



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR FORCE INSTALLATION AND
MISSION SUPPORT CENTER
JOINT BASE SAN ANTONIO LACKLAND TEXAS**

December 31, 2025

MEMORANDUM FOR SEE DISTRIBUTION

FROM: AFCEC/CZOW
6451 B Street, Bldg 2535
Beale AFB, CA 95903

SUBJECT: Final Point Arena AFS Second Five Year Review

1. The subject document (Attachment 2) is for your agency's records.
2. This is a final document. Comments are not expected and comments received will not be addressed
3. We appreciate your support of our environmental restoration program. If you have any questions, please contact Mr. Darren Rector at (530) 634-2606 or via email at darren.rector.2@us.af.mil.

DARREN RECTOR, Civ, DAF
Remedial Program Manager

Attachments:

1. Distribution List
2. Final Point Arena AFS Second Five Year Review

Beale Air Force Base, California
Final Point Arena AFS Second Five Year Review
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Final

**SECOND FIVE-YEAR REVIEW
FORMER POINT ARENA AIR FORCE STATION
POINT ARENA, CA**

Under the purview of Beale Air Force Base, CA

Prepared by:



**Air Force Civil Engineer Center
2261 Hughes Avenue, Suite 155
Joint Base San Antonio Lackland, TX**

July 2025

SECOND FIVE-YEAR REVIEW REPORT
(AUGUST 2019 - AUGUST 2024)
FOR
FORMER POINT ARENA AIR FORCE
STATION, CALIFORNIA

July 2025

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30 Dec 2025

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LIST OF ACRONYMS AND ABBREVIATIONS

AFCEC	Air Force Civil Engineer Center
AFB	Air Force Base
AFS	Air Force Station
bgs	below ground surface
Cal/EPA	California Environmental Protection Agency
CRWQCB	California Regional Water Quality Control Board
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
cy	cubic yards
DD	Decision Document
DTSC	Department of Toxic Substances Control
ERP	Environmental Restoration Program
ft	Feet
IC	Institutional Control
LUCs	Land Use Controls
mg/kg	milligram per kilogram
NPL	National Priorities List
PCE	tetrachloroethylene
RAOs	Remedial Action Objectives
RSL	Regional Screening Level
SS	Spill Site
TCE	trichloroethylene
TPH	total petroleum hydrocarbon
USEPA	United States Environmental Protection Agency
UU/UE	unlimited use and unrestricted exposure
VOCs	Volatile Organic Compounds

EXECUTIVE SUMMARY

The United States Air Force (Air Force) has conducted the second Five-Year Review for the former Point Arena Air Force Station (AFS), Point Arena, California (**Figure 1**). This five-year review was prepared using the guidelines provided in the *Comprehensive Five-Year Review Guidance* (United States Environmental Protection Agency [USEPA], 2001). The former Point Arena AFS is not a National Priorities List (NPL) site under the National Contingency Plan and all Environmental Restoration Program (ERP) oversight is managed by Beale Air Force Base (AFB). The former Point Arena AFS has one non-NPL site under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Site SS004, and two non-CERCLA petroleum sites, Sites TU928 and TU932, that are regulated under the State of California Underground Storage Tank Program administered by the State Water Resources Control Board. Air Force Instruction (AFI 32-7020, Certified Current 02 February 2023) states that the Air Force's ERP for all bases (NPL and non-NPL) will be performed in a manner that is consistent with CERCLA. At the former Point Arena AFS, the Air Force is responsible for managing regional and local environmental programs, including the ERP. The former Point Arena AFS Decision Document (DD) was signed by the Air Force in August 2015 and by the California Environmental Protection Agency (Cal/EPA) – Department of Toxic Substances Control (DTSC) in June 2015. The purpose of a Five-Year Review is to evaluate the implementation and performance of the remedy to determine if the remedy is or will be protective of human health and the environment. Evaluation of the remedy and the determination of protectiveness should be based on and sufficiently supported by the data and observations. The Five-Year review is required because hazardous substances, pollutants, or contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure (UU/UE). This document will become part of the Air Force Civil Engineer Center (AFCEC) administrative record located on the web at: <https://ar.cce.af.mil>. The installation is listed under Beale Air Force Base.

This Five-Year Review discusses in detail the CERCLA site, Spill Site (SS004: Motor Pool), that contains hazardous substances, pollutants, or contaminants remaining above levels that would allow for UU/UE. Technical assessments, which were performed for this site will verify the protectiveness of the selected remedy. The technical assessment consisted of the review of site documents and data from 2015 to 2024 and the review of 2015 Decision Document requirements, exposure assumptions, toxicity data, and clean-up levels for this site. A site inspection was also completed to evaluate the protectiveness of the remedy.

Based upon the review of the CERCLA site at the former Point Arena AFS conducted by the Air Force, it has been determined that the remedy selected for Site SS004: Motor Pool remains protective of human health and the environment. The next five-year review for the former Point Arena AFS will be provided five years from the date of this review (2025).

Five-Year Review Summary Form

SITE IDENTIFICATION

Site Name: Former Point Arena AFS, Site SS004: Motor Pool

EPA ID: CA7572124280

Region: 09

State: CA

City/County: Point Arena/Mendocino

SITE STATUS

NPL Status: Not on NPL

Multiple Sites/OUS?

Yes

Has the site achieved construction completion?

Yes

REVIEW STATUS

Lead agency: Other Federal Agency

If “Other Federal Agency” was selected above, enter Agency name: United States Air Force

Author name (Federal or State Project Manager): Air Force Civil Engineer Center

Author affiliation: United States Air Force

Review period: 2019-2024

Date of site inspection: August 2024

Type of review: Statutory

Review number: 2

Triggering action date: April 2020

Due date (five years after triggering action date): August 2025

Sites not in previous Five-Year Review: Not Applicable

Previous Five-Year Review sites now NFA: Not Applicable

Issues/Recommendations				
Site(s)/OU(s): Site 004: Motor Pool	Issue Category: Institutional Controls			
	Issue: None			
	Recommendation: Conduct semi-annual inspection compliance monitoring in accordance with all appropriate Federal (40 CFR 260) and State of California regulatory requirements [California Health and Safety Code (chapters 6.5, 6.7 and 6.75) due to sloughing at the south outfall.			
Affect Current Protectiveiveness	Affect Future Protectiveiveness	Implementing Party	Oversight Party	Milestone Date
No	yes	Air Force	Cal/EPA DTSC & CRWQCB	To be determined

Protectiveness Statement(s)				
<i>Site/Operable Unit:</i> Site SS004: Motor Pool, Building 217	<i>Protectiveness Determination:</i> Protective		<i>Addendum Due Date (if applicable):</i>	
<p><i>Protectiveness Statement:</i> Based on the document review, data review and analysis, site inspection, and an assessment of the remedy protectiveness, the remedy at Site SS004: Motor Pool, is protective of human health and the environment. However, sloughing of the south outfall may expose soils below 12 feet below ground surface. Additional actions may be required to ensure sloughing is controlled. Semiannual inspections are suggested to ensure actions can be taken to control sloughing, if needed.</p>				

1 INTRODUCTION

This document is the second five-year review for remedial actions taken pursuant to the former Point Arena AFS ERP. The former Point Arena AFS site location is illustrated in **Figure 1**. This five- year review for the former Point Arena AFS was prepared using the guidelines provided in the *Comprehensive Five-Year Review Guidance* (USEPA, 2001). The former Point Arena AFS is not a NPL site under the National Contingency Plan, and all ERP oversight is managed by Beale AFB. The former Point Arena AFS has one non-NPL site under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Site SS004, and two non-CERCLA petroleum sites, Sites TU928 and TU932, that are regulated under the State of California Underground Storage Tank Program administered by the State Water Resources Control Board. Air Force Instruction (AFI 32-7020, Certified Current 02 February 2023) states that the Air Force’s ERP for all bases (NPL and non-NPL) will be performed in a manner that is consistent with CERCLA. At the former Point Arena AFS, the Air Force is responsible for managing regional and local environmental programs, including the ERP. As the lead agency, the Air Force ensures that environmental impacts are thoroughly investigated and that appropriate cleanup actions are taken to protect human health and welfare and the environment. Authority for ERP decision making rests with a team of remedial project managers from the Beale AFB 9th Civil Engineering Squadron, Environmental Section, the AFCEC, the Cal/EPA – DTSC, and the California Regional Water Quality Control Board (CRWQCB) – North Coast Region. The Air Force is the lead agency responsible for funding and implementing remedial actions and provides final approval for decisions regarding remedial actions taken at the former Point Arena AFS. Remedial actions at Site SS004 were conducted pursuant to Executive Order 12580 and 13016, implementing CERCLA at Department of Defense facilities and remedial actions at Sites TU928 and T932 were conducted pursuant to the State of California Underground Storage Tank Program administered by the State Water Resources Control Board. DTSC and CRWQCB provide regulatory oversight for all three sites, including technical support and review, and comment on all investigative and remedial work at the former Point Arena AFS. DTSC primarily focuses on the soil contamination remaining at the three sites and the CRWQCB focuses on the threat to groundwater contamination at the three sites (primarily Site TU932).

The former Point Arena AFS Decision Document (DD) was signed by the Air Force in August 2015 and by DTSC in June 2015. The selected remedies for the 18 CERCLA sites were included in this DD. There were seven non-CERCLA petroleum sites that were included in this DD as Attachment A. The specific wording in Attachment A to the DD was:

Petroleum-related groundwater and soil contamination at Point Arena Air Force Station (AFS) is addressed in this document, attached for convenience to the Decision Document, Point Arena Air Force Station, Point Arena, California (DD). Petroleum is not a hazardous substance under Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), and thus is addressed here separately from the DD.

No further action was selected for 17 CERCLA sites and for five non-CERCLA petroleum sites (Air Force, 2015). The selected remedy for the remaining one CERCLA site (SS004) and two non-CERCLA petroleum sites (TU928 and TU932) was No Further Action with Land Use Controls (LUCs) as protective of human health and the environment.

The Former Point Arena AFS Five-Year Review addresses the open CERCLA site, Site SS004: Motor Pool (Building 217). This site is illustrated in **Figure 2**. On this figure, the Land Use Control and the prohibition on soil disturbance at depths greater than 12 feet below ground surface are indicated in blue and orange, respectively.

1.1 Purpose

The purpose of a Five-Year Review is to evaluate the implementation and performance of a remedy in order to determine if the remedy is or will be protective of human health and the environment. Evaluation of the remedy and the determination of protectiveness should be based on and sufficiently supported by the data and observations. The Five-Year review is required by law (CERCLA Section 121(c) and codified by 40 CFR 300.430(f)(4)(ii)) because hazardous substances, pollutants, or contaminants remain at the site above levels that allow for UU/UE.

1.2 Site Included in This Five-Year Review

The former Point Arena AFS Five-Year Review includes Site SS004: Motor Pool. This site contains hazardous substances, pollutants, or contaminants above levels that would allow for UU/UE following the completion of the 2015 DD (Air Force, 2015).

1.3 Five-Year Review Report Organization

This Five-Year Review uses the following outline:

- Executive Summary and Five-Year Review Summary Form
- 1.0 Introduction
 - 1.1 Purpose
 - 1.2 Site Included in This Five-Year Review
 - 1.3 Five-Year Review Report Organization
- 2.0 Installation Description
 - 2.1 Background
 - 2.1.1 Land Use
 - 2.1.2 Geologic and Hydrogeologic Setting
 - 2.2 Site Overview
- 3.0 Response Action Summary
 - 3.1 Basis for Taking Action
 - 3.2 Response Actions
 - 3.2.1 Decision Document
 - 3.3 Remedy Implementation
 - 3.3.1 Summary of Land Use/Institutional Controls
 - 3.4 Operation and Maintenance
- 4.0 Progress Since the Last Review
- 5.0 Five-Year Review Process
 - 5.1 Document and Data Review

- 5.2 Community Notification and Involvement
- 5.3 Interviews
- 5.4 Site Inspection
- 5.5 Technical Assessment
- 6.0 Issues/Recommendations
- 7.0 Protectiveness Statements
- 8.0 Next Review
- 9.0 References

2 INSTALLATION DESCRIPTION

2.1 Background

The former Point Arena AFS is an inactive radar surveillance station that encompasses 81 acres between the Pacific Ocean to the west and the northern California Pacific Coast Mountain Ranges to the east. Military operations at the former Point Arena AFS began in December 1950. The mission was to operate the station as a long-range radar site to support air defense operations. In 1997, the AFS was deactivated and placed in Air Force caretaker status. The mountainous area surrounding the former Point Arena AFS is forested, privately owned, and sparsely populated. The primary land uses of the surrounding area are recreation, agriculture, timber operations, and rural residential. Several State parks, along the coast, surround the former Point Arena AFS. The sources of potential contamination from historic activities at the former Point Arena AFS included vehicle maintenance activities; releases from petroleum underground storage tanks; disposal of municipal, industrial, and construction waste; leaching from septic systems; lead-based paint; and small arms firing range activities.

2.1.1 Land Use

The former Point Arena AFS is currently inactive and unoccupied. The property is owned by the Air Force with most of the roads, buildings, and structures remaining in-place. Industrial land use is reasonably anticipated to continue as long as the Air Force retains ownership and control of the property; future land use is to be in accordance with the restrictions established in the DD (Air Force, 2015).

Groundwater is currently not used as a source of drinking water; however, groundwater in the vicinity of the former Point Arena AFS has been designated for use in municipal and domestic supply.

2.1.2 Geologic and Hydrogeologic Setting

The former Point Arena AFS is located on the crest of the Eureka Hill at elevations ranging from approximately 2,100 to 2,360 feet (ft) above mean sea level. The ridge, on which the former Point Arena AFS is located, forms a surface water drainage divide between the North Fork Garcia River to the north and the Garcia River to the south and east. Surface soil is poorly developed and sandy, and precipitation infiltrates the surface rapidly. The geologic setting consists of unconsolidated deposits of gravel, sand, silt, and weathered bedrock from 5 to 50 ft below ground surface (bgs)

and underlying jointed, faulted, and well-consolidated interbedded marine deposits of sandstone, siltstone, mudstone, and conglomerate.

2.2 Site Overview

Figure 3 shows Building 217 (Site SS004: Motor Pool), which formerly housed the Motor Pool vehicle maintenance facility (office area and service bay) that contained two pipes that emptied on the backside (northeast side) of the building. The outfall area of the pipe from the office area was referred to as the Northern Outfall. The outfall area of the pipe from the service bay was referred to as the Southern Outfall. The pipe leading to the Southern Outfall (**Figure 4**) was from a six-foot-deep below-grade vehicle service bay trench. Liquid in the trench collected in a floor drain connected to a drainpipe that emptied on the downslope located approximately 25 ft east of Building 217 (Site SS004: Motor Pool). Sampling and analysis identified lead, volatile organic compounds (VOCs), and total petroleum hydrocarbon (TPH) in soil beneath the Southern Outfall. Two Engineering Evaluation/Cost Analysis documents were completed, and removal actions were conducted in 1997 and 2000. Specifically, in 1997, approximately 40 cubic yards (cy) of contaminated soil were excavated from beneath both the Southern and Northern drainage pipe outfall areas downslope of Building 217 (Site SS004: Motor Pool). However, the southernmost outfall was associated with the service bay of the Motor Pool, and soil sampling in 1997 and 1998 after the 1997 excavation work indicated that an additional removal action was needed to remove the southern drainpipe and the contaminated soil surrounding it. Thus, in July 2000, the drainpipe was removed, and about 76 cy of soil contaminated with lead, TPH, and VOCs was excavated (**Figure 5**) and disposed of in a permitted landfill. The outer edge of this excavation is about 30 ft northwest of the southeast corner of the back of Building 217 (Site SS004: Motor Pool). Both excavations were backfilled with clean soil from the on-site borrow area and the site was restored to natural grade (ECC, 2001).

Confirmation soil samples collected from the 2000 Southern Outfall excavation indicated that trichloroethylene (TCE), TPH, and lead in soil in this area were still above levels that would allow for UU/UE as follows:

- TCE remains in subsurface soil adjacent to the building foundation at a maximum concentration of 8.74 milligrams per kilogram (mg/kg). This maximum concentration exceeds the residential soil USEPA Regional Screening Level (RSL) of 0.94 mg/kg. Although concentrations of TCE are above the USEPA RSL, TCE remains at depths at or below approximately 12 ft below ground surface and requires continued monitoring.
- TPH remains in subsurface soil below about 12 ft of clean backfill soil. TPH gasoline, TPH diesel, and unidentified TPH were detected at maximum concentrations of 1,800 mg/kg, 5,200 mg/kg, and 2,190 mg/kg, respectively, which slightly exceed the 1,000 mg/kg soil cleanup criteria established as part of the 2000 remedial action (ECC, 2001).
- Lead remains in subsurface soil below about 12 ft of clean backfill soil at a maximum concentration of 4,160 mg/kg. This exceeds the residential soil USEPA RSL of 200 mg/kg for lead (USEPA, 2024).

The maximum concentration of TCE in soil (8.74 mg/kg) is above the USEPA RSL (0.94 mg/kg) and may present a vapor intrusion (VI) risk. The lack of soil vapor data from Bldg 217 and the areas adjacent to the building is considered a data gap. Bldg 217 is currently unoccupied, therefore there are no human receptors for VI. A soil gas data gap investigation will be needed if the land use changes at/around Bldg 217.

Other VOCs (including tetrachloroethylene [PCE]) were not detected in confirmation soil samples at concentrations above residential RSLs.

DTSC requested in a letter dated January 7, 2007, that potentially impacted downgradient potable water wells be sampled to ensure that no complete human exposure pathways exist. On March 29, 2007, the downgradient spring from Building 217 (Site SS004: Motor Pool) supplying drinking water for the Mr. William Hay property was sampled for PCE, TCE, 1,2-dichloroethene, and vinyl chloride and results were non-detect. The spring sampling location is about 1,644 ft horizontally from and 350 ft lower in elevation than the Motor Pool building. On May 21, 2007, DTSC provided letter approval that the chlorinated VOCs identified in soils behind the Motor Pool building had not resulted in polluting the downgradient water supply source.

3 RESPONSE ACTION SUMMARY

3.1 Basis for Taking Action

At Building 217 (Site SS004: Motor Pool), TCE, component constituents of TPH (such as benzene), and lead are present at concentrations above residential screening at depths greater than 12 ft bgs on the exterior rear (northeast) side of the building out to 40 ft from the building (Air Force, 2015). Also, TCE, component constituents of TPH (such as benzene), and lead may be present at concentrations above residential levels beneath the Building 217 (Site SS004: Motor Pool) foundation.

3.2 Response Actions

3.2.1 Decision Document

The Point Arena AFS DD for the Site SS004: Motor Pool was signed by the Air Force in August 2015 and by DTSC in June 2015. The selected remedy is LUCs as residual concentrations of lead, TCE, and component constituents of TPH (such as benzene) remain in subsurface soil at depths greater than 12 ft bgs on the exterior rear (northeast) side of Building 217 out to 40 ft from the building. Additionally, TCE, lead, and component constituents of TPH (such as benzene) are likely present at elevated levels beneath the Building 217 foundation (Air Force, 2015).

3.3 Remedy Implementation

3.3.1 Summary of Land Use Controls

LUCs were selected at this site to prohibit disturbances including digging at depths greater than

12 ft bgs out to 40 ft from the northeast side of Building 217 without DTSC approval in accordance with state requirements for protecting human health (applicable chapters of California Health and Safety Code, Division 20 and California Code of Regulations, Title 22, Division 4.5) and to: (1) provide notice of the potential presence of TPH; (2) require 30 day prior notice to DTSC if the Building 217 foundation will be removed; and (3) necessitate soil characterization and management of the soils in compliance with all regulatory requirements.

The Air Force currently owns the property and intends to transfer the property, and at the time of transfer, also transfer its responsibilities to the transferee and its successors by provisions to be included in the deed transferring title to the property. While under federal ownership, monitoring and enforcement is the responsibility of the Air Force (Beale AFB Civil Engineer or designee) and the Air Force will provide DTSC with monitoring reporting. Once transferred, the transferee will be responsible for LUC enforcement and monitoring and will provide the Air Force and DTSC with monitoring reporting. The Air Force will notify DTSC at least 6 months prior to any transfer of the property. Any deed to a non-federal entity or letter of transfer to a federal entity transferring all or a portion of the former Point Arena AFS will include all restrictions which apply to such property, in substantially the following form:

- Grantee covenants and agrees that it will not disturb or dig at depths greater than 12 ft bgs on the exterior rear (northeast) side of Building 217 out to 40 ft from the building, without approval from DTSC under applicable law. Grantee covenants that if it intends to remove the Building 217 foundation, it will notify DTSC 30 days prior to removal and will characterize the soil beneath the foundation and manage the soil in compliance with all regulatory requirements. Building 217 foundation includes the area encompassed by the following coordinates (latitude, longitude in decimal degrees): 38.892100, -123.550792; 38.892146, -123.550714; 38.891968, -123.550676; 38.892006, -123.550603. Figure 3 shows both the Building 217 foundation area and the area with the prohibition against disturbances, including digging, on the northeast side of Building 217 in the area of the former Southern Outfall area and former pipeline path within one Land Use Control Boundary represented by a heavy black line. The area including the Building 217 foundation is shaded blue, the area including the former pipeline path and outfall area is shaded yellow.

3.4 Operation and Maintenance

The Air Force currently completes annual inspection compliance monitoring at Site SS004: Motor Pool in accordance with all appropriate Federal (40 CFR 260) and State of California regulatory requirements [California Health and Safety Code (chapters 6.5, 6.7 and 6.75) and the California Civil Code, Section 1471] and with the provisions of the Final DD (Air Force, 2015).

4 PROGRESS SINCE THE LAST REVIEW

This is the Second Five-Year Review for the sites with DDs at the former Point Arena AFS.

5 FIVE-YEAR REVIEW PROCESS

5.1 Document and Data Review

The Five-Year Review for the former Point Arena AFS reviewed data collected between the Final DD and August 2024.

No additional investigations or soil sampling were performed at Site SS004: Motor Pool. Since the DD signing in 2015, annual LUC site inspections were conducted in 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023. No violations of the LUCs were observed during any of the inspections. In summary, the LUC site inspections at Site SS004: Motor Pool indicated that digging has not occurred in the vicinity of Building 217, in particular, the northeast side of the building, and that the foundation remains intact. In addition, signs specifying the LUC associated with the site are present on Building 217 (FPM, 2015, 2016, and 2017; Air Force, 2018, 2019, 2020, 2021, 2022, and 2023).

5.2 Community Notification and Involvement

A public notice with the findings and recommendations of this Second Five-Year Review for the former Point Arena AFS was published in the weekly edition of the Independent Coast Observer starting July 25, 2025. The notice invited recipients to provide comments to Mr. Darren Rector, Remedial Project Manager for the former Point Arena AFS, by letter, telephone, or email. No comments were received from July 25, 2025 to August 23, 2025. The published notice for the Second Five-Year Review is provided in **Appendix A**.

In addition, a copy of the Second Five-Year Review Report will be available online at <https://ar.cce.af.mil>. The installation will be listed under Beale Air Force Base.

5.3 Interviews

The former Point Arena AFS is vacant with no tenants and the only access point has a locked gate (shown on **Figure 2**). There are no active Remedial Actions ongoing at the former AFS. All Remedial Actions were completed prior to 2015 DD. The nearest occupied property is 0.3 miles to the west-northwest from SS004 (Building 217). This property has no access road to the SS004 site and dense undergrowth in the forest makes access to the SS004 site difficult. The next nearest occupied property (residence outside the locked gate) is 0.6 miles from Site SS004 (Building 217). Given the maturity of the remedial program at the former AFS and lack of proximity to SS004, nearby residential property owners were not interviewed. The regulatory agency (DTSC) was not interviewed as they were an active participant in the Five-Year Review process by reviewing the work plan and accompanying the Air Force representative during the site inspection. There is occasional use of a portion of the former Air Force Station by the Mendocino County Sheriff Department and Placer County Sheriff Department for training purposes that averages 4 days per year. This training does not access the area surrounding site SS004 (Building 217) and therefore, does not access the soil underneath the building or the soil on the northeast side of the building. Based on the lack of access to the specific environmental issues at this site, it was deemed that interviews were not necessary with these users. There is one other usage of the site – the local

American population uses a portion of the former AFS for one weekend per year (two days) for the Acorn Festival. This festival does not access the area surrounding SS004 (Building 217) and therefore, does not access the soil underneath the building or the soil on the northeast side of the building. Based on the lack of access to the specific environmental issues at this site, it was deemed that an interview was not necessary with this user. It was confirmed that the LUCs at Site SS004: Motor Pool are being observed by all users based on lack of disturbance of soil.

5.4 Site Inspection

The five year review site inspection was conducted by the AFCEC, DTSC, and CRWQCB representatives on 21 August 2024. The purpose of the inspection was to assess the current site conditions, and evaluate the integrity of the LUCs, the remedial actions, and the protectiveness of the remedy at each site. The completed five year review inspection checklist and photographic record is included in **Appendix B**.

Based on the inspection, digging has not occurred in the vicinity of Building 217, in particular, the northeast side, and that the foundation remains intact. In addition, signs specifying the LUC/Institutional Control (IC) associated with the site are present on Building 217 and at the beginning of the slope on the northeast side of Building 217. The five-year review site inspection indicates that the remedy, LUCs, remain protective of human health and the environment.

5.5 Technical Assessment

This section presents the technical assessment of the final remedy selected for the Site SS004: Motor Pool in the DD signed by the Air Force in August 2015 and by DTSC in June 2015. The trigger date for completion of the first five-year review is no later than five years after August 2015 for the first site at the installation requiring a five-year review, which was Site SS004. Each subsequent five-year review is due in five-year periods following the initiation of the remedial action (DAFI 32-7020, para. 16.4.2). The site was reviewed to ensure the following:

- The remedy or interim remedies continue to function as intended by the DD.
- Exposure assumptions, toxicity data, cleanup levels, and Remedial Action Objectives (RAOs) used at the time of remedy selection remain valid.
- No additional information has come to light that would call into question the protectiveness of the remedy.

Each of these items is addressed separately below.

QUESTION A: IS THE REMEDY FUNCTIONING AS INTENDED BY THE DECISION DOCUMENTS?

Remedial Action Performance

The LUC at Site SS004: Motor Pool is protective and functioning as intended. No digging at this

site has occurred during the 5-year reporting period assessed and the building foundation remains intact and undisturbed. In addition, signs specifying the LUCs associated with the site are present on Building 217 and the northeast slope area. However, minor sloughing was noted at the south outfall and recommend semi-annual inspections to ensure soils below 12 ft bgs are not exposed.

System Operations and Operations and Maintenance

Systems operations and operation and maintenance are not applicable at this site.

Opportunities for Optimization

There are no opportunities for optimization because the only on-going remedial actions are LUCs at the site.

Early Indicators of Potential Remedy Failure

There are no early indicators of potential failure of the remedy at Site SS004: Motor Pool.

Implementation of Institutional Controls and Other Measures

The LUC at the site prohibits excavation at the site and removal of the building foundation without prior approval. Signs specifying the LUC associated with the site are present on Building 217 and the northeast slope area.

QUESTION B: ARE THE EXPOSURE ASSUMPTIONS, TOXICITY DATA, CLEANUP LEVELS AND RAOs USED AT THE TIME OF THE REMEDY SELECTION STILL VALID?

No changes in exposure pathways or assumptions have occurred at the site assessed in this five-year review that would adversely affect the protectiveness of the remedy.

While TPH cleanup criteria established as part of the 2000 remedial action (1,000 mg/kg) were utilized for remedy selection (and soil with TPH levels up to 5,200 mg/kg were left in place due to technical impracticability of further removal), remedial action objectives for TCE and lead contamination followed the 2015 USEPA Residential RSLs for TCE and lead (Air Force, 2015). The 2015 Residential RSL for TCE equaled 0.94 mg/kg and based on the updated EPA Residential RSLs (Table using Hazard Quotient of 1.0), the RSL for TCE is still 0.94 mg/kg (EPA, 2019). In addition, the EPA Residential RSL for lead has decreased from 400 mg/kg (2015) to 200 mg/kg (2024). However, residual lead concentrations (up to 4,160 mg/kg) still exceed the updated EPA Residential RSL. Therefore, the LUC for soil contamination under Building 217 and below 12 feet on the northeast side of Building 217 should remain in place.

The RAOs used at the time of the Remedy Selection are still valid, as noted in the preceding paragraph. In addition, there are no current or planned changes in land use for the site.

QUESTION C: HAS ANY OTHER INFORMATION COME TO LIGHT THAT COULD CALL INTO QUESTION THE PROTECTIVENESS OF THE REMEDY?

Additional information has been identified that could call into question the protectiveness of the remedy at Site SS004: Motor Pool assessed in this five-year review.

6 ISSUES/RECOMMENDATIONS

Minor sloughing was noted at the south outfall and recommend semi-annual inspections to ensure soils below 12 ft bgs are not exposed.

The Decision Document requires continued annual site inspections to verify that the remedy is protective at Site SS004: Motor Pool. Semi-annual inspections are recommended to ensure additional sloughing at the south outfall can be identified and corrected before soils below 12 ft bgs are exposed to possible receptors.

7 PROTECTIVENESS STATEMENTS

Based on the document review, data review and analysis, site inspection, and an assessment of the remedy protectiveness, the remedy at Site SS004: Motor Pool, is protective of human health and the environment. However, sloughing of the south outfall may expose soils below 12 ft bgs. Additional actions may be required to ensure sloughing is controlled. Semiannual inspections are suggested to ensure actions can be taken to control sloughing, if needed.

8 NEXT REVIEW

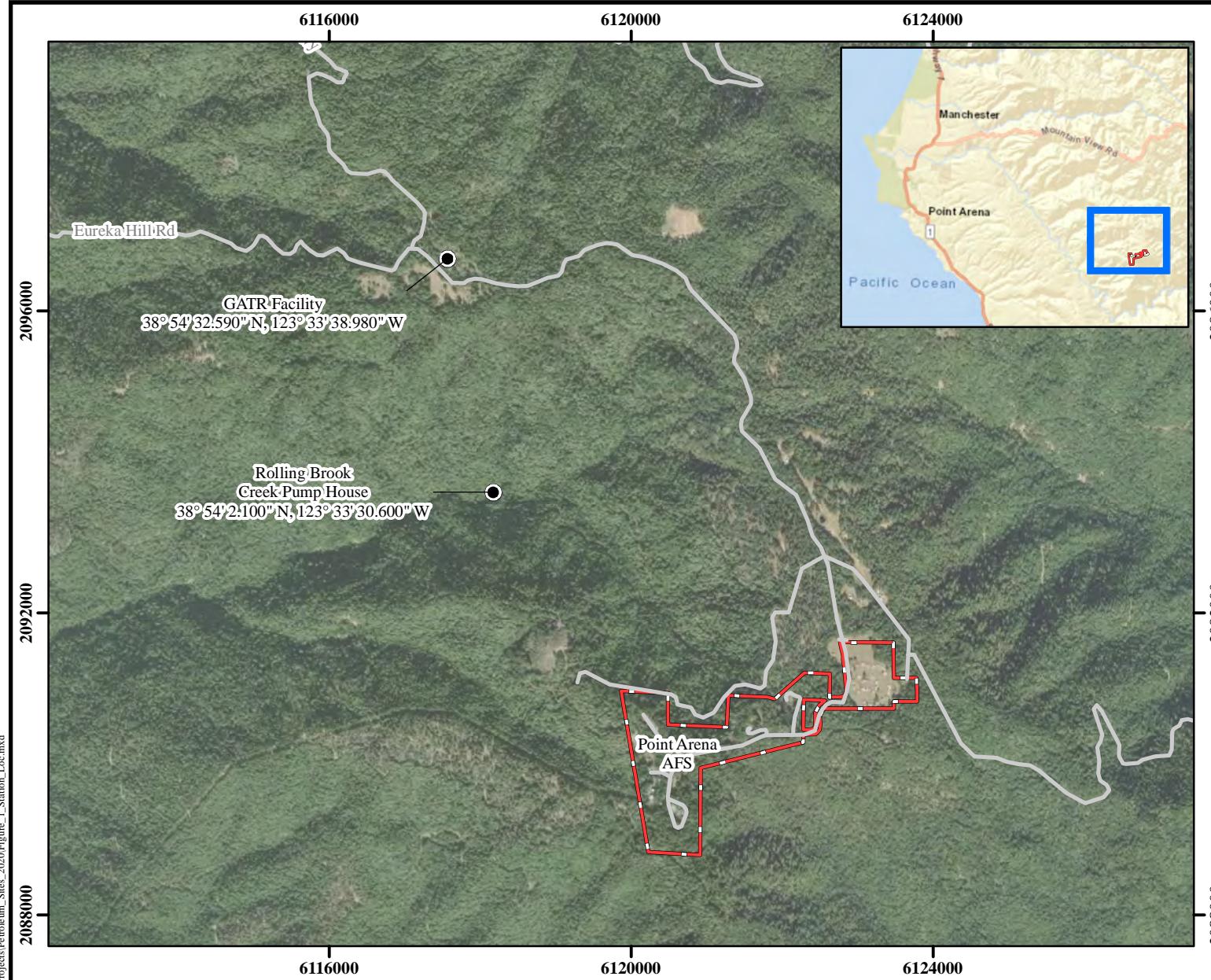
The next (third) Five-Year Review is due August 2030. The trigger date for completion of the first five-year review is no later than five years after 26 Aug 2015. Each subsequent five-year review is due in five-year periods following the initiation of the remedial action. The next five-year review will, at a minimum, assess Site SS004: Motor Pool during this review. The next Five-Year Review will not be conducted by the Department of the Air Force if the property is transferred to a non-federal party. Per the Final DD, the transferee will be responsible for LUC/IC enforcement and monitoring.

9 REFERENCES

- Air Force, 2023. Instruction 32-7020, Environmental Restoration Program, February.
- Air Force, 2015. Final Decision Document, Point Arena Air Force Station, Point Arena, CA, August.
- Air Force, 2018. Annual Land Use Control Inspection Report.
- Air Force, 2019. Annual Land Use Control Inspection Report.
- Air Force, 2020. Annual Land Use Control Inspection Report.
- Air Force, 2021. Annual Land Use Control Inspection Report.
- Air Force, 2022. Annual Land Use Control Inspection Report.
- Air Force, 2023. Annual Land Use Control Inspection Report.
- ECC, 2001. Final Closure Report, Environmental Restoration – Phase II Point Arena Air Force Station, Point Arena, California, April.
- FPM, 2015. Annual Land Use Control Inspections Report for the former Point Arena AFS, November.
- FPM, 2016. Annual Land Use Control Inspections Report for the former Point Arena AFS, July.
- FPM, 2017. Annual Land Use Control Inspections Report for the former Point Arena AFS, August.
- USEPA, 2001. Comprehensive Five-Year Review Guidance, June.
- USEPA, 2024. Regional Screening Levels Summary Table, November,
<http://www.epa.gov/region9/superfund/prg/>.

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FIGURES

**NOTES:**

1. Revision Date: 4/10/2020

Coordinate System: NAD 1983 StatePlane California II FIPS 0402 Feet**Projection:** Lambert Conformal Conic**Datum:** North American 1983**Units:** Foot US**Service Layer Credits:** Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Key Features**

- Facility
- Road
- Station Boundary

Former Point Arena AFS
Point Arena, California

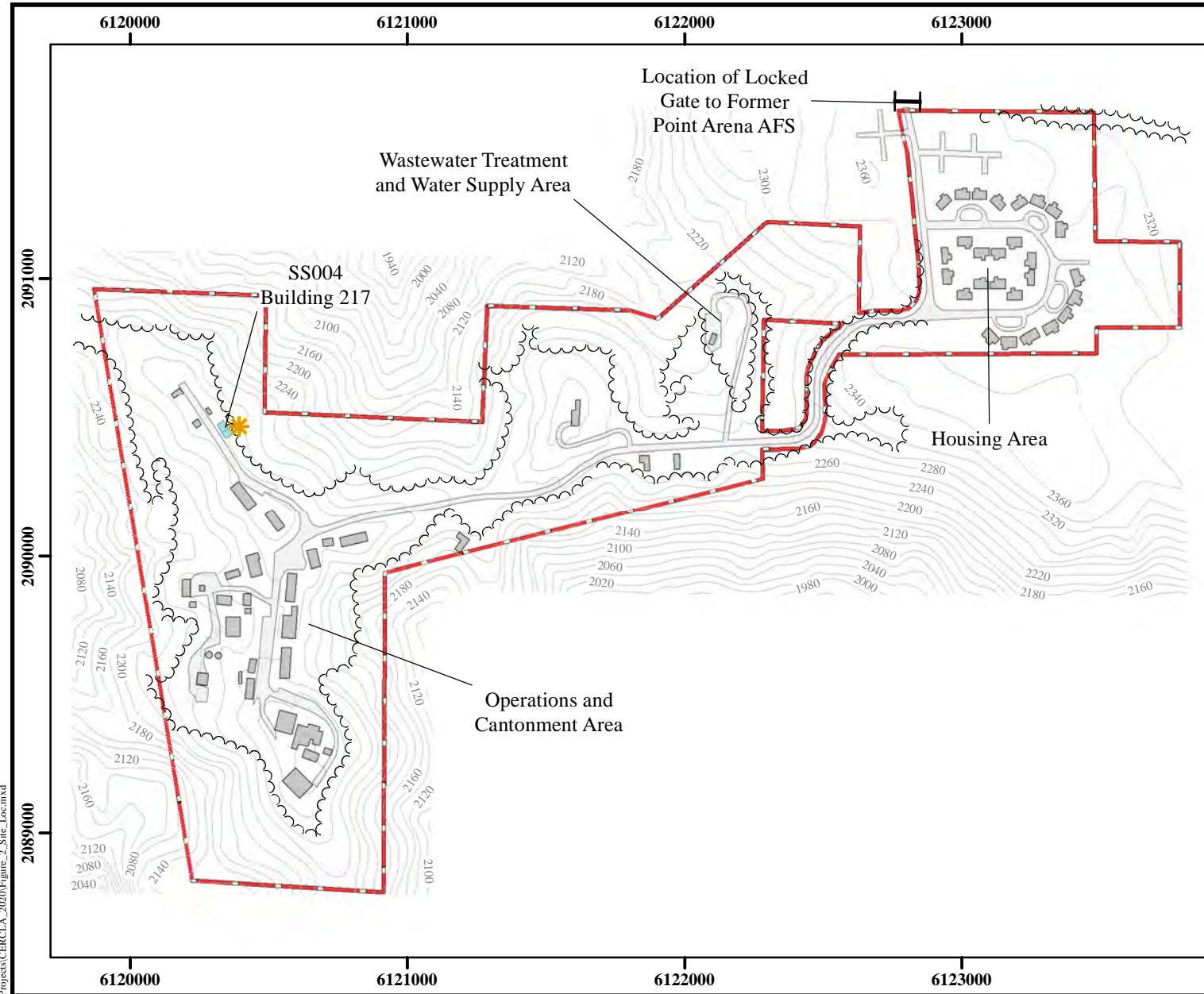
FIGURE 1

Former Point Arena AFS
Location



FPM Remediations, Inc.
An Ogonik Company

2020



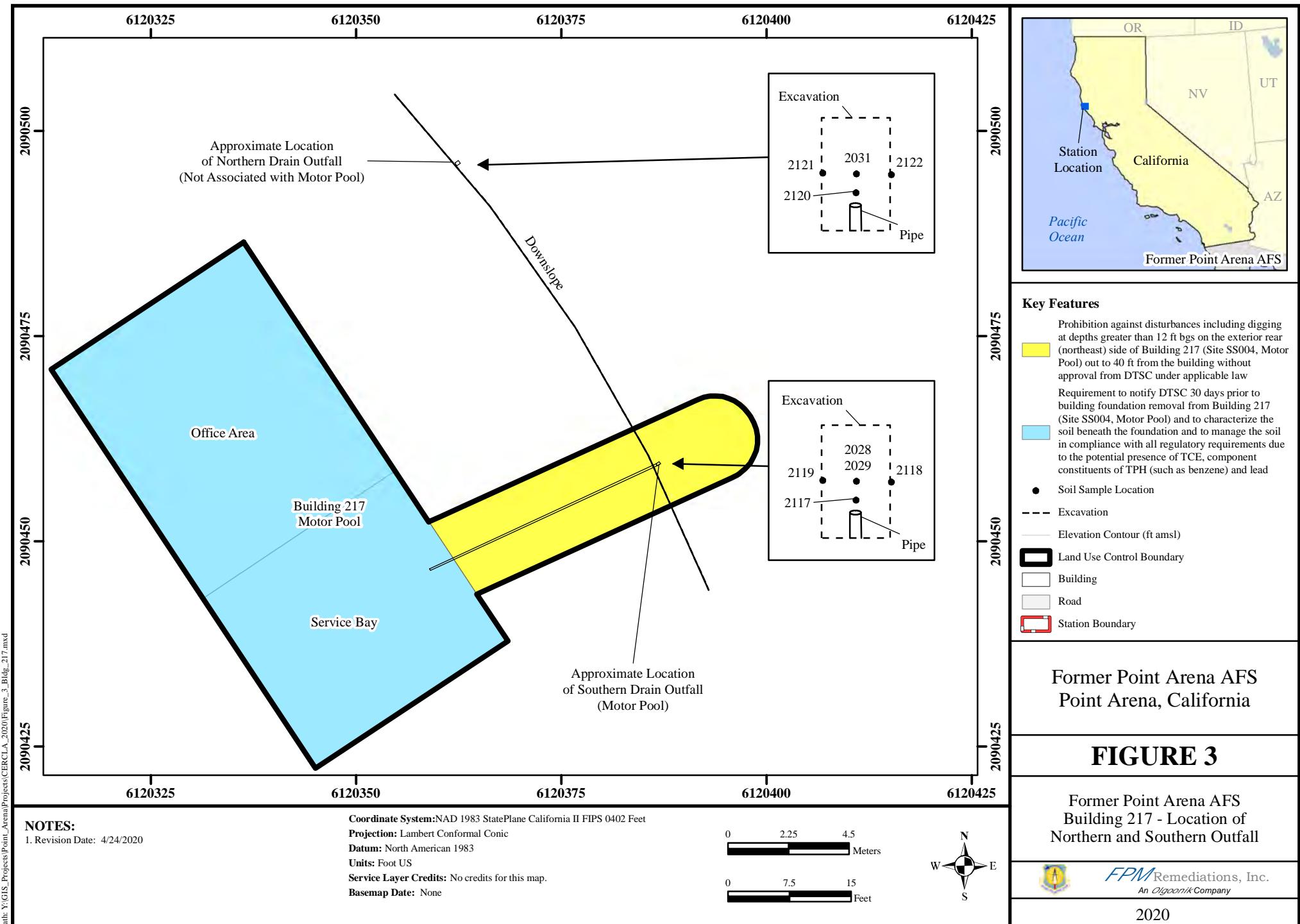
NOTES:
 1. Revision Date: 4/10/2020

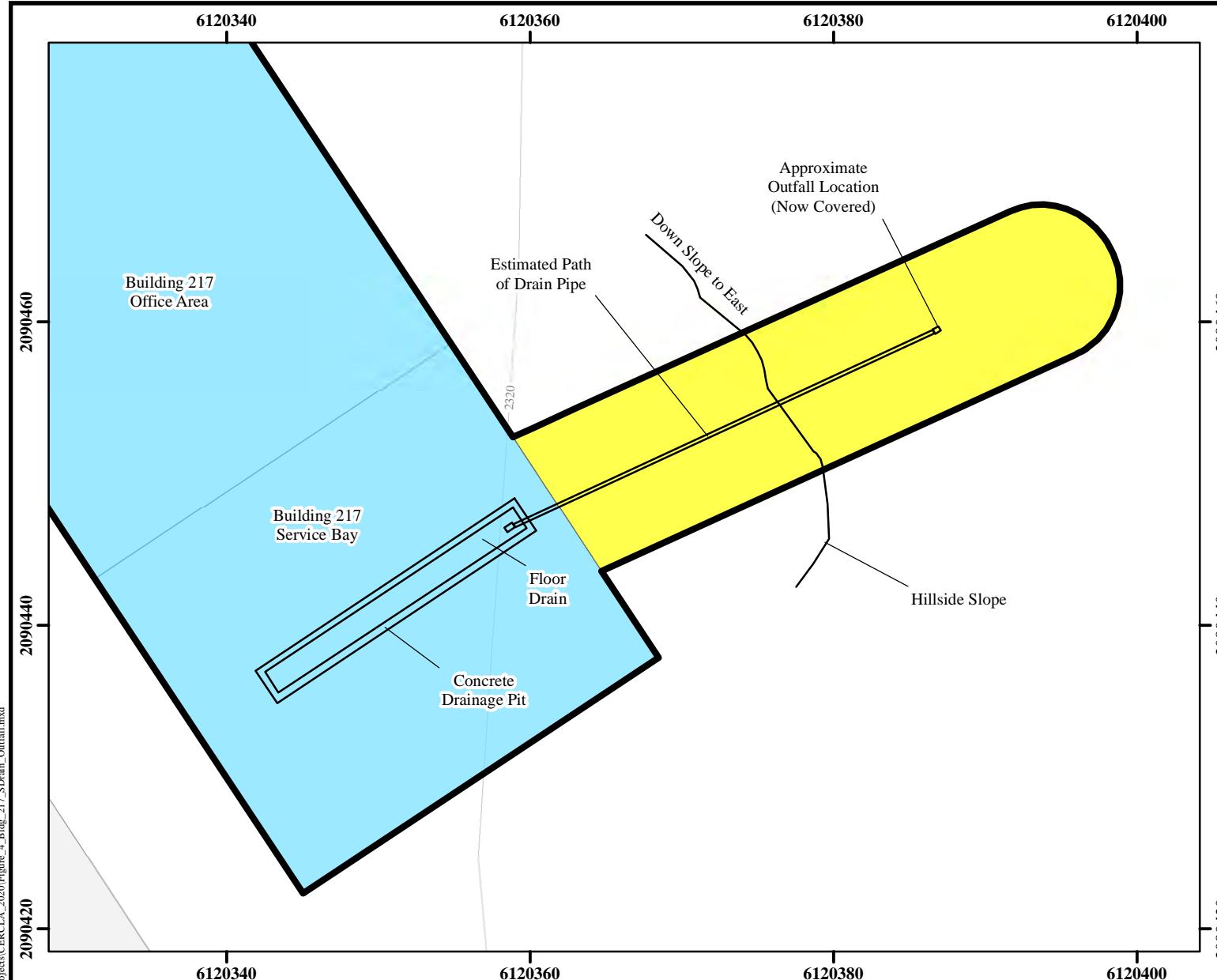


**Former Point Arena AFS
Point Arena, California**

FIGURE 2

**Former Point Arena AFS
Site Features
Site SS004 - Building 217**



**NOTES:**

1. Revision Date: 4/24/2020

Coordinate System: NAD 1983 StatePlane California II FIPS 0402 Feet

Projection: Lambert Conformal Conic

Datum: North American 1983

Units: Foot US

Service Layer Credits: No credits for this map.

Basemap Date: None

**Key Features**

Prohibition against disturbances including digging at depths greater than 12 ft bgs on the exterior rear (northeast) side of Building 217 (Site SS004, Motor Pool) out to 40 ft from the building without approval from DTSC under applicable law

Requirement to notify DTSC 30 days prior to building foundation removal from Building 217 (Site SS004, Motor Pool) and to characterize the soil beneath the foundation and to manage the soil in compliance with all regulatory requirements due to the potential presence of TCE, component constituents of TPH (such as benzene) and lead

Elevation Contour (ft amsl)

Land Use Control Boundary

Building

Road

Station Boundary

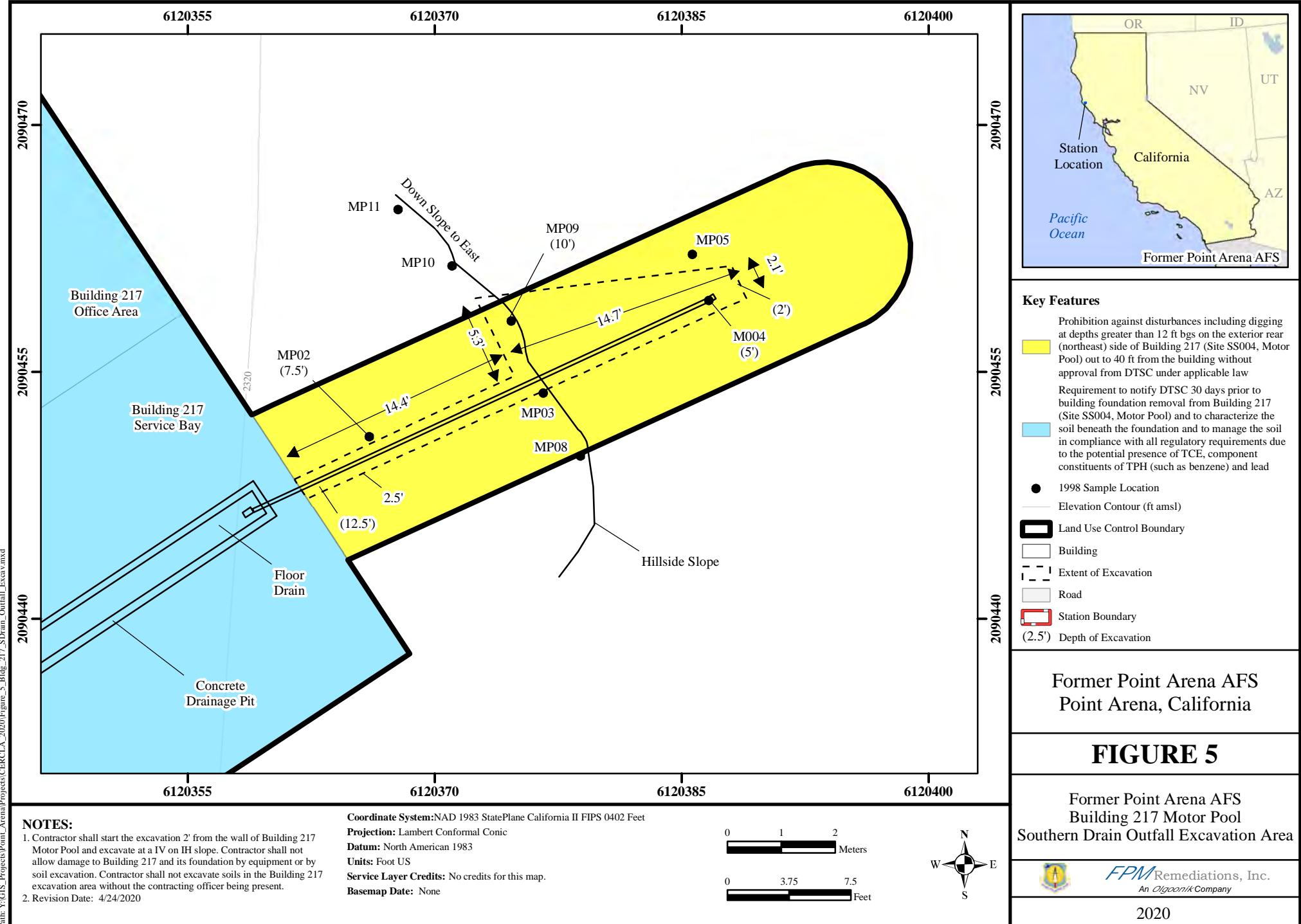
**Former Point Arena AFS
Point Arena, California****FIGURE 4**

Former Point Arena AFS
Building 217 Motor Pool
Southern Drain Outfall



FPM Remediations, Inc.
An Ogonik Company

2020



Appendices

Appendix A
Five-Year Review Public Notice

Gualala, CA 95445
(707) 884-3501
(707) 884-1710 fax
www.mendonomia.com

AFCEC/CZOW
6451 B. St., Bldg 2535
Beale AFT, CA 95903-1708

Invoice Date: Jul 24, 2025

Invoice #8139

Invoice for Legal Publication in Independent Coast Observer of:

PUBLIC NOTICE
INITIATION OF FIVE-YEAR REVIEW AT THE
FORMER POINT ARENA AIR FORCE STATION

Publication Dates: July 25, 2025

Due on this item: \$120.00

Terms Net upon Receipt of Invoice
A **FINANCE CHARGE** of 1 1/2% per month (18% per year)
will be assessed on invoices over 30 days overdue (Minimum \$1.00).

Your Purchase Order:

Please indicate ICO Reference Number on your check: 8139

Independent Coast Observer

P.O. Box 1200
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(707) 884-1710 fax
www.mendonoma.com

Proof of Publication of PUBLIC NOTICE INITIATION OF FIVE-YEAR REVIEW AT THE FORMER POINT ARENA AIR FORCE STATION

I, the undersigned say:

That I am over the age of eighteen and am not a party to or interested in the above entitled matter of proceeding; and am, and at all times embraced in the publication herein mentioned, was the principal clerk of the editor and publisher of the INDEPENDENT COAST OBSERVER, a weekly newspaper printed, published and circulated in the County of Mendocino, and adjudged a newspaper of general circulation by the Superior Court of California, Proceeding #15294, that the

above PUBLIC NOTICE
INITIATION OF FIVE-YEAR REVIEW AT THE
FORMER POINT ARENA AIR FORCE STATION of which is annexed a true printed copy, was printed in type not smaller than nonpareil and published in said newspaper on the following date(s), to wit: July 25, 2025.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Executed and dated at Gualala, California, this July 24, 2025

Signature 

(ICO Ad number 8139)

Public Notice

PUBLIC NOTICE

INITIATION OF FIVE-YEAR REVIEW AT THE FORMER POINT ARENA AIR FORCE STATION

The United States Air Force Civil Engineer Center (AFCEC) announces it has initiated preparation of the Second Five-Year Review to evaluate whether the ongoing environmental remedies continue to be protective of human health and the environment.

The Second Five-Year Review report is being prepared pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 121, and the National Contingency Plan (NCP).

This is the Second Five-Year Review conducted for the former Air Force Station and is a policy review. It is required due to hazardous substances, pollutants, and contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure.

A 30-day public comment period is being conducted to solicit public input during the preparation of this Five-Year Review report. Any questions, comments, or input should be directed to the contact address located below. The completion date for the final document is Jul 2025 and will become a part of the AFCEC Administrative Record for the former Point Arena Air Force Station, under Beale Air Force Base, on the web at: <https://ar.cce.af.mil/>.

Mr. Darren Rector
Former Point Arena Air Force Station Remedial Program Manager

Air Force Civil Engineer Center
6451 B. Street, Building 2535
Beale AFB, CA 95903-1708
Email: darren.rector.2@us.af.mil
Ph: 530-634-2606
(8139) July 25, 2025

Ask your attorney to specify
the *Independent Coast Observer*
for your public notices!



Appendix B
Five-Year Review Inspection Checklist and Photographic Record

Port Arena AFS 2024 Five-Year Review Site Inspection

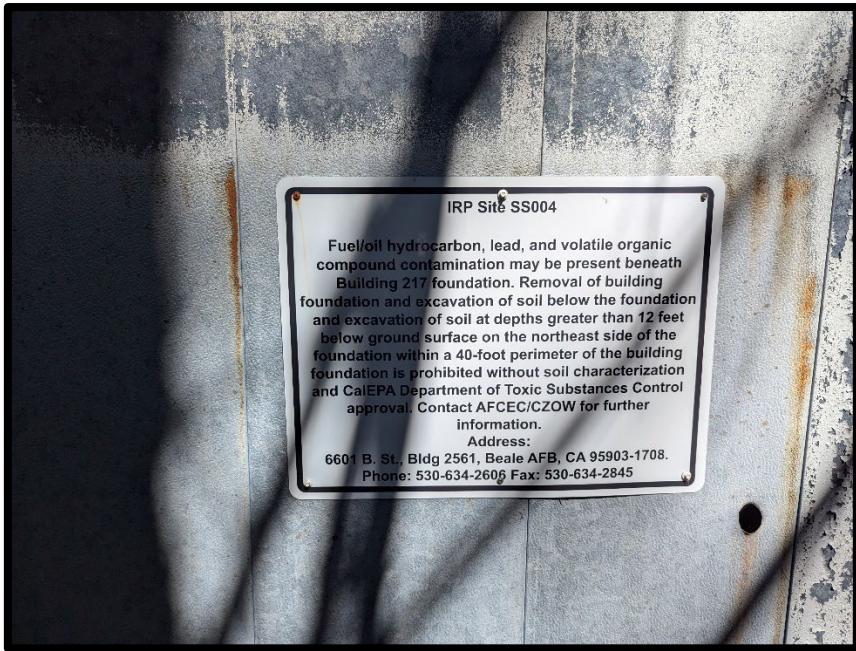
I. SITE INFORMATION	
<p>Site name: SS004 Building 217 (operations/cantonment area: former motor pool vehicle maintenance facility)</p>	<p>Date of inspection: 21 August 2024</p>
<p>Weather/temperature: Sunny, Calm, 68°F</p>	
<p>Remedy Includes:</p> <p><input type="checkbox"/> Landfill cover/containment <input type="checkbox"/> Monitored natural attenuation <input checked="" type="checkbox"/> Institutional controls <input type="checkbox"/> Groundwater Extraction <input type="checkbox"/> Source Removal <input type="checkbox"/> Groundwater Treatment <input type="checkbox"/> Other _____</p>	
<p>Attachments: 1. Site Photo attached 2. LUC/IC Confirmation Sheet</p>	
II. INTERVIEWS	
<p>1. Local regulatory authorities and response agencies (Note: No interviews were conducted but the DTSC representative was present during the Site Inspection).</p> <p>Agency <u>CalEPA Department of Toxic Substances Control (DTSC)</u> Contact: <u>Jim Adams</u> _____ <u>Federal Facilities Cleanup Supervisor</u> Name _____ Title _____</p> <p>Outcome: <u>LUC/IC signage in place, building and foundation intact, no excavation of soil beneath foundation or on the east side of the building. Minor sloughing noted at the south outfall.</u></p>	
III. LAND USE CONTROLS (LUCs)	
<p>LUC/IC Include:</p> <p><input type="checkbox"/> Non-Residential Use Restriction <input checked="" type="checkbox"/> Soil Use Restriction <input type="checkbox"/> Groundwater Use Restriction <input type="checkbox"/> Groundwater Extraction <input type="checkbox"/> Other _____</p>	
IV. ACCESS AND INSTITUTIONAL CONTROLS	
<p>A. Signage</p> <p>1. Signage: <input checked="" type="checkbox"/> – Undamaged <input type="checkbox"/> – Gates secured <input type="checkbox"/> – Not Applicable</p> <p>Remarks: <u>LUC/IC signage in place, building and foundation intact, no excavation of soil beneath foundation or on the east side of the building. Minor sloughing noted at the south outfall.</u></p>	

B. Institutional Controls (ICs)			
<p>1. Implementation and enforcement</p> <p>Site conditions imply ICs not properly implemented <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Site conditions imply ICs not being fully enforced <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Type of monitoring (e.g., self-reporting, drive by) <u>Self-reporting site inspections</u></p> <p>Frequency: <u>Annual</u></p> <p>Responsible party: <u>AFCEC/CZOW, Darren Rector, Remedial Project Manager, 6451 B. Street, Bldg. 2535, Beale AFB, CA 95903-1708</u></p> <p>Reporting is up-to-date <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Reports are verified by the lead agency <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Specific requirements in deed or decision documents have been met <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Violations have been reported <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Other problems or suggestions: <u>No problems at the time of this inspection. Recommend semiannual inspections of south outfall.</u></p>			
<p>2. Adequacy <input checked="" type="checkbox"/> ICs are adequate <input type="checkbox"/> ICs are inadequate <input type="checkbox"/> N/A</p> <p>Remarks: <u>LUC/IC measures are adequate at the time of this inspection.</u></p>			
C. General			
<p>1. Vandalism/trespassing <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No vandalism evident</p> <p>Remarks: <u>No evidence of vandalism or trespassing at SS004.</u></p>			
<p>2. Land use changes on site</p> <p>Remarks: <u>No land use changes on site. Site is not in use.</u></p>			
<p>3. Land use changes off site</p> <p>Remarks: <u>No land use changes off site. Entire former Air Force Station is only used for infrequent law enforcement training and annual Indian Acorn Festival Activities, both of which are not conducted near SS004.</u></p>			
V. GENERAL SITE CONDITIONS			
A. Site Condition -			
<p><u>Site SS004, Building 217, former motor pool vehicle maintenance facility building is still intact and building condition is fair. Building is secured by locks and the gate to former Point Arena Air Force Station is locked at all times. There is no evidence of any excavation of the soil under or near the building foundation, including the east side of the building. Minor sloughing at the south outfall was noted. All monitoring wells associated with this site have been abandoned in accordance with the regulations of the State of California and with the approval of the State of California regulatory agencies which this site is subject to.</u></p>			
VI. OVERALL OBSERVATIONS			
<p>A. Implementation of the Remedy</p> <p><u>LUC/IC Remedy has been implemented and has been effective for 5 years. Minor sloughing at the south outfall was noted. Soil below 12 ft bgs is not exposed.</u></p>			

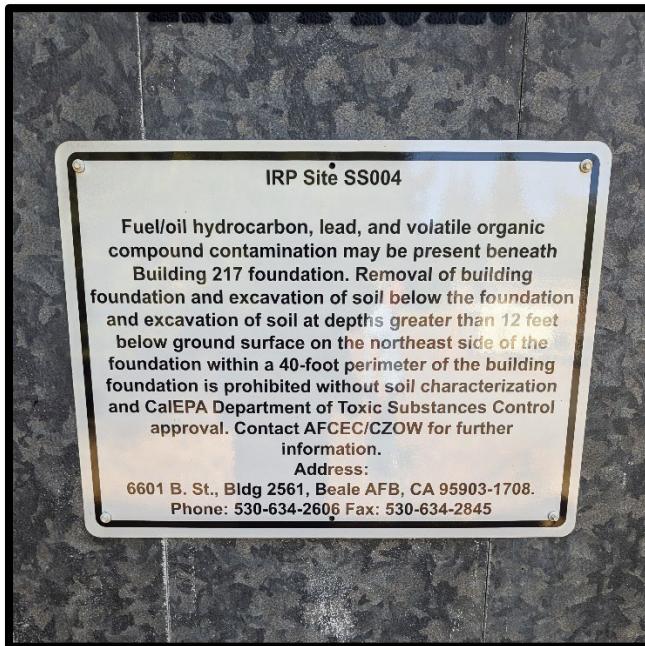
Inspection Performed By: Darren Rector/AFCEC/CZOW

Signature: _____

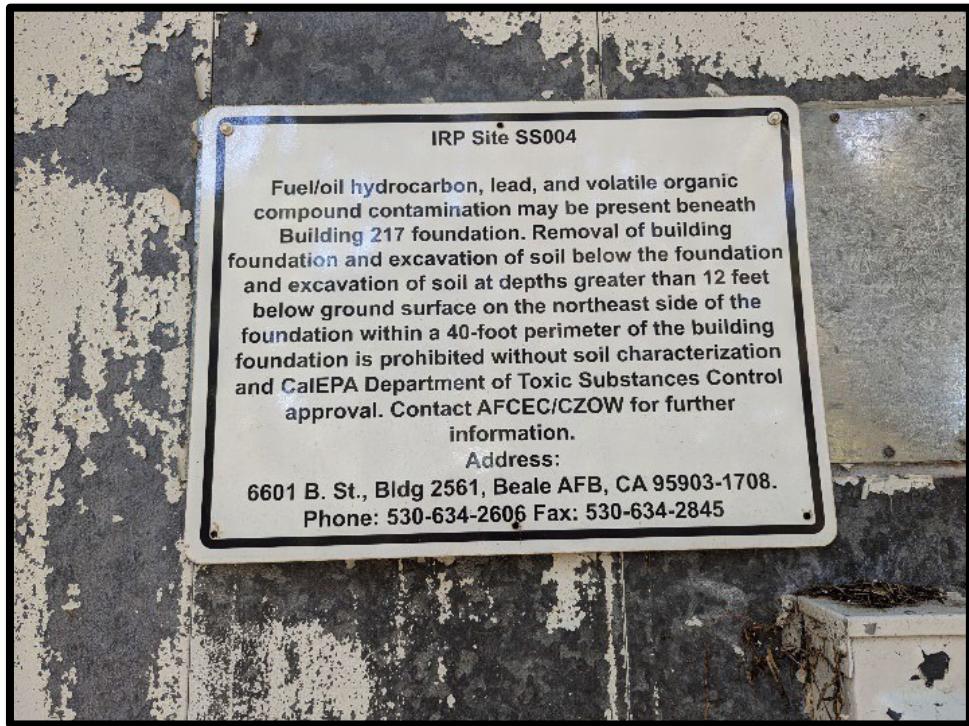
Site Photos:



View of signage on southeast end of SS004, Building 217, former motor pool vehicle maintenance facility. No excavation of soil evident near building foundation. Building foundation intact and undisturbed.



View of signage on northwest end of SS004, Building 217, former motor pool vehicle maintenance facility. No excavation of soil evident near building foundation. Building foundation intact and undisturbed.



View of signage on northeast side of SS004, Building 217, former motor pool vehicle maintenance facility. No excavation of soil evident near building foundation where former discharge pipe was present. Building foundation intact and undisturbed. Minor sloughing, foundation edge, and animal burrow within the red boundaries as seen in photos.



View of signage on northeast side of SS004, Building 217, former motor pool vehicle maintenance facility in the area directly opposite the east side of the building. No excavation of soil evident where former discharge pipe was present and excavation below 12 feet is prohibited. Building foundation is intact and undisturbed. Minor sloughing, foundation edge, and animal burrow within the red boundaries as seen in photos, as well as unstable concrete slabs at the top of the eastside slope.



View of signage on southwest side of SS004, Building 217, former motor pool vehicle maintenance facility. No excavation of soil evident near building. Building foundation intact and undisturbed.