have made a technical determination that the Naval Weapons Industrial Reserve Plant (Property) is Ready for Reuse. A Ready for Reuse (*RfR*) Determination is an acknowledgment that environmental conditions on the property are protective of human health and the environment based on its current and anticipated future use for commercial, light industrial, and agricultural activities.

On August 15, 2006, the TCEQ received the U.S. Navy's application requesting an *RfR* Determination for the remaining (yet-to-be transferred) 3,800 acres shown on Enclosure 1. The application included a detailed description of the property for which the *RfR* Determination is requested. In addition, the application provided information concerning the investigation, remediation, and risk management activities performed to ensure protection of human health and the environment.

In order to obtain the *RfR* Determination, the Naval Weapons Industrial Reserve Plant was adequately investigated, all required soil cleanups were completed, and all required groundwater remediation systems were constructed and determined to be operating properly and successfully. A summary of the current environmental conditions of the property, and the risk management activities, including institutional controls (e.g., land use restrictions or limitations) required to ensure protection of human health and the environment, are summarized in Enclosure 2 to this letter.

The TCEQ/EPA *RfR* Determination is based on a review of all relevant corrective action documents (collectively, the “Documentation”) for the Naval Weapons Industrial Reserve Plant, which are listed in Enclosure 3. With this *RfR* Determination, TCEQ and EPA Region 6 concur that the U.S. Navy has successfully completed its investigation and implemented final remedies pursuant to State municipal hazardous waste and industrial solid waste regulations. The Documentation demonstrates that, although the cleanup of groundwater is not complete, the environmental conditions at the property are protective of human health and the environment based on its current and anticipated future uses. Copies of documents may be obtained from TCEQ or EPA at the addresses provided in Enclosure 4 to this letter.

If conditions at the facility change, including environmental conditions, land use, site receptors, and remedy performance, the current owner/operator will notify the TCEQ and EPA Region 6 and it may become necessary to perform additional remediation to ensure their continuing protectiveness. The undersigned expressly reserve all rights and authorities to require future action by owners or operators if new or additional information comes to light that impacts this *RfR* Determination, whether such information is known as of this date, or is discovered in the future.

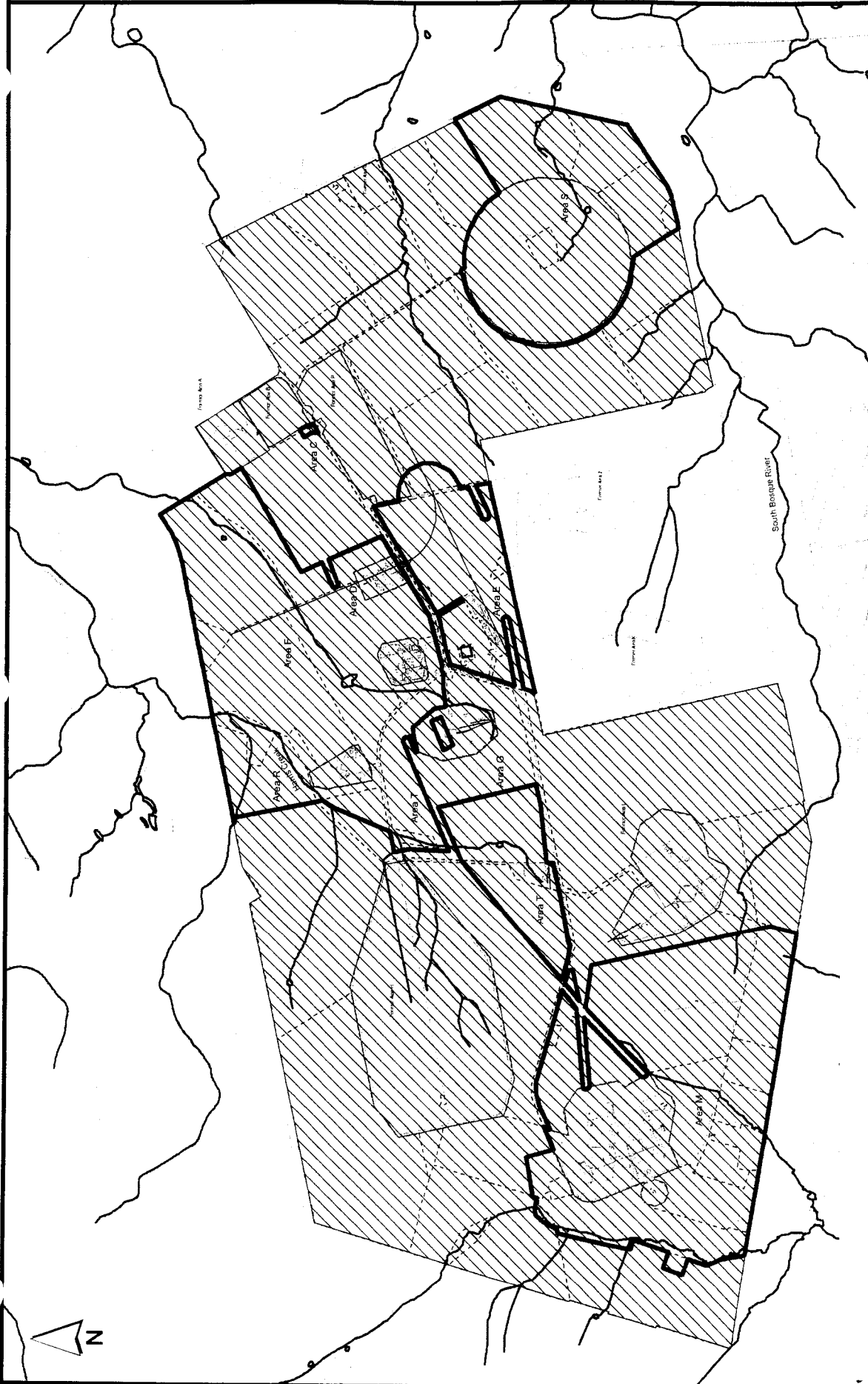
Congratulations on this most noteworthy achievement!

Sincerely yours,

John Steib
Deputy Director of
Compliance and Enforcement
Texas Commission on
Environmental Quality

Gail Cooper
Acting Deputy Director
Federal Facilities Restoration
and Reuse Office
U.S. Environmental Protection Agency


Enclosure 1: Ready for Reuse Map
2: Current Environmental Conditions
3: Relevant Documents
4: Agency Contacts



— Boundary of the remaining 3,800 acre plant property

Note: 6,000 acres of the 9,800 acre plant (shaded area on figure) were previously transferred to the City of McGregor



<p>Enclosure 1 Ready for Reuse Map NWIRP McGregor McGregor, Texas</p>	<p>d:\projects\mcgregor\projects\basewide\ready_for_reuse.mxd</p>
	<p>August 2006</p>

ENCLOSURE 2

CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.	Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)	
Areas of Concern						
AOC 1 - Area D Buildings	Site 1 - Buildings D-403 and D-404	Groundwater plume management zone (PMZ) using natural containment to control on-site trichloroethene (TCE) and 1,1-dichloroethene (DCE) protective concentration level exceedence (PCLE) zones	Groundwater = TCE-55 micrograms per liter (ug/l) & 1,1-DCE-44 ug/l	Groundwater PMZ in place and operating properly and successfully TCEQ approved response action plan (RAP) on 10/3/06	Texas Risk Reduction Program (TRRP) Remedy Standard B groundwater control	TRRP deed notices for commercial/industrial (C/I) land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
	Site 2 - Building D-490	Soil excavation and off-site disposal of cis-1,2-DCE & 1,1-DCE above C/I PCLs	Soil = Removed	Soil - no further action (NFA) TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCLs	TRRP deed notice for C/I land use - McLennan County, Texas
AOC 2 - Area D Landfill	Site 1 - Area D Landfill (Groundwater)	Groundwater PMZ using bioborings to control on-site perchlorate PCLE zone and decontaminate perchlorate PCLE zone north of the bioborings to C/I PCL by January 2018	Groundwater = perchlorate-240 ug/l	Groundwater PMZ and bioborings in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site and decontamination north of the bioborings to meet C/I PCL	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
	Site 2 - Area D Landfill (Cap)	Construct landfill cap to control rain water infiltration and to control direct exposure to wastes managed under the cap.	Soil = Construction debris and other unknown waste materials in landfill	Landfill cap installed and operating properly and successfully TCEQ approved RAP on 10/16/03	TRRP Remedy Standard B physical control in conjunction with groundwater control	TRRP deed notices filed for physical control (landfill cap) and C/I land use - McLennan County, Texas
AOC 3 - Area E and Area E Buildings	Site 1 - Area E Landfill (west side) and a source area near monitor well AE0MW05 (east of E-Slab C)	Groundwater PMZ using bioborings and a biotrench to control on-site TCE, cis-1,2-DCE, and 1,1-DCE PCLE zones and decontaminate off-site TCE and 1,1-DCE PCLE zones to residential PCLs by January 2012	Groundwater = TCE-1500 ug/l, 1,1-DCE-72 ug/l, and cis-1,2-DCE-250 ug/l	Groundwater PMZ, biotrench and bioborings in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site and decontamination off-site to meet residential PCLs	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
	Site 2 - E-Slab C	Soil with cis-1,2-DCE left in place based on soil-to-groundwater pathway calculations - 30 TAC §350.75(i)(7)(C)	Soil = cis-1,2-DCE 0.340 milligrams per kilogram (mg/kg)	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil left in place protective of groundwater control on-site	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 3 - Approximately 700 feet southeast of Area E and 300 feet northeast of the Area E landfill	Soil excavation and on-site disposal (Area M Class II/III landfill) of antimony and lead above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 4 - Area E Landfill	Construct landfill cap to control rain water infiltration and to control direct exposure to wastes managed under the cap.	Soil = Unknown waste materials in landfill	Landfill cap installed and operating properly and successfully TCEQ approved RAP on 4/18/05	TRRP Remedy Standard B physical control in conjunction with Area E groundwater control	TRRP deed notices filed for physical control (landfill cap) and C/I land use - McLennan County, Texas

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Site Name/Site No.	Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)	
AOC 4 - Area F Buildings	Site 1 - TCE - historical degreasing operations at Building F-604 enhanced by sewer line migration; 1,1-DCE - historical activities at F-604 and the former F-617 Tank Farm; 1,1,1-trichloroethane (TCA) - former F-617 Tank Farm; 1,2,4-trichlorobenzene (TCB) - Building F-617; benzene - unknown source; perchlorate - primary source areas are Buildings F-606 and F-614	Groundwater PMZ using bioborings and biotrenches to control on-site perchlorate, volatile organic compound (VOC) and semivolatile organic compound (SVOC) PCLE zones and decontaminate offsite perchlorate PCLE zone to residential PCL by January 2016	Groundwater = perchlorate - 17,000 ug/l, TCE - 950 ug/l, 1,1-DCE - 8400 ug/l, 1,1,1-TCA - 26,000 ug/l, benzene - 36 ug/l, and 1,2,4-TCB - 110 ug/l	Groundwater PMZ, biotrenches and bioborings in place and operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site and decontamination off-site to meet residential PCLs	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
	Site 2 - Area F East Settling Ponds	Soil excavation and on-site disposal (Area M Class II/III landfill) of 1,3-Dinitrobenzene and Benzo(a)pyrene above C/I PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCLs	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 3 - Building F-611 and Building F-611 Flume	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of perchlorate above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area F groundwater control	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 4 - Area F - Southern West Flume System	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of perchlorate above C/I PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area F groundwater control	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 5 - Area F - Northern West Flume System	Soil with TCE left in place based on soil-to-groundwater pathway calculations - 30 TAC §350.75(i)(7)(C)	Soil = TCE 0.028 mg/kg	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil left in place protective of Area F groundwater control	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 6 - Western edge of Area F, adjacent to perimeter road near Southern West Flume System	Soil excavation and on-site disposal (Area M Class II/III landfill) of chromium and zinc above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - McLennan County, Texas
	Site 7 - Tributary F, north of the facility road, near West Settling Ponds - RFI Unit 3	Soil excavation and on-site disposal (Area M Class II/III landfill) of chromium above ecological PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCL	TRRP deed notice for C/I land use - McLennan County, Texas
AOC 5 - Area M Buildings, Area M Class II/III Landfill	Site 1a - Northern Area M - TCE plume originates from RFI Unit 7, near Buildings M-1205 and M-1206 (potential secondary source is the Area M Class II/III landfill); perchlorate plume originates from the Class II/III landfill	Groundwater PMZ using natural containment to control on-site perchlorate and VOC PCLE zones	Groundwater = perchlorate - 1,500 ug/l, TCE - 650,000 ug/l, 1,1-DCE - 4400 ug/l, toluene - 4300 ug/l, 1,1-TCA - 3000 ug/l, 1,2-DCE total - 1500 ug/l, cis-1,2-DCE 1200 ug/l and methylene chloride - 720 ug/l	Groundwater PMZ in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas

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CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.	Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)	
AOC 5 - Area M Buildings, Area M Class II/III Landfill	Site 1b - Central and Southern Area M - TCE contamination originates from the industrial portion of Area M at RFI Unit 5. Primary sources for perchlorate include the two wash pits associated with Buildings M-1219 and M-1236 and Buildings M-1229 and M-1230 where perchlorate was mixed.	Groundwater PMZ using biotrenches to control on-site perchlorate and VOC PCLE zones and a portion of the southern off-site perchlorate PCLE zone; decontamination of the on-site perchlorate PCLE zone (northeastern portion of site) outside of the PMZ to C/I PCL by January 2016 and the off-site perchlorate PCLE zone (southern portion of site) outside of the PMZ to residential PCL by January 2008	Groundwater = TCE - 52,000 ug/l, TCA - 390,000 ug/l, 1,1-DCE - 96,000 ug/l, toluene - 65,000 ug/l, cis-1,2-DCE - 3,600 ug/l, 1,2-DCA - 1000 ug/l, perchlorate - 85,000 ug/l, trans-1,2-DCE - 940 ug/l, vinyl chloride - 690 ug/l, carbon tetrachloride - 600 ug/l, 1,1,2-TCA - 570 ug/l, methylene chloride - 140 ug/l and chloroform - 140 ug/l	Groundwater PMZ and biotrenches in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control and decontamination	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - Coryell County, Texas. TRRP deed restriction for PMZ beneath off-site Texas A&M property - Coryell County, Texas
	Site 2 - Imhoff Area, Building M-1219/AP Washout Pit, and Building M-1236	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of perchlorate above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area M groundwater control	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 3 - Building M-1230	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of perchlorate above C/I PCL; Building demolition with disposal of concrete slab in an offsite Class 1 nonhazardous waste landfill and recycling of all metal removed during demolition.	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area M groundwater control	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 4 - Building M-1229	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of perchlorate above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area M groundwater control	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 5 - Building M-1209 Flume Settling Pond	Soil excavation and off-site disposal of Aroclor-1254 above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 6 - Building M-1224	Soil excavation and off-site disposal of PCBs above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 7 - Building M-1210	Soil excavation and on-site disposal (Area M Class II/III landfill) of 1,3-dinitrobenzene above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 8 - Building M-1219/AP Washout Pit	Soil excavation and on-site disposal/treatment (Area M soil treatment cells) of hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX) above C/I PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet C/I PCL	TRRP deed notice for C/I land use - Coryell County, Texas

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CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.	Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)	
AOC 5 - Area M Buildings, Area M Class II/III Landfill	Site 9 - Building M-1236	Soil with RDX left in place based on comparison to 0.5 acre soil-to-groundwater PCL	Soil = RDX - 0.061 mg/kg	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A for C/I land use	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 10 - RFI Unit 7, NOR Unit 17, NOR Unit 25, and Building 1205	Soil excavation and on-site disposal (Area M Class II/III landfill) of TCE, antimony and chromium above C/I PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I PCLs in conjunction with Area M groundwater control	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 11 - Drainage ditch east of Building M-1229 that drains the area to the south	Soil excavation and on-site disposal (Area M Class II/III landfill) of chromium and zinc above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 12 - Drainage ditch near Building M-1205. PCLE zones include the following areas: south of building M-1205, east of building M-1205, and north of the main plant road and east of the Area M Class II/III landfill	Soil excavation and on-site disposal (Area M Class II/III landfill) of antimony, cadmium, chromium, lead and zinc above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 13 - Field north of Area M	Soil excavation and on-site disposal (Area M Class II/III landfill) of high molecular weight polycyclic aromatic hydrocarbon (HPAH) above ecological PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 14 - Originates at Building M-1219 and follows the drainage ditch until it meets Tributary M	Soil excavation and on-site disposal (Area M Class II/III landfill) of antimony above ecological PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 15 - South of Area M near the former oxidation ponds	Soil excavation and on-site disposal (Area M Class II/III landfill) of HPAH above ecological PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCL	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 16 - Area M Class II/III Landfill	Construct landfill cap to control rain water infiltration and to control direct exposure to wastes managed under the cap	Soil = Construction debris and other unknown waste materials in landfill	Landfill cap installed and operating properly and successfully TCEQ approved RAP on 5/18/2004	TRRP Remedy Standard B physical control in conjunction with groundwater control	TRRP deed notices filed for physical control (landfill cap) and C/I land use - Coryell County, Texas
AOC 6 - Area R Building	Site 1 - Building R-1609	Groundwater PMZ using natural containment to control on-site 1,1-DCE PCLE zone and free product removal from monitor well AR0MW08 using oil skimming device	Groundwater = 1,1-DCE - 48 ug/l	Groundwater PMZ and oil skimmer in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas

ENCLOSURE 2

CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.		Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)
AOC 7 - Area T Buildings	Site 1 - Buildings T-1801 and T-1802	Groundwater PMZ using natural containment to control on-site perchlorate PCLE zone	Groundwater = Perchlorate - 140 ug/l	Groundwater PMZ in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
AOC 8 - undeveloped portions of site known as Area Z	Site 1 - Area Z, monitoring well GAP-5	Groundwater PCLE zones no longer exist	Groundwater = not applicable (N/A)	Groundwater - NFA	N/A	N/A
	Site 2 - Area Z - Water tower Z-2311 located between Areas L and M	Soil excavation and on-site disposal (Area M Class II/III landfill) of cadmium, lead and zinc above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - Coryell County, Texas
	Site 3 - Z-2310 water tower south of Area F	Soil excavation and on-site disposal (Area M Class II/III landfill) of cadmium, lead and zinc above ecological PCLs	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCLs	TRRP deed notice for C/I land use - McLennan County, Texas
AOC 9 - Area S Drum Landfill	Site 1 - Area S Drum Landfill southeast of RFI Unit 1	Excavation and off-site disposal of waste; soil with perchlorate above C/I PCLs left in place protective of the groundwater control response action presented for RFI Unit 1	Waste and Soil = Removed except for perchlorate in soil - 1.1 mg/kg	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B waste removal and soil left in place in conjunction with Area S groundwater control	TRRP deed notice for C/I land use - McLennan County, Texas
RCRA Facility Investigation (RFI) Units						
RFI Unit 1	Explosives Classification and Disposal Unit at Area S (Burn Pads)	Soil excavation and on-site disposal (RFI Unit 1 RCRA cap or Area M Class II/III landfill) of antimony, perchlorate, RDX and TCE above C/I and/or ecological PCLs Groundwater PMZ using bioborings and biotrenches to control commingled on-site perchlorate and VOC PCLE zones originating from RFI Unit 1 and AOC 9 - Site 1; decontamination of the eastern off-site portion of the perchlorate PCLE zone to residential PCL by January 2014 and northern off-site portion of the perchlorate PCLE zone to C/I PCL by January 2018	Soil = Removed Groundwater = perchlorate - 8600 ug/l, TCE - 1600 ug/l, 1,1-DCE - 360 ug/l, 1,2-DCE - 350 ug/l and 1,1-TCA - 330 ug/l	Soil - NFA Groundwater PMZ, Biotrenches and Bioborings operating property and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal to meet C/I or ecological PCLs in conjunction with groundwater control on-site and decontamination off-site to meet C/I or residential PCLs	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas

ENCLOSURE 2

CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.		Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)
RFI Unit 2	X-Ray Effluent Ditch at Area M Building M-1228	Soil excavation and on-site disposal (Area M Class II/III landfill) of silver above ecological PCL	Soil = Removed	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard A soil removal to meet ecological PCL	TRRP deed notice for C/I land use - Coryell County, Texas
RFI Unit 3	West Settling Ponds at Area F	Excavation and on-site disposal (Class II landfill next to RFI Unit 1) of waste and soil containing triaminotrirobenzene (TATB)	Waste and Soil = Removed	Soil - NFA Texas Department of Water Resources (predecessor agency to TCEQ) approved the closure on 11/29/83	N/A	TRRP deed notice for C/I land use - McLennan County, Texas
RFI Unit 4	Area R Static Test Stand	Groundwater PMZ using natural containment to control on-site perchlorate PCLE zone	Groundwater = Perchlorate - 110 ug/l	Groundwater PMZ in place operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B groundwater control on-site	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas
RFI Unit 5	Evaporation Ponds at Area M Buildings M-1217 and M-1227	Soil with TCE left in place based on soil-to-groundwater pathway calculations - 30 TAC §350.75(i)(7)(C); soil excavation and on-site disposal (Area M Class II/III landfill) of antimony, cadmium, chromium, lead, zinc, and HPAHs above ecological PCLs. Groundwater PMZ using biotrenches to control on-site perchlorate and VOC PCLE zones and a portion of the southern off-site perchlorate PCLE zone; decontamination of the on-site perchlorate PCLE zone (northeastern portion of site) outside of the PMZ to C/I PCL by January 2016 and the off-site perchlorate PCLE zone (southern portion of site) outside of the PMZ to residential PCL by January 2008 (also presented as AOC 5-Site 1b)	Soil = Removed except for TCE - 0.29 mg/kg Groundwater = TCE - 52,000 ug/l, TCA - 390,000 ug/l, 1,1-DCE - 96,000 ug/l, toluene - 65,000 ug/l, cis-1,2-DCE - 3,600 ug/l, 1,2-DCA - 1000 ug/l, perchlorate - 1000 ug/l, trans-1,2-DCE - 940 ug/l, vinyl chloride - 690 ug/l, carbon tetrachloride - 600 ug/l, 1,1,2-TCA - 570 ug/l, methylene chloride - 140 ug/l and chloroform - 140 ug/l	Soil - NFA Groundwater PMZ and biotrenches operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil left in place and removal in conjunction with Area M groundwater control	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - Coryell County, Texas. TRRP deed restriction for PMZ beneath off-site Texas A&M property - Coryell County, Texas
RFI Unit 6	Pesticide Dump and Area G Buildings G-704 and G-705	Soil excavation and off-site disposal of the pesticide PCLE zone above C/I PCLs and use of existing asphalt as a physical control over soil with dieldrin and beta-hexachlorocyclohexane (beta-BHC) above C/I PCLs Groundwater - monitored natural attenuation to decontaminate beta-BHC and dieldrin PCLE zones to C/I PCLs by April 2016	Soil removed or capped Groundwater = beta-BHC - 3.2 ug/l, dieldrin - 0.74 ug/l	Asphalt cap and groundwater decontamination operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil physical control on-site in conjunction with groundwater decontamination on-site	On-site property deed notices include TRRP deed notices for physical control and C/I land use, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - McLennan County, Texas

ENCLOSURE 2

CURRENT ENVIRONMENTAL CONDITIONS

Site Name/Site No.		Remedial Action Taken	Residual Contamants of Concern (Soils and Groundwater)	Status	Cleanup Standard	Institutional Control(s)
RFI Unit 7	Conversion Coating Tank at Area M Building M-1206	Soil excavation and on-site disposal (Area M Class II/III landfill) of PCBs, HPAHs, and explosives above C/I and/or ecological PCLs Groundwater PMZ using natural containment to control on-site perchlorate and VOC PCLE zones	Soil = Removed Groundwater = TCE - 650,000 ug/l, 1,1-DCE - 4400 ug/l, toluene - 4300 ug/l, 1,1-TCA - 3000 ug/l, 1,2-DCE total - 1500 ug/l, cis-1,2-DCE 1200 ug/l and methylene chloride - 720 ug/l	Soil - NFA Groundwater PMZ operating properly and successfully TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil removal in conjunction with groundwater control on-site	On-site property deed notices include TRRP deed notices for C/I land use and PMZ, and Restrictive Covenant within a Quitclaim deed restricting groundwater use and limiting future use of the property to C/I purposes - Coryell County, Texas
RFI Unit 8	Diesel Contamination Site near Area F Building F-603	Soil excavation and on-site disposal (Area M Class II/III landfill) of PAH above C/I PCL and soil with TCE left in place based on soil-to-groundwater pathway calculations - 30 TAC §350.75(i)(7)(C)	Soil = Removed except for TCE - 0.039 mg/kg	Soil - NFA TCEQ approved RAP on 10/3/06	TRRP Remedy Standard B soil left in place protective of Area F groundwater control	TRRP deed notice for C/I land use - McLennan County, Texas

ENCLOSURE 3 RELEVANT DOCUMENTS

The following is a selected list of relevant documents related to the assessment and remediation of NWIRP McGregor.

Investigation Related Documents

Environmental Baseline Survey

NWIRP McGregor Environmental Baseline Survey (EnSafe/Allen & Hoshall, December 1996)

Gray Area and RCRA Facility Reports

RCRA Facility Investigation Report, NWIRP RFI Unit 6 Area G (ERM, August 1998)
Gray Areas A, B, C, D, & P Final Phase II Report, NWIRP McGregor (EnSafe, June 2000)
Gray Areas Phase I Investigation Report, Area G, NWIRP McGregor (EnSafe, June 2000)
RCRA Facility Investigation and Soil Removal Action Completion Report, NWIRP RFI Unit 6 Area G (ERM, June 2000)

Gray Areas and RCRA Facilities Investigations, Draft Phase II Report — Area M, NWIRP McGregor (EnSafe, December 2000)

Draft Gray Areas Phase II Report — Areas R, T, and Z, NWIRP McGregor (EnSafe, December 2000)

Gray Areas and RCRA Facility Investigations Draft Phase II Report — Area F, NWIRP McGregor (EnSafe, February 2001)

Gray Areas Phase II Report — Area E, NWIRP McGregor (EnSafe, June 2001)

Gray Areas Investigation Phase I Report, Area S, NWIRP McGregor (EnSafe, September 2002)

Groundwater Investigation and Lake Study

Final Draft Report Lake Water Quality Assessment, NWIRP McGregor (EnSafe, November 2000)

Final Groundwater Investigation Phase III Report (EnSafe, August 2004)

Remediation Related Documents

Post Closure Order Application (includes final versions of all Response Action Plans)

Post Closure Care Order Application (EnSafe, May 2005)

Closure and Response Action Effectiveness Reports

Closure Certification Report, Unit 4 Closure, Area S, NWIRP McGregor (CH2M Hill, November 2003)

Response Action Effectiveness Report, Area D Landfill, NWIRP McGregor (Recon, November 2004)

Response Action Effectiveness Report, NWIRP McGregor (EnSafe, July 2004)

Response Action Effectiveness Report, Area M Landfill, NWIRP McGregor (Eagle Construction, May 2005)

Response Action Effectiveness Report, NWIRP McGregor (CH2M Hill, July 2006)

ENCLOSURE 4
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