

**FINDING OF SUITABILITY TO TRANSFER (FOST)
BLANCO ROAD PARCEL
FORMER FORT ORD, CALIFORNIA**

On the basis of the Community Environmental Response Facilitation Act (CERFA) for Fort Ord, I have determined that the Blanco Road Parcel (L20.11), at former Fort Ord, California (the Property), is suitable for transfer to the State Highway Department for continued vehicular use. The Property to be transferred includes one roadway on a total of approximately 39 acres (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by reviewing existing environmental documents and making associated visual site inspections (9/27/96). The documents reviewed included the final CERFA Report (April 1994), U.S. EPA region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility study documents, remedial action reports, and subsequent approval memoranda. The results of this document review indicate that the Property is environmentally suitable for transfer to the State Highway Department. The results are as follows:

- The Property consists of 38.99 acres along the county highway easement from the intersection with Reservation Road to approximately 3,500 feet north/northeast along Blanco Road (Plate 1). There are no buildings or structures within this Property. Because no buildings are located on the Property, no investigations related to asbestos-containing materials (ACM), lead-based paint (LBP), radon or radiological commodities have occurred on the Property.
- No solid waste management units, underground or aboveground storage tanks, were present on the Property.
- There have been no reported releases of polychlorinated biphenyl (PCB)-contaminated dielectric fluids on the Property.
- Ordnance and explosive (OE) investigations, consisting of the Archive Search Report and Supplement No. 1 (December 1993 and November 1994, respectively), Site 39 Data Summary and Work Plan (February 1994), OE contractor after-action reports (December 1994, November 1995), working maps, Fort Ord Training Facilities Map, and associated interviews from various ordnance-related community relations activities, show no OE locations within or adjacent to the Property. However, because OE were used throughout the history of Fort Ord, the potential for OE to be present on the Property exists. This notice will be included in the deed.
- The Property lies within CERFA Parcel 221 and is adjacent to two CERFA Disqualified Parcels (56 and 62). The CERFA Disqualified sites within Parcel 56 are Installation Restoration Program (IRP) Sites 34, 36, and 40. Each of these sites is more than 1,000 feet west of Blanco Road. Site 34 was CERFA Disqualified because of the active Fritzsche Army Airfield (FAAF) Fueling Facility; Site 36 is CERFA Disqualified because of the inactive FAAF Sewage Treatment Plant; and Site 40 is CERFA Disqualified because of the FAAF Defueling Area. Parcel 62 is a CERFA Disqualified parcel because a former petroleum fuel storage tank (Tank No. 550B) is located at that site. The former fuel storage tank site was located approximately 100 feet (to the east) of the Property boundary.

- Three groundwater monitoring wells (MW-BW-01-A, MW-BW-02-180, and MW-BW-03-400) are located on the Property. Historically, no organic compounds have been detected in the three monitoring wells. The deed will reserve a non-exclusive easement to allow continued access for the Army (or its designated contractor) and the regulatory agencies to permit necessary groundwater monitoring at wells located on the Property. Furthermore, the deed will prohibit all others from tampering with the groundwater monitoring wells.

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) and the December 1993 Record of Decision (ROD).

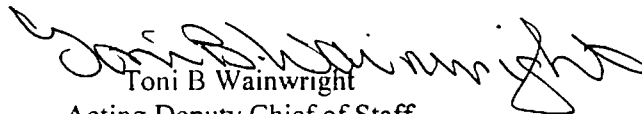
Clean Air Act General Conformity Rule requirements for this transfer were satisfied by a Record of Non-Applicability based upon an exemption for property transfers where the proposed action is a transfer of ownership, interest and title in the land, facilities, and associated real and personal property.

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 Blanco Road Parcel should be assigned Department of Defense (DoD) Environmental Condition Category 1 (areas where no release or disposal of hazardous substances or petroleum products has occurred [including no migration of these substances from adjacent areas]) and is transferable under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120 (h)(4). As such, 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.

12 JUN 1997



Toni B Wainwright
Acting Deputy Chief of Staff
for Base Operations Support
United States Army Training and Doctrine Command

0111 100



Cal/EPA

rec'd
5/12/97

Department of
Toxic Substances
Control

May 7, 1997

Pete Wilson
Governor

James M. Strock
Secretary for
Environmental
Protection

400 P Street,
4th Floor
P.O. Box 806
Sacramento, CA
95812-0806

Ms. Christine Lawson
Department of the Army
Commander, DLIFLC and POM (Fort Ord)
Presidio of Monterey, California 93944-5006

REVIEW OF THE DRAFT FINDING OF SUITABILITY TO TRANSFER
DOCUMENTS FOR BLANCO ROAD PARCEL DATED MAY 2, 1997 AND
MARINA SPORTS CENTER PARCEL DATED APRIL 29, 1997, FORMER
FORT ORD, CALIFORNIA

Dear Ms. Lawson:

The Department of Toxic Substances Control has reviewed
the subject documents and finds that the Army has adequately
addressed State regulatory comments.

If you have any questions, please feel free contact me
at (916) 323-3466 or Bill Kilgore, project manager, at
(916) 255-3738.

Sincerely,

Theresa McGarry
Environmental Assessment
and Reuse Specialist
Office of Military Facilities

cc: Ms. Lida Tan
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, California 94105



Ms Christine Lawson
May 7, 1997
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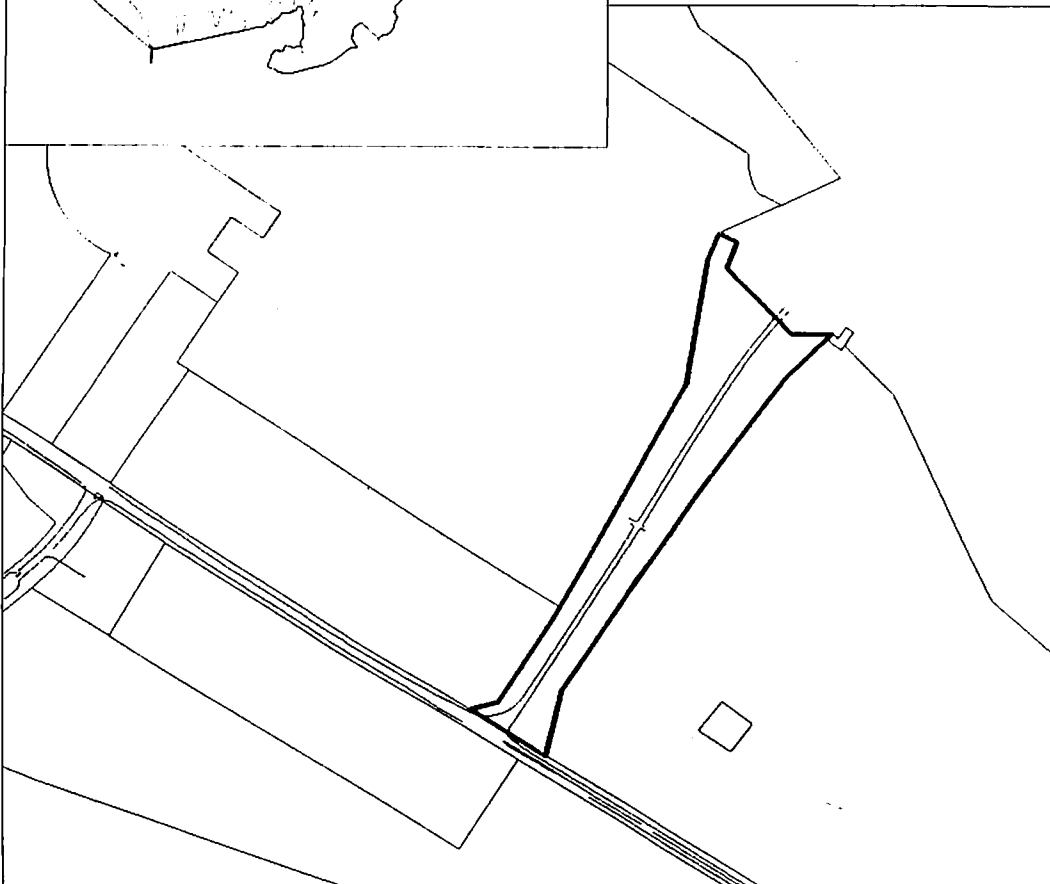
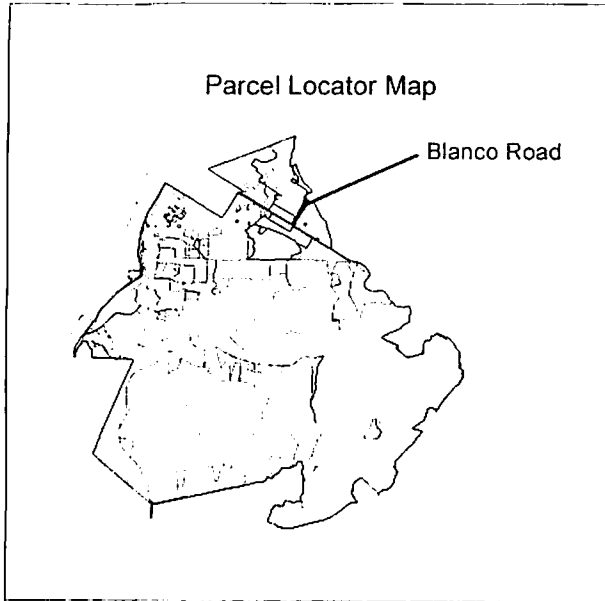
cc: Mr. Grant Himebaugh
California Regional Water Quality Control Board
Central Coast Region
81 Higuera Street, Suite 200
San Luis Obispo, California 93401-5414

Ms. Gail Youngblood
BRAC Coordinator
Department of the Army
Commandér, DLIFC and POM (Fort Ord)
Attn: ATZP-EP
Presidio of Monterey, California 93944-5006

Mr. Dan McMindes
U.S. Army Corps of Engineers
1325 J. Street
Sacramento, California 95814

Former Ft. Ord

Blanco Road



No Buildings: -----

No Sq. Ft.: -----

No. Acres: 38.99

DoD Category: 1

Reuse: Continued Vehicular Use

Recipient: California State

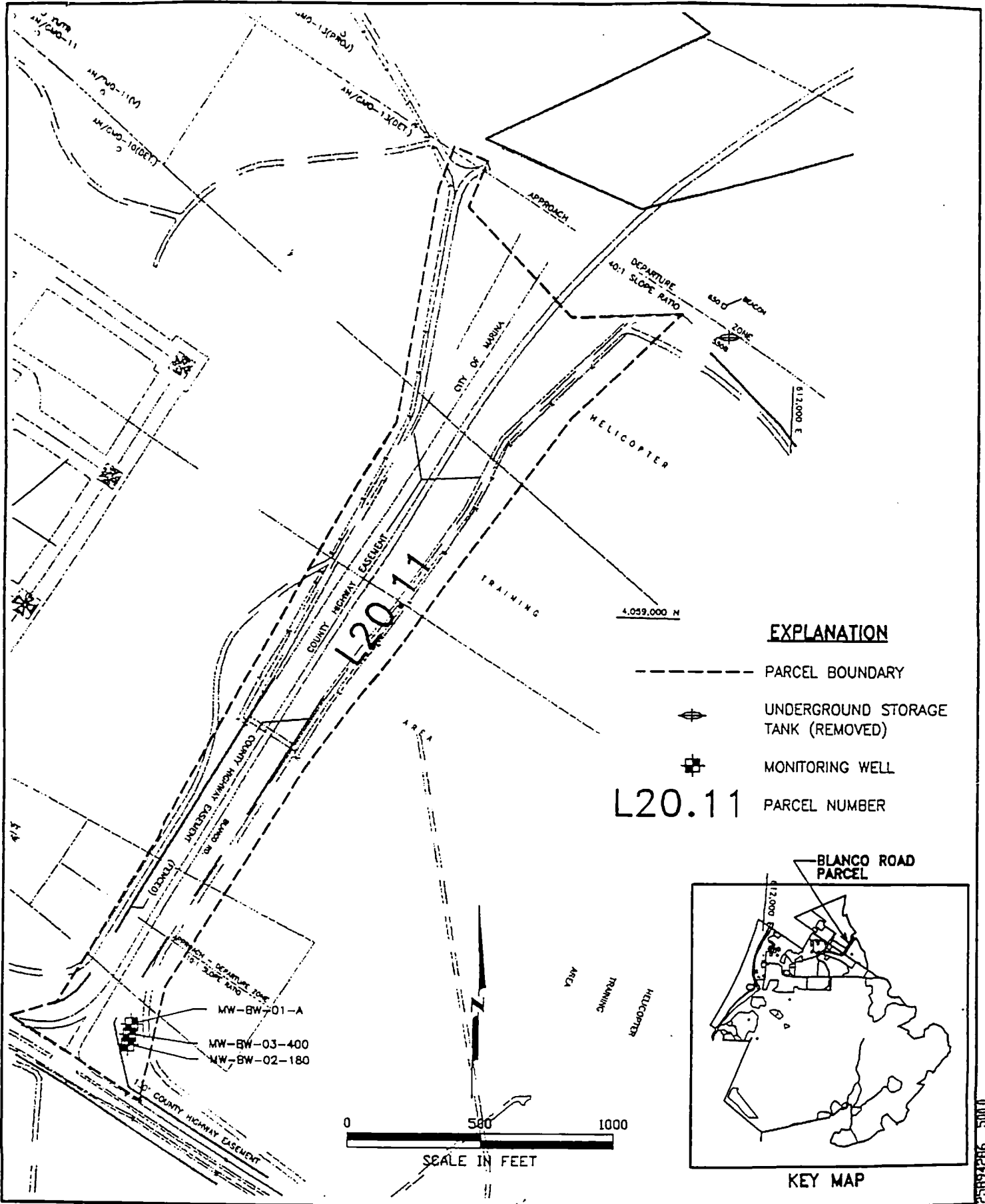
Highway Department



1000 0 1000 2000 3000 Feet

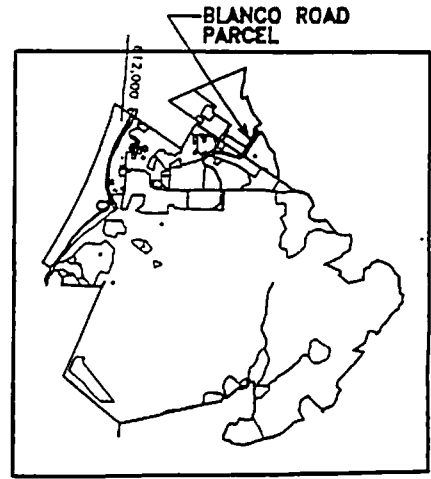


FOST/FOSL COMPLETION CHECK LIST				
TYPE: FOST				
NAME: BLANCO ROAD PARCEL				
INITIAL REVIEW				COMPLETED
REGULATOR REVIEW				COMPLETED
FINAL REVIEW				6/12/97
IDENTIFY PROPERTY				APPROX 39 ACRES
IDENTIFY DOD CATEGORY				CAT 1
IDENTIFY CONTAMINANTS				NONE
IDENTIFY REMEDIATION STANDARDS				N/A
IDENTIFY REMEDIATION				N/A
IDENTIFY REUSE				ROADWAY
IDENTIFY RESTRICTIONS				NONE
EPA LETTER ATTACHED				N/R
STATE LETTER ATTACHED				N/R/5/7/97
UNRESOLVED COMMENTS ATTACHED				N/A
SATISFY NEPA REQUIREMENTS				EIS
SATISFY CLEAN AIR ACT REQS				RDNA
COORDINATION	PHONE	NAME	DATE	
BRACO	ATCS-OR	727-3849	MR TAYLOR	6/9/97
ENVR	ATBO-SE	727-2299	R. AIKEY	6/11/97
REAL ESTATE	ATBO-GP	727-2569	MR BLANCHARD	6/12/97
LEGAL	ATJA	727-2773	MAJ EGAN	6/11/97
PAO	ATPA	727-3506	BOB FIELD	6/12/97



EXPLANATION

- PARCEL BOUNDARY
- ⊕ UNDERGROUND STORAGE TANK (REMOVED)
- ⊕ MONITORING WELL
- L20.11 PARCEL NUMBER



KEY MAP



Harding Lawson Associates
 Engineering and
 Environmental Services

Parcel Map
 Blanco Road Parcel
 Finding of Suitability to Transfer
 Former Fort Ord, California

PLATE

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