

Hazardous Material Survey Report

March Air Force Base
Buildings 940, 942 and 960
Moreno Valley, California
Patriot Project # 39361

September 26, 2011

Prepared for:

March Joint Powers Authority
23555 Meyer Drive
Riverside, California 92518

Prepared by:

Patriot Environmental Laboratory Services, Inc.
7271 Garden Grove Blvd., Suite A
Garden Grove, CA 92841

Conducted by:



Chris Blake CAC, REA

TABLE OF CONTENTS

Section	Page
EXECUTIVE SUMMARY.....	3
INTRODUCTION.....	9
SUSPECT HAZARDOUS MATERIALS.....	9
BUILDING DESCRIPTION.....	14
FINDINGS.....	14
CONCLUSIONS AND RECOMMENDATIONS.....	19

APPENDICES

APPENDIX A - CREDENTIALS

EXECUTIVE SUMMARY

On September 19 to September 23, 2011, Chris Blake of Patriot Environmental Laboratory Services, Inc. performed a hazardous material survey for **March Joint Powers Authority** at the **March Air Force Base Buildings: 940, 942 and 960** in Moreno Valley, California. Each building surveyed included all accessible interior and exterior areas. The site inspection consisted of a thorough visual inspection of all accessible interior and exterior areas of each subject structure. Based upon the observations made during the time of inspection a suspect materials inventory was created.

Note: At the time of Patriot's inspection many of the copper pipes, electrical wiring and associated components had been vandalized and/or removed. Information on structural asbestos-containing materials or lead-based paint pertaining to the subject structures is addressed in additional supplemental reports.

Approximate quantities of Suspect Hazardous Waste, Universal Waste or E-waste (electronic waste) materials observed include:

Building 940 (Dorm Building)

- 26 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –Small 2-tube, fluorescent light fixtures (possibly mercury containing)
- 37 –Small Round, fluorescent light fixtures (possibly mercury containing)
- 213 – lighting ballasts (possibly PCB containing)
- 74 – thermostats (mercury containing)
- 74 – Ceiling Plenum HVAC unit (possibly CFC (i.e. Freon) containing)
- 3 – cooled drinking fountain (possibly CFC (i.e. Freon) containing)
- 17 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 6 – Wall HVAC unit (possibly CFC (i.e. Freon) containing)
- 78 – smoke detectors (possibly radioactive element)
- 2 – refrigerator (possibly CFC (i.e. Freon) containing)
- 1 – Exterior “Aircoil” HVAC system (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: panels, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- Various Mechanical Room Thermometers/Gauges and Thermostats (possibly mercury containing)
- 1 – Pump Motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 –Chiller Unit (possibly CFC (i.e. Freon) containing)
- 1- SCE Electrical Transformer (#P555071)

Building 942 (Former Fast Food Restaurant)

- 4 – Roof-mounted HVAC Units (possibly CFC (i.e. Freon) containing)
- 4 – Exhaust Fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Roof-mounted Walk-in Freezer/Refrigerator Condenser Unit (possibly CFC (i.e. Freon) containing)
- 1 – 3-4 gallon container of “Henry’s” roof mastic (possibly asbestos containing)
- 14 –2-tube, fluorescent light fixtures (possibly mercury containing)

- 30 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 30 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 69 – lighting ballasts in florescent fixtures and exterior signage (possibly PCB containing)
- 5 – battery-powered emergency lighting (possibly lead, nickel or cadmium containing)
- 4 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 1 – Hot Water Heater (possibly mercury containing)
- 3 – Small Compressed Gas Cylinders (labeled as CO₂)
- 1 – Large Compressed Gas Cylinder (labeled as refrigerated liquid CO₂)
- 1 – icebox/cooler (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: vault, panels , boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Fire Suppression System (possibly Halon containing)
- 1 – Industrial Oven (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Industrial Exhaust Hood (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1- SCE Electrical Transformer (#P5542016)
- 4 – High Intensity Floodlights (possibly mercury containing)
- Various Electronics including: sprinkler timer, audio speakers, building alarm, telephones, ceiling fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)

Building 960

- 595 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 35 –small, 2-tube, fluorescent light fixtures (possibly mercury containing)
- 34 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 12 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 16 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 214 – high intensity light fixtures (possibly mercury containing)
- 15–fluorescent signs (possibly mercury containing)
- 695 – lighting ballasts (possibly PCB containing)
- 6 – thermostats (mercury containing)
- 2 – refrigerated drinking fountain (possibly cfc (i.e. Freon) containing)
- 1 –electrical transformer (possibly PCB containing)
- Various electrical components/equipment including: panels , small dry transformers, boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)*
- 6 – fire extinguishers (co2 or nitrogen)
- 4 – telephones (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 4 – thermometers/gauges (possibly mercury containing)
- 3 – electric roll-up door motors (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – 5 gallon container of oil (in vault)
- 10 – high intensity exterior floodlights (possibly mercury containing)
- 10 – automated door fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – bailer machine (possible hydraulic oils)
- 10 – electric gate motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)

- 1 – box-mounted HVAC unit (possibly cfc (i.e. Freon) containing)
- 3 –Large HVAC units (possibly cfc (i.e. Freon) containing)
- 11 – suspended heater units (possibly mercury containing)
- 2 –emergency light battery back-up cabinets (possibly lead, nickel or cadmium containing)

*Electrical Room locked at the time of this survey.

If you have any comments or questions concerning the information presented in the report or attachments, or if we may be of additional service, please contact our office at (714) 899-8900.

Sincerely,

Patriot Environmental Laboratory Services, Inc.



Chris Blake CAC, REA
Field Services Manager

INTRODUCTION

A hazardous material survey was performed for March Joint Powers Authority at the March Air Force Base in Moreno Valley, California on September 19 to September 23, 2011 by Patriot Environmental Laboratory Services, Inc (Patriot). The areas surveyed included buildings 940, 942 and 960 of March Air Force Base located in Moreno Valley, California.

The building inspector representative that performed this Hazardous Material survey for Patriot was Chris Blake.

SUSPECT HAZARDOUS MATERIAL CONTAINING MATERIALS

Approximate quantities of Suspect Hazardous Waste, Universal Waste or E-waste (electronic waste) materials observed include:

Building 940 (Dorm Building)

- 26 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –Small 2-tube, fluorescent light fixtures (possibly mercury containing)
- 37 –Small Round, fluorescent light fixtures (possibly mercury containing)
- 213 – lighting ballasts (possibly PCB containing)
- 74 – thermostats (mercury containing)
- 74 – Ceiling Plenum HVAC unit (possibly CFC (i.e. Freon) containing)
- 3 – cooled drinking fountain (possibly CFC (i.e. Freon) containing)
- 17 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 6 – Wall HVAC unit (possibly CFC (i.e. Freon) containing)
- 78 – smoke detectors (possibly radioactive element)
- 2 – refrigerator (possibly CFC (i.e. Freon) containing)
- 1 – Exterior “Aircoil” HVAC system (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: panels, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- Various Mechanical Room Thermometers/Gauges and Thermostats (possibly mercury containing)
- 1 – Pump Motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 –Chiller Unit (possibly CFC (i.e. Freon) containing)
- 1- SCE Electrical Transformer (#P555071)

Building 942 (Former Fast Food Restaurant)

- 4 – Roof-mounted HVAC Units (possibly CFC (i.e. Freon) containing)
- 4 – Exhaust Fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Roof-mounted Walk-in Freezer/Refrigerator Condenser Unit (possibly CFC (i.e. Freon) containing)
- 1 – 3-4 gallon container of “Henry’s” roof mastic (possibly asbestos containing)
- 14 –2-tube, fluorescent light fixtures (possibly mercury containing)

- 30 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 30 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 69 – lighting ballasts in florescent fixtures and exterior signage (possibly PCB containing)
- 5 – battery-powered emergency lighting (possibly lead, nickel or cadmium containing)
- 4 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 1 – Hot Water Heater (possibly mercury containing)
- 3 – Small Compressed Gas Cylinders (labeled as CO₂)
- 1 – Large Compressed Gas Cylinder (labeled as refrigerated liquid CO₂)
- 1 – icebox/cooler (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: vault, panels , boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Fire Suppression System (possibly Halon containing)
- 1 – Industrial Oven (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Industrial Exhaust Hood (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1- SCE Electrical Transformer (#P5542016)
- 4 – High Intensity Floodlights (possibly mercury containing)
- Various Electronics including: sprinkler timer, audio speakers, building alarm, telephones, ceiling fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)

Building 960

- 595 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 35 –small, 2-tube, fluorescent light fixtures (possibly mercury containing)
- 34 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 12 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 16 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 214 – high intensity light fixtures (possibly mercury containing)
- 15–fluorescent signs (possibly mercury containing)
- 695 – lighting ballasts (possibly PCB containing)
- 6 – thermostats (mercury containing)
- 2 – refrigerated drinking fountain (possibly cfc (i.e. Freon) containing)
- 1 –electrical transformer (possibly PCB containing)
- Various electrical components/equipment including: panels , small dry transformers, boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)*
- 6 – fire extinguishers (co2 or nitrogen)
- 4 – telephones (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 4 – thermometers/gauges (possibly mercury containing)
- 3 – electric roll-up door motors (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – 5 gallon container of oil (in vault)
- 10 – high intensity exterior floodlights (possibly mercury containing)
- 10 – automated door fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – bailer machine (possible hydraulic oils)
- 10 – electric gate motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)

- 1 – box-mounted HVAC unit (possibly cfc (i.e. Freon) containing)
- 3 –Large HVAC units (possibly cfc (i.e. Freon) containing)
- 11 – suspended heater units (possibly mercury containing)
- 2 –emergency light battery back-up cabinets (possibly lead, nickel or cadmium containing)

*Electrical Room locked at the time of this survey.

BUILDING DESCRIPTIONS

The subject structures are currently or were recently used as a retail/storage building, a fast food restaurant and multi-tenant housing.

FINDINGS

Approximate quantities of Suspect Hazardous Waste, Universal Waste or E-waste (electronic waste) materials observed include:

Building 940 (Dorm Building)

- 26 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 76 –Small 2-tube, fluorescent light fixtures (possibly mercury containing)
- 37 –Small Round, fluorescent light fixtures (possibly mercury containing)
- 213 – lighting ballasts (possibly PCB containing)
- 74 – thermostats (mercury containing)
- 74 – Ceiling Plenum HVAC unit (possibly CFC (i.e. Freon) containing)
- 3 – cooled drinking fountain (possibly CFC (i.e. Freon) containing)
- 17 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 6 – Wall HVAC unit (possibly CFC (i.e. Freon) containing)
- 78 – smoke detectors (possibly radioactive element)
- 2 – refrigerator (possibly CFC (i.e. Freon) containing)
- 1 – Exterior “Aircoil” HVAC system (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: panels, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- Various Mechanical Room Thermometers/Gauges and Thermostats (possibly mercury containing)
- 1 – Pump Motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 –Chiller Unit (possibly CFC (i.e. Freon) containing)
- 1- SCE Electrical Transformer (#P555071)

Building 942 (Former Fast Food Restaurant)

- 4 – Roof-mounted HVAC Units (possibly CFC (i.e. Freon) containing)
- 4 – Exhaust Fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Roof-mounted Walk-in Freezer/Refrigerator Condenser Unit (possibly CFC (i.e. Freon) containing)

- 1 – 3-4 gallon container of “Henry’s” roof mastic (possibly asbestos containing)
- 14 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 30 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 30 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 69 – lighting ballasts in florescent fixtures and exterior signage (possibly PCB containing)
- 5 – battery-powered emergency lighting (possibly lead, nickel or cadmium containing)
- 4 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 1 – Hot Water Heater (possibly mercury containing)
- 3 – Small Compressed Gas Cylinders (labeled as CO₂)
- 1 – Large Compressed Gas Cylinder (labeled as refrigerated liquid CO₂)
- 1 – icebox/cooler (possibly CFC (i.e. Freon) containing)
- Various Electrical Components including: vault, panels , boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Fire Suppression System (possibly Halon containing)
- 1 – Industrial Oven (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – Industrial Exhaust Hood (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1- SCE Electrical Transformer (#P5542016)
- 4 – High Intensity Floodlights (possibly mercury containing)
- Various Electronics including: sprinkler timer, audio speakers, building alarm, telephones, ceiling fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)

Building 960

- 595 –2-tube, fluorescent light fixtures (possibly mercury containing)
- 35 –small, 2-tube, fluorescent light fixtures (possibly mercury containing)
- 34 –single-tube, fluorescent light fixtures (possibly mercury containing)
- 12 – battery-powered emergency exit signs (possibly lead, nickel or cadmium containing)
- 16 –4-tube, fluorescent light fixtures (possibly mercury containing)
- 214 – high intensity light fixtures (possibly mercury containing)
- 15–fluorescent signs (possibly mercury containing)
- 695 – lighting ballasts (possibly PCB containing)
- 6 – thermostats (mercury containing)
- 2 – refrigerated drinking fountain (possibly cfc (i.e. Freon) containing)
- 1 –electrical transformer (possibly PCB containing)
- Various electrical components/equipment including: panels , small dry transformers, boxes, switches, circuit breakers (possibly contains heavy metals such as lead, cadmium, copper or chromium)*
- 6 – fire extinguishers (CO₂ or nitrogen)
- 4 – telephones (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 4 – thermometers/gauges (possibly mercury containing)
- 3 – electric roll-up door motors (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – 5 gallon container of oil (in vault)
- 10 – high intensity exterior floodlights (possibly mercury containing)
- 10 – automated door fans (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – bailer machine (possible hydraulic oils)

- 10 – electric gate motor (possibly contains heavy metals such as lead, cadmium, copper or chromium)
- 1 – box-mounted HVAC unit (possibly cfc (i.e. Freon) containing)
- 3 –Large HVAC units (possibly cfc (i.e. Freon) containing)
- 11 – suspended heater units (possibly mercury containing)
- 2 –emergency light battery back-up cabinets (possibly lead, nickel or cadmium containing)
- Multiple Walk-in Refrigerators and Freezers

*Electrical Room locked at the time of this survey.

CONCLUSIONS AND RECOMMENDATIONS

Patriot recommends that the potential Hazardous Waste, Universal Waste or E-waste listed above, be removed prior to disturbance by renovation or demolition related activities, properly stored and characterized in accordance with all pertinent federal, state and local environmental and OSHA regulations.

DISCLAIMER

Analytical testing was not performed on any of the materials, substances or items listed above. The actual chemical content of the items listed above can only be accurately determined by laboratory analysis. Additionally, no intrusive or destructive methods of investigation were conducted at the subject properties due to safety concerns. If additional materials, substances or items are discovered during renovation or demolition the item in question should be considered for its potential toxicity, reactivity, ignitability or corrosive potential prior to disposal. Patriot does not assume responsibility for future regulatory changes or changes in the condition of the building.

APPENDIX A
CREDENTIALS

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Christopher A Blake



Name

Certification No. 01-3027

Expires on 11/09/11

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.