

FINDING OF SUITABILITY TO TRANSFER (FOST)
THORSON VILLAGE PARCEL
FORMER FORT ORD, CALIFORNIA

On the authority delegated to me by the Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health (20 July 1995), and on the basis of the Community Environmental Response Facilitation Act (CERFA) Report for Fort Ord, I have determined that the Thorson Village parcel, at former Fort Ord, California (Property), is suitable for transfer for residential purposes. The area to be assigned and transferred includes approximately 23 acres (Plate 1) and is currently leased.

A determination of the environmental condition of the Property was made by the United States Army by conducting a review of existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Final CERFA Report (April 1994), and U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. The results of this document review indicate that the Property is environmentally suitable for transfer. The document review results are as follows:

- Two-hundred ninety-seven apartment units (Sunbay Apartments) are located on the Property. The buildings were constructed after 1988 and are presently maintained by a third party. Subsequently, the Government did not perform any investigations and assumes no responsibility for these buildings.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) archive search investigations show that no potential OE locations are associated with or immediately adjacent to the Property.
- No known underground or aboveground storage tanks or solid waste management units are present on the Property, and no studies associated with them have been conducted by the Army for the Property.
- No Installation Restoration Program (IRP) sites are located on the Property.

- Two groundwater monitoring wells (MW-B-35-180 and MW-B-36-180) are located on or near the southern boundary of the parcel. Analytical results for samples collected from the two monitoring wells show that no organic compounds have been detected and no inorganic compounds exceeding maximum contaminant levels have been detected in the two monitoring wells.
- The final CERFA report identifies the Property as being primarily within CERFA Parcel 216 and a small area on the west side of the Property lies in parcel 135 and is considered uncontaminated under CERFA (U.S. EPA Region IX's concurrence to the CERFA Report 19 April 1994).

National Environmental Policy Act (NEPA) requirements for this transfer were satisfied by the analysis conducted in the June 1993 Fort Ord Disposal and Reuse Environmental Impact Statement (EIS).

Clean Air Act General Conformity Rule requirements for this transfer were satisfied by a Record of Non-Applicability based upon an exemption for property transfers where the proposed action is a transfer of ownership, interest and title in the land, facilities, and associated real and personal property.

On the basis of the above results and subsequent investigations, no terms, conditions, reservations, restrictions, or notifications are required for the transfer.

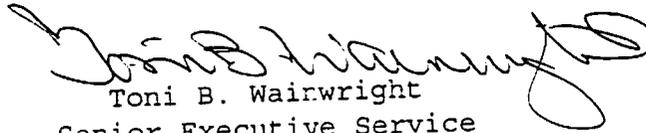
Comments received from U.S. EPA Region IX and California EPA DTSC on the Version 1 FOST were reviewed and incorporated where possible into this Version 2 FOST. All comments were resolved.

On the basis of the above information, I conclude that the Thorson Village Parcel should be assigned Department of Defense (DoD) Environmental Condition Category 1 and is transferable under Section § 120(h)(4) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The deed for this transaction will contain:

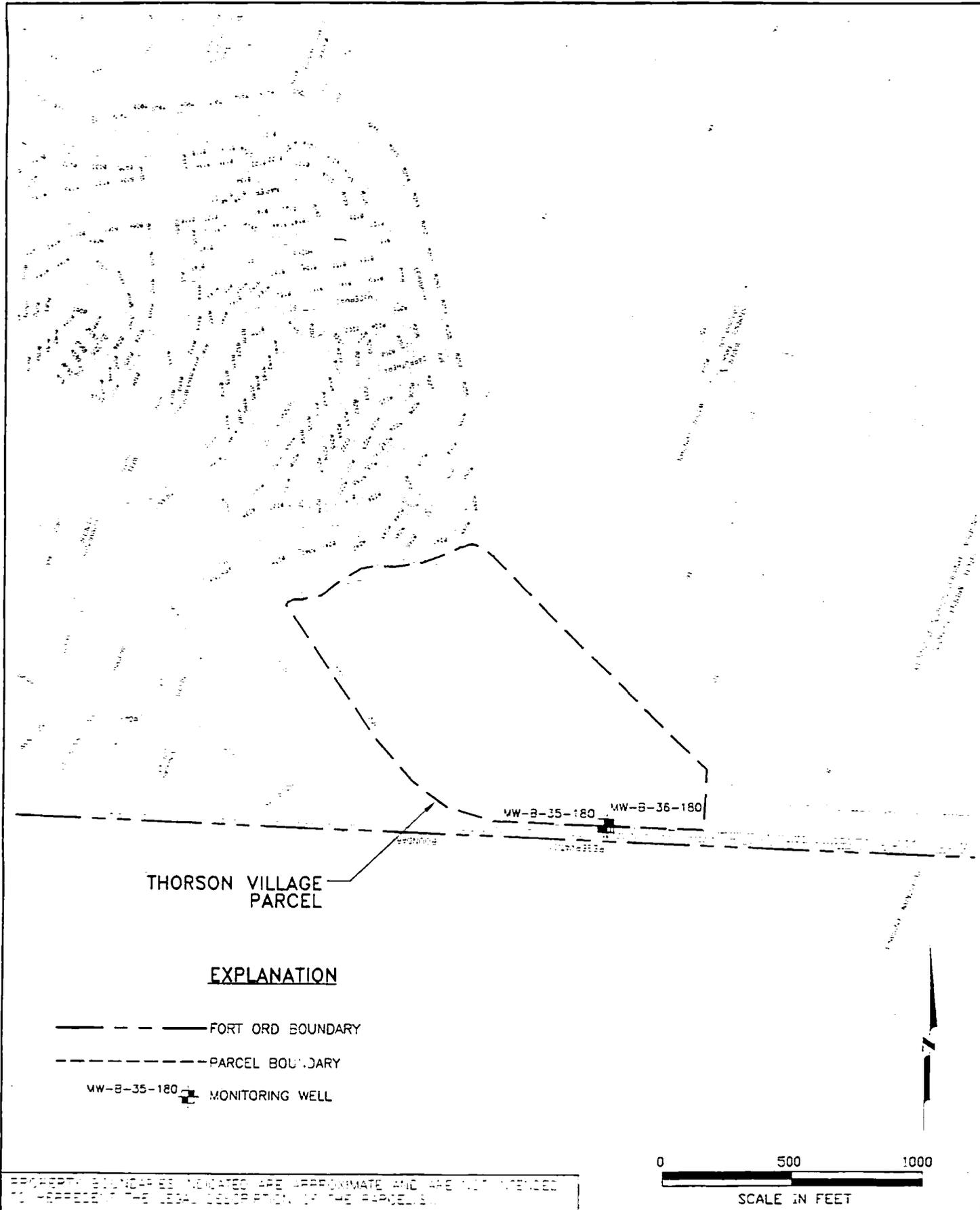
- The covenant under CERCLA § 120(h)(4)(D)(i) warranting that any response action under CERCLA or corrective action found to be necessary after the date of transfer shall be conducted by the United States.
- The covenant under CERCLA § 120(h)(4)(D)(ii) granting the United States access to the Property in any case in which

response action or corrective action is found to be necessary
after the date of transfer

26 SEP 1996



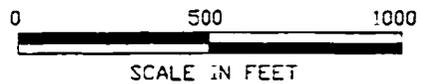
Toni B. Wairwright
Senior Executive Service
Acting Deputy Chief of Staff
for Base Operations Support
United State Army Training and Doctrine Command



THORSON VILLAGE
PARCEL

EXPLANATION

- FORT ORD BOUNDARY
- PARCEL BOUNDARY
- MW-B-35-180  MONITORING WELL



PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCELS.



Harding Lawson Associates
Engineering and
Environmental Services

Location Map
Thorson Village Parcel
Finding of Suitability to Transfer (FOST)
Former Fort Ord, California

PLATE

1

DRAWN CEG	DATE NUMBER 25894 001785	APPROVED	DATE 5/96	REVISION DATE
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FOST FOSL COMPLETION CHECK LIST

TYPE: FOST

NAME: FORT ORD - THORSON VILLAGE

INITIAL REVIEW	COMPLETED
REGULATOR REVIEW	COMPLETED
FINAL REVIEW	COMPLETED

IDENTIFY PROPERTY	UNDERLYING 25 ACRES
IDENTIFY DOD CATEGORY	1
IDENTIFY CONTAMINANTS	NONE
IDENTIFY REMEDIATION STANDARDS	N/R
IDENTIFY REMEDIATION	N/R
IDENTIFY REUSE	HOUSING
IDENTIFY RESTRICTIONS	NONE

EPA LETTER ATTACHED	N/R
STATE LETTER ATTACHED	N/R
UNRESOLVED COMMENTS ATTACHED	N/R

SATISFY NEPA REQUIREMENTS	M13 ELS
SATISFY CLEAN AIR ACT REQS	RONA

COORDINATION		PHONE	NAME	DATE
BRACO	ATCS-OR	727-3849	MS JOHNSTON	9/13/96
ENVR	ATBO-SE	727-2299	MR AIKEN	1/26/96
REAL ESTATE	ATBO-GP	727-2569	MR BLANCHARD	9/12/96
LEGAL	ATJA	727-2773	MAJ ESHAN	9/12/96
PAO	ATPA	727-3506	CAPT HENSON	9/18/96

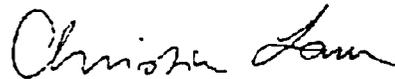
ATZP-EP

September 1996

MEMORANDUM FOR THE RECORD

SUBJECT: Record of Non-Applicability (RONA) to the Clean Air Act Amendment General Conformity Rule Regarding the Transfer of Real Property Designated for Thorsen Village. This Action Covers Activities Associated with Land Conveyance Between the U.S. Army and recipient of Thorsen Village (Recipient).

1. Scope Definition: The Department of the Army is granting parcels of land located at the former Fort Ord, California for use by Recipient. Subject parcel requested by Recipient was formerly utilized for housing.
2. Presidio of Monterey, Defense Language Institute is required to make a review of direct and indirect air emission sources for each criteria pollutant as outlined in 40 CFR 51.853 and 93.153 for federal initiatives located within a region designated as nonattainment to national ambient air quality standards (NAAQS). The analysis is to ensure that federal actions will not delay or prevent an area from achieving attainment status.
3. Intended future reuse of subject parcel by grantee is for residential purposes .
4. The General Conformity Rule requirements do not apply to subject Federal action under CAA Section 176(c), 40 CFR part 51 subpart W, and pursuant to Section 201(c)2i of Monterey Bay unified Air Pollution Control District rule, as incorporated in the State Implementation Plan (SIP), where the National Environmental Policy Act (NEPA) documentation was completed prior to 31 January 1994 (Fort Ord Disposal and Reuse Final Environmental Impact Statement, Harding Lawson Associates, June 1993).
5. Any utilization of subject parcel by the grantee influencing facility emissions not identified in the State Implementation Plan, has neither been disclosed to Army Environmental personnel, nor considered in this determination.



CHRISTINE LAWSON
Air Pollution Environmental Coordinator
Directorate Environmental and Natural
Resources Management