

EXECUTIVE SUMMARY

Assets of the Space-Based Laser (SBL) program at Capistrano Test Site (CTS), California, are being transferred from the Ballistic Missile Defense Organization (BMDO) to the United States Air Force (USAF). These assets are situated at three adjacent sites named the High Energy Propellant Test Stand (HEPTS), the Vertical Engine Test Stand (VETS), and the High Altitude Test Stand (HATS). The CTS is operated by TRW Corporation (TRW) under a long-term lease from the San Juan Company, which owns the Mission Viejo Ranch. The leased land is part of the Mission Viejo Ranch.

This Phase I environmental baseline survey (EBS) is based on information obtained through a records search, interviews, and a visual site inspection (VSI) of the subject and adjacent properties. The records search included a review of all available Air Force and TRW records. These records include environmental restoration and compliance reports, audits, surveys, inspection reports, and a review of real estate documents for the subject property. Additionally, aerial photographs were analyzed, interviews were held with both civilian and military personnel, and a VSI of the sites and adjacent properties was conducted. This EBS includes an assessment of the environmental condition of the subject property as well as the properties immediately adjacent to or relatively near that could pose environmental concern or affect the subject property.

Based on the categorization criteria presented in Section 1, the property is classified Category 1 and would be considered eligible for transfer of ownership.

This EBS was prepared in accordance with Air Force Instruction 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, April 25, 1994, and guidelines contained in the American Society for Testing and Materials (ASTM) standard: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation 1527-97. Categorization was performed in accordance with the HQ USAF/ILEV memorandum on Interim Use of Environmental Baseline Survey Property Categorization Codes dated 9 February 1999.