



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY
INSTALLATIONS LOGISTICS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110



July 14, 1994

FINDING OF SUITABILITY TO TRANSFER (FOST)

CALIFORNIA STATE UNIVERSITY, PHASE I

FORT ORD, CALIFORNIA

In my capacity as the Acting Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health, and based on the Environmental Baseline Survey (EBS) for Transfer, I have determined that the California State University (CSU) Phase I parcel, hereinafter called "the Property", at Fort Ord, California, as described in Exhibit A to the deed, is suitable for transfer to the CSU for educational and economic development purposes. This transfer includes approximately 700 acres (Plate 1).

Transfer of the above described property is in accordance with the provisions of Section 2905, Public Law 101-510, as amended, and will be subject to the terms, conditions, reservations, and restrictions, if any, contained in the deed.

A determination of the environmental condition of the Property was made by the United States Army following the review of an EBS and the Fort Ord Community Environmental Response Facilitation Act (CERFA) Report and EPA Region IX's concurrence to the Fort Ord CERFA Report, (memorandum, 19 April 1994). The EBS indicated that the Property is environmentally suitable for transfer to the CSU. A determination of the environmental condition of the property for Phases 2 and 3 will be addressed in documentation specific for those transfers.

The review of the EBS results in the following:

Asbestos surveys have been completed for non-housing structures on the Property. Asbestos Containing Material (ACM) was found in nearly all of the buildings for which asbestos surveys were performed. Within the Property, non-friable and friable ACM was found in many of the structures surveyed. Friable ACM which may represent a potential health hazard, was reported for the following structures: Building Nos. 4554, 4556, 4558, 4565, 4566, 4568, 4580, 4582, 4584, 4586, 4588, 4590, 4592, 4594, 4598, 4782, 4784, 4786, 4792, 4794, 4796, and 4798 in the troop housing area,



Building No. 3700 (the Dental Clinic), and Building Nos. 3706, 3711, S-1032, S-1033, S-1287, S-1288, S-1599, T-1009, T-1010, T-1011, T-1012, T-1030, T-3722, T-3742, and T-3762 (Administrative Buildings).

Asbestos surveys for housing structures within the Property are being conducted and will be completed by August 1994.

Lead-based paint surveys are being conducted for pre-1978 housing structures and barracks located on the Property and will be completed by August 1994. On the basis of available data and dates of construction, lead-based paint is assumed not to be present in many of the housing areas located within the Property.


Fort Ord is coordinating with Monterey County to obtain closure on five former underground storage tank (UST) locations. The remaining seven existing USTs are in temporary closure status with Monterey County Department of Health. Subject to the following sentence, the Army will remove from the Property being conveyed to CSU all USTs that, if remaining in their current condition on December 22, 1998, would not be in compliance with the requirements of 40 C.F.R. part 280. The Army will not remove USTs that CSU identifies in writing on or before August 1, 1994, as required for its reuse of the Property. One above ground storage tank (AST) is located on the Property. No releases have been reported from the AST.

The Property contains buildings for which historical records indicate storage of hazardous substances. Although records do not indicate the duration of this storage, the Army will assume that it lasted for more than one year. Additionally, although currently available information indicates that storage of hazardous substances did not exceed 1,000 kilograms or the reportable quantity for the particular hazardous substance per 40 C.F.R. 302.4, whichever is greater, the Army assumes that, historically, such storage may have occurred. Accordingly, the Army will provide notice of this storage as required by sections 120(h)(1) and (3) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Historical information regarding storage indicates that storage was not conducted in a manner that would pose a threat to human health or the environment. No remedial action is required at these storage sites. The attachment to this FOST provides information regarding the hazardous substance storage on the Property based on currently available data.

Based on the above results from the EBS, certain terms, conditions, reservations, restrictions, and notifications are required. Use restrictions and disclosure of conditions are specific to the Property and are described below. These use restrictions and disclosures will be included in the transfer documents.

For those buildings identified above (pages 1 and 2) as containing friable asbestos, it is understood that the Government is not required to take any remedial action and that CSU shall not occupy or conduct any activities in any of these facilities or any portion thereof until the rehabilitation has been properly managed in accordance with applicable federal and state law. Other buildings have been identified as containing asbestos but not presently in a state that presents a safety and health threat.

Based on the above, I conclude that notice of the presence of hazardous substances under the CERCLA Section 120 (h) (1) and (3) is required because hazardous substances are assumed to have been stored for more than one year on the Property. The deed for this transaction will contain the covenants required by CERCLA 120(h) (3). Appropriate use restrictions and disclosure statements pertaining to the condition of the Property are included in the transfer documents.


Raymond J. Fatz

Acting Deputy Assistant Secretary of the Army
(Environment, Safety and Occupational Health)
OASA (I, L&E)

Attachment

<u>Building No.</u>	<u>Description</u>	<u>CERFA Description</u>	<u>Comments</u>
3642	Supply Yard w/HS enclosure	Shown on CERFA map only, not described under parcel 4 in table 5-1 of final CERFA report	No Physical Evidence
3643	Supply Yard w/HS enclosures	CERFA cites SPCC Plan: (Dec 1988; SPCC lists: diethylene triamine and denatured alcohol in volumes of 10 to 60 gallons)	No Physical Evidence
3700	Dental Clinic/Blood Bank	CERFA says HS in and around Building 3700	No Physical Evidence, except apparent UST removal on north side of building
3702	Theater	CERFA shows PS/HS, but can't find 3704, which has HS and may be adjacent to 3702	No Physical Evidence
3704	Unknown	CERFA cites ADL site visit w/HS	No Physical Evidence
3708	Classroom	CERFA cites SPCC Plan (Dec 1988; SPCC lists: toluene in one 5-gallon container)	No Physical Evidence
3710	Motor Pool/Vehicle storage yard	CERFA cites SPCC Plan (Dec 1988; SPCC lists: lube oil, hydraulic fluid, antifreeze, waste brake fluid, waste solvent, and waste grease in volumes of 10 to 200 gallons)	No Physical Evidence
3711	Classroom Building	Map indicates HS at 3711	No Physical Evidence
1-1031	Barracks/Classroom (wooden)	Motor Pool area	No Physical Evidence
1-1033	Barracks/Classroom (tin)	Motor Pool area	No Physical Evidence
1-1136	Chapel	HS in and around 1136	No Physical Evidence