

07A-148

DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON DC 20310-0600



REPLY TO
ATTENTION OF

DAIM-ED-R (200-1c)

~~27~~ JUL 1995

MEMORANDUM FOR DEPUTY ASSISTANT SECRETARY OF THE ARMY
(ENVIRONMENT, SAFETY AND OCCUPATIONAL
HEALTH), OASA(I,L&E)

SUBJECT: Finding of Suitability to Transfer (FOST) for
Fritzsche Army Airfield Parcel, Phase I, Former Fort
Ord, CA

1. Reference memorandum, ATCS-OR, 20 Jun 95, SAB (encl).
2. This office has reviewed and revised the subject FOST to conform with current FOST Guidance. The subject FOST transfers Fritzsche Army Airfield, Phase I, Former Fort Ord, California to the City of Marina for general aviation purposes.
3. To accommodate the City of Marina's schedule for developing the airport, certain areas have been excluded from the parcel for this transfer. These areas are appropriately addressed in the FOST and transfer documentation, and are delineated on the attached map to the FOST. These areas will be transferred when cleanup actions have been completed and the areas are deemed transferable.
4. This action has been coordinated with TRADOC, DAJA-EL, AEC, HQUSACE, DAIM-BO, and the BRAC Environmental Coordinator (BEC).
5. We recommend you approve the enclosed FOST. The signed FOST should be forwarded to DASA(I&H), ATTN: Mr. Bill Burney, for inclusion in the deed package. My point of contact for this action is Ms. Robin D. Mills, 703-696-8078.

FOR THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT:

John M. Stewart Col. GS, Deputy Dir
for FRANK R. FINCH, P.E.
Colonel, GS
Director, Environmental Programs

Encl

CF:
SFIM-AEC-BCD
DAIM-BO(LTC Adams)

ATCS-OR (ATZP-GC/8 Jun 95) (200-1) 1st End MAJ Key/dc/DSN
680-3849

SUBJECT: Finding of Suitability to Transfer (FOST) for Fritzsche
Army Airfield, Phase I, Former Fort Ord, California

Commander, U.S. Army Training and Doctrine Command,
ATTN: ATCS-OR, Fort Monroe, VA 23651-5000 20 JUN 1995

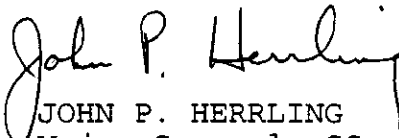
THRU Assistant Chief of Staff for Installation Management,
ATTN: DAIM-ED-R, 600 Army Pentagon, Washington, D.C.
20310-0600

FOR Assistant Secretary of the Army, Installations, Logistics and
Environment, ATTN: SAIL-ESOH, 110 Army Pentagon,
Washington, D.C. 20310-0110

1. Reference memorandum, OASA(IL&E), 21 Jun 94, subject: Find-
ing of Suitability to Transfer for BRAC Property.
2. FOST for Fritzsche Army Airfield forwarded for approval.
3. The Base Realignment and Closure Office point of contact for
this matter is MAJ Key, DSN 680-3849 or com1 (804) 727-3849.

FOR THE COMMANDER:

Encl
nc


JOHN P. HERRLING
Major General, GS
Chief of Staff

CF:
Assistant Chief of Staff for Installation Management,
ATTN: DAIM-BO, 600 Army Pentagon, Washington, D.C. 20310-0600



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER
AND PRESIDIO OF MONTEREY
PRESIDIO OF MONTEREY, CA 93944-5006



ATZP-GC (200-1)

JUN 6 1995

MEMORANDUM FOR Chief of Staff, HQ TRADOC, ATTN: ATCS-OR
(MAJ Key), Fort Monroe, Virginia 23651-5000

SUBJECT: Finding of Suitability to Transfer (FOST) for Fritzsche Army Airfield, Phase I, Former Fort Ord, California.

1. This has been prepared to forward the subject FOST for signature. The enclosed FOST, at Tab A, was produced in accordance with current guidance for preparing FOSTs.

2. Background:

a. An Environmental Baseline Survey (EBS) for this parcel was prepared in March 1994, reviewed by the U.S. Environmental Protection Agency Region IX (U.S. EPA) and California Environmental Protection Agency (CALEPA) and reissued in January 1995 with response to agency comments added. Training and Doctrine Command received the January document in February 1995. Agencies made additional comments on the January 1995 EBS and FOST.

b. In order to accommodate the City of Marina's schedule for developing the airport, certain areas have been excluded from this parcel. These areas are listed specifically in the FOST, surveyed and described appropriately in the transfer documentation, and will be transferred subsequent to this parcel, when actions indicated have been completed. Areas that have been excluded are:

(1) Sites under investigation under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). These sites include two sites that are projected for no further action and one site that requires limited soil excavation. The actions required to remove the sites from consideration under CERCLA will be completed in 1995.

(2) The stormwater system and associated outfalls. The stormwater system is part of the infrastructure of the airfield and will be transferred at the time when other infrastructure is transferred. In addition, two outfalls will require limited soil excavation. This action will be completed in 1995.

(3) An area of approximately 70 acres which was investigated and cleared of unexploded ordnance. Ordnance clearance documentation, however, is not yet complete.

c. A notice of intent to sign a FOST for this parcel was published in March 1994 and republished in January 1995. No comments were received from members of the public.

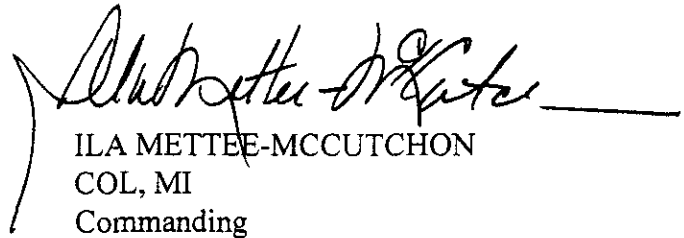
d. All comments were resolved with the exception of one comment concerning certain language regarding asbestos which will be included in the deed for this parcel. This comment is attached to the enclosed FOST. U.S. EPA agrees that lack of resolution of this comment does not preclude transfer.

e. Comments from LTC Reinold of TRADOC SJA were incorporated into the subject FOST.

3. U.S. EPA will write a letter concurring with the suitability to transfer this parcel under CERCLA 120 (h) (3), but prefers to provide that letter shortly before the FOST is signed.

4. When signed, please send the original to Commander, Headquarters USACE, ATTN: CERE-C (Peggy Erickson), 20 Massachusetts Ave, NW, Washington, DC, 20314-1000. In addition, please forward a copy to the following address: Commander, DLIFLC & POM, ATTN: ATZP-EP (Ms. Youngblood), Presidio of Monterey, CA 93944-5006. You may contact Ms. Gail Youngblood, BRAC Environmental Coordinator, at DSN 929-8017 or COM (408) 242-8017, if any additional information is required.

Encl.



ILA METTEE-MCCUTCHON
COL, MI
Commanding

CF:
Dan McMindes, COE
John Chesnutt, USEPA
Jim Austreng, CalEPA

**FINDING OF SUITABILITY TO TRANSFER (FOST)
FRITZSCHE ARMY AIRFIELD PARCEL, PHASE I
FORMER FORT ORD, CALIFORNIA**

1.0 PURPOSE

In my capacity as the Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health, and based on the Environmental Baseline Survey (EBS) and responses to comments, I have determined that the Fritzsche Army Airfield (FAAF) Phase I parcel, at Fort Ord, California (Property), is suitable for transfer to the City of Marina for general aviation purposes. The area to be assigned and transferred, as Phase 1, includes approximately 750 acres (Plate 1) and *excludes Installation Restoration (IR) sites, the stormwater system and all associated outfall areas, and Unexploded Ordnance (UXO) areas.*

2.0 REGULATORY COORDINATION

Comments were solicited from all interested parties including the U.S. Environmental Protection Agency and California Environmental Protection Agency. All comments received were resolved or are unresolved and attached to this FOST.

3.0 ENVIRONMENTAL BASELINE SURVEY FINDINGS

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (memorandum, 19 April 1994), and various remedial investigation/feasibility studies documents. The results of the EBS indicated that the Property is environmentally suitable for transfer to the City of Marina. Comments were made to Version I and Version 2 of the EBS by both USEPA Region IX and California EPA. An unresolved comment, which has no impact on the suitability of transfer, is attached to the FOST. Comments and responses to comments on both versions are included in the EBS. A determination of the environmental condition of

subsequent phases of the property will be addressed in documentation specific for those transfers. The results of the EBS are as follows:

3.1 Asbestos

Asbestos surveys have been completed for 43 nonhousing structures on the Property. These surveys show that 12 structures have no asbestos containing material (ACM). The remaining 31 structures contain nonfriable or friable ACM. No structures within the Property were found to contain friable ACM in poor or damaged condition representing an immediate health hazard. The following provisions will be placed in the transfer documents:

NOTICE OF THE PRESENCE OF ASBESTOS. The property existing on the date of this conveyance is known to contain certain amounts of asbestos in the floor tile, linoleum and associated mastic, asbestos-containing pipe and tank insulation, heating, ventilating and air conditioning vibration joint cloths, exhaust flues, acoustic ceiling treatment, siding, drywall, drywall compound, debris in some of the buildings and incidental amounts in the window putty or gasketing.

The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the property, it will comply with all applicable laws relating to asbestos and the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling alterations, renovation, use, disposition or other activity causing or leading to contact of any kind whatsoever with asbestos on the property described in this FOST, regardless of whether the GRANTEE, its successors or assigns, have properly warned or failed to properly warn the individual(s) injured.

3.2 Lead-based Paint

Lead-based paint (LBP) surveys have not been conducted on the Property because no housing structures and barracks are present. Of the 43 total nonhousing structures on the Property, 26 are suspected of containing LBP based on their pre- 1978 construction dates. No construction dates were available for 17 structures and these structures should be considered to contain LBP. Presently, no other conclusions can be made about the existence or condition of LBP on the Property or whether it represents a health hazard. The following provisions will be placed in the transfer documents:

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this DEED which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint.

The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from the GRANTOR or others that the premises are safe or the GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 7 years of age such as a child care center, elementary school or playground.

3.3 Radon

Radon surveys showed that no buildings within the Property had radon concentrations above 4 pCi/l.

3.4 Radiation

Radiological surveys have been completed for ten buildings on the Property. No radiological health hazards were identified and the buildings were recommended for radiological decommissioning.

3.5 Polychlorinated Biphenyls (PCBS)

No reported releases of polychlorinated biphenyls (PCBS) from electrical transformers are known to have occurred on the Property. In-use transformers with PCB concentrations between 5 and 50 parts per million may be present on the parcel. The following provisions will be placed in the transfer documents:

NOTICE OF POLYCHLORINATED BIPHENYLS (PCBS). The property contains in-use electrical transformers that may contain PCBS at concentrations between 5 and 50 parts per million. The GRANTEE will be responsible for the testing and property disposal of transformers that are removed from service.

3.6 Storage Tanks

Nine former or current USTs are located on the Phase I portion of the Property. Five USTs have been removed during the past several years and the Monterey County Department of Health (MCDOH) has granted closure for them. The remaining USTs are slated for removal in 1995 by the Army. No known releases from USTs have been reported. A former UST (550A) was present on a portion of FAAF ("outer marker") not included in the Phase I parcel and is awaiting closure. Two ASTs are located on the Property; no releases have been reported from them. Access easements will be maintained in the deed and transfer documents. The following provisions will be placed in the transfer documents:

NOTICE OF THE PRESENCE OF STORAGE TANKS. The property contains underground storage tanks (UST) and above ground storage tanks (AST). The locations are shown in the EBS. The army will maintain easements for access to USTs.

3.7 Hazardous Substances

Six inactive solid waste management units (SWMUs) are located at five locations on the Property. Five of the SWMUs, FTO-006, FTO-039, FTO-043, FTO-046, and FTO-047, were identified as being former hazardous material storage areas. However, none of the SWMUs had evidence of an environmental release according to a 1988 U.S. Army Environmental Hygiene Agency (AEHA) Interim Final Report on SWMUs that was confirmed in 1993. Additionally, SWMU locations FTO-006 and FTO-046 are no longer in existence. The remaining SWMU, FTO-003, is the former FAAF Sewage Treatment Plant, which is not included in Phase 1. All SWMUs within the parcel were further evaluated in 1995 and were found to be empty and inactive. Based on the 1988 Interim Final Report a follow-up review in 1993, and the EBS, no evidence of environmental releases were discovered.

NOTICE OF HAZARDOUS SUBSTANCE STORAGE. CERCLA 120(h) requires that certain notice, covenant and access provisions be placed in this deed. The GRANTOR hereby notifies the GRANTEE of storage of hazardous substances on the property. The specific type and quantity of hazardous substance storage, the time at which storage took place, and the remedial action taken, if any, is described on the attached table, to the extent such information is available. The GRANTOR warrants that all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken before the date of transfer, and warrants that any additional remedial action found to be necessary after the date of such transfer shall be conducted by the Army. The GRANTOR reserves a right to access the property in any case where remedial action or corrective action is found to be necessary after the date of such transfer.

3.8 Natural and Cultural Resources

An archaeological area (windmill site) is present on the Property. The site was studied and was determined not to be of historical significance and not eligible for national registry. The Property also contains wildlife habitat management areas in its western and northern portions.

NOTICE OF ENDANGERED SPECIES. The Grantee is hereby informed and does acknowledge that the property contains two (2) habitat areas (as indicated in Exhibit A of the deed: the Salinas River Habitat Area (HABI, 43,428 acres) and Marina Habitat Area #2 (HAB2, 130.252 acres)). The area contains the Monterey Spineflower. Potential Suitable habitat is present in the area for the Monterey Ornate Shrew, the Black Legless Lizard and the California Legged Frog. All habitat within the HAB I parcel will be preserved in perpetuity. In the HAB2 parcel, except for FAA required airport support facilities (such as navigational aids, access and utilities) and a proposed six-lane road, all habitat within the parcel will be preserved in perpetuity. The following provisions will be placed in the transfer documents:

The GRANTEE will be responsible for ensuring that the resource and management requirements of the InstallationWide Multispecies Management Plan for Fort Ord, California or Habitat Management Plan (HMP) are followed. The parcels will be managed to maintain existing habitat values for HMP species. The GRANTEE will contract with an appropriate and qualified Coordinated Resource Management Plan (CRMP) agency or other appropriate and qualified agency, as approved by the U.S. Fish and Wildlife Service (USFWS), to manage natural resources within the parcels. The GRANTEE has been provided a copy of and agrees to uphold the requirements of the HMP, which include that future conveyance of the property will be subject to the restriction in that plan.

3.9 Unexploded Ordnance (UXO)

All reasonable efforts have been taken to identify the potential for the presence of UXO on the property. An approximately 72-acre site in the northern portion of FAAF has been investigated for the potential presence of UXO. This portion of FAAF is not included in the City of Marina Phase I parcel and will not be transferred until ordnance clearance documentation has been completed. This portion of the parcel is distinguished from the remainder of the parcel by survey and the legal description which is included in the transfer documentation. The following provisions will be placed in the transfer documents:

NOTICE OF ORDNANCE. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns and every successor in Interest to the property herein described, or any part thereof, that the GRANTEE is aware that unexploded shells, mines, bombs, or other such devices may be present on the property despite reasonable effort of the Army to investigate historic and suspect areas for such devices. The GRANTEE is therefore also aware that any excavation on the property may require investigation by the GRANTEE for the existence of unexploded shells, mines, bombs or other such devices, which may not have been discovered at the time the property was cleared by the GRANTOR. An approximate 72-acre area in which rifle grenades and 2.36-inch anti-tank rockets (bazooka rounds) have been discovered is shown in Exhibit A of the deed and will not be transferred at this time with the Property.

4.0 ADJACENT/ENCAPSULATED PROPERTY INFORMATION

Sites included in the IR program under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) at FAAF are not included in the City of Marina Phase I parcel. They include: Site 34, FAAF Fueling Facilities; Site 36, FAAF Sewage Treatment Plant, and Site 40, FAAF Helicopter Defueling Areas

(Plate 1). Site 34, which comprises four aircraft wash aprons and one vehicle wash rack outside the Property, has been identified as an interim action (IA) site; the Army expects to conduct interim remedial actions at the vehicle wash rack. Site 36 has been investigated and determined to be a candidate site for no further action. Preliminary investigation results indicate near-surface soil in one of four Site 40 areas will likely require soil excavation under the Interim Action Rod (IAROD). These sites comprise approximately 14 acres and will be included in future transfers after remedial actions have been completed and approved.

Seven surface water outfalls (20N, 20S, 21, 22, 23, 34, and 35) discharge into the FAAF Parcel. Based on the results of the Basewide Surface Water Outfall Investigation five of the outfalls (20N, 20S, 21, 22, and 23) were categorized as no action sites. Soil in the discharge areas of the remaining two outfalls (34 and 35) will undergo further characterization and excavation under the IAROD. The surface water outfalls are not scheduled to be transferred as part of the Phase I parcel.

5.0 ACCESS

The transfer documents shall provide that the Army shall have access to the property in any case in which a response action or corrective action is found to be necessary after the date of property transfer, or such access is necessary to carry out a response action or corrective action on adjoining property.

6.0 FINDING OF SUITABILITY TO TRANSFER (FOST)

On the basis of the above, I conclude that the requirements of CERCLA 120(h) have been met; and subject to the foregoing restrictions and rights, the FAAF Phase I Parcel may be transferred to the City of Mirana.

For Richard E. Newson
Raymond J. Fatz

Acting Deputy Assistant Secretary of the Army
(Environment, Safety and Occupational Health)

OASA(I,L&E)

Hazardous Substance Storage

<u>SUBSTANCE</u>	<u>QUANT</u> <u>ug/ltr</u> <u>Note 1</u>	<u>CASRN</u>	<u>SYNONYM</u>	<u>RCRA</u> <u>NUM</u>	<u>DATE</u>	<u>SRD</u>
Benzene	76	71432		U109	Note2	R
Chloroform	3.2	67663	Trichloromethane	U044	Note2	R
1,1-Dichloroethane	40	75343	Ethylidene dichloroide	U076	Note2	R
1,2-Dichloroethane	1.2	107062	Ethlene dichloride	U077	Note2	R
1,1-Dichloroethene	19	75354	1,1-Dichloroethylene	U078	Note2	R
cis-1,2-Dichloroethene	170	156592	1,2-Dichloroethylene	U079	Note2	R
Methyl Ethyl Ketone	1700	78933	2-Butanone	U159	Note2	R
Tetrachloroethene	8	127184	Perchloroethylene	U210	Note2	R
1,1,1-trichloroethane	110	71556	Methyl cloroform	U226	Note2	R
1,1,2-trichloroethene	650	79016	Trichloroethlyene	U228	Note2	R

Notes:

- Quantities are expressed in micrograms (ug)/liter (ltr), equivalent to parts per billion (ppb). Quantities listed are maximum chemical concentrations detected during investigations. Actual released quantities in kilograms or pounds are unknown.
- Dates of any releases are unknown.



UNITED STATES ENVIRONMENTAL
REGION IX
75 Hawthorne
San Francisco, CA
May 19, 1995

FAX TRANSMITTAL

of pages 1

To: <i>Gail Youngblood</i>	From: <i>J. Kemmerer</i>
Dept./Agency	Phone # <i>(415) 744-2241</i>
Fax # <i>408-394-6816</i>	Fax # <i>(415) 744-1916</i>
NSN 7540-01-317-7368	5099-101 GENERAL SERVICES ADMINISTRATION

Gail Youngblood
BRAC Environmental Coordinator
Directorate of Environmental and Natural Resource Management
Presidio of Monterey, CA 93944

re: Fritzsche Army Airfield FOST

ATTN

Dear Ms. Youngblood:

EPA has the following comments on the May 19, 1995 draft FOST for Fritzsche Army Airfield.

1) Page 2, 1st paragraph - It is unusual for the Army to base its conclusions on a draft EBS that has not been updated to incorporate regulatory comments which the Army agrees with. While we would prefer that the EBS be updated, in the interest of moving this forward, it is suggested that text be added to this paragraph to give the Army's rationale for why this approach is being used.

- Text Changed -

2) Page 4, 1st full paragraph - Since we understand that this paragraph will not be revised, we suggest that the following text be attached as an unresolved comment. "Public law 102-484, as amended by public law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. We request that the Army look into whether the FOST text is consistent with the required indemnification and suggest that this paragraph should explicitly cite public law 102-484, as amended by public law 103-160, with an explanation of the intent of this law, in order to ensure full disclosure to the transferee on the issue of indemnification."

Comment unresolved

If you would like to discuss these comments, please call me at 415-744-2387, or John Kemmerer at 415-744-2241.

Sincerely,

John Chesnutt
John Chesnutt
Remedial Project Manager

cc: Jim Austreng, DTSC