



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY
INSTALLATIONS LOGISTICS AND ENVIRONMENT
1100 ARMY PENTAGON
WASHINGTON DC 20315-6100

OTH-205
AR

JUN 15 1994

FINDING OF SUITABILITY TO TRANSFER
UNIVERSITY OF CALIFORNIA SANTA CRUZ, PHASE I
FORT ORD, CALIFORNIA

UCSC is
Correct

In my capacity as the Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health, and based on the Environmental Baseline Survey for Transfer, I have determined that the University of California Santa Cruz (UCSC), Phase I parcel at Fort Ord, California, as described in Exhibit A to the deed, is suitable for transfer to the UCSC for educational and economic development purposes. This transfer includes approximately 949 acres (Plate 1).

Transfer of the 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 final deed.

A determination of the environmental condition of the subject parcel was made by the United States Army in the form of an Environmental Baseline Survey (EBS). The EBS indicated that the UCSC Phase I parcel is environmentally suitable for transfer to UCSC. A determination of the environmental condition of the property for future phases of land transfer will be addressed in the future in documentation specific for those transfers.

The review of the UCSC EBS results in the following:

Asbestos surveys have been completed for all structures on the UCSC Phase I parcel. Asbestos containing material (ACM) was found in half of the buildings for which asbestos surveys were performed. Within the UCSC Phase I parcel, only nonfriable ACM was found in the structures surveyed.

Although there are no housing structures within the UCSC Phase I parcel, lead based paint is assumed to be present in the structures within the UCSC Phase I area based on the dates of construction of these structures.

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On the basis of the above results, certain terms, conditions, reservations, restrictions, and notifications appropriate to the UCSC Phase I parcel are required. Use restrictions and disclosure of conditions are described below and will be included in the transfer documents:

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

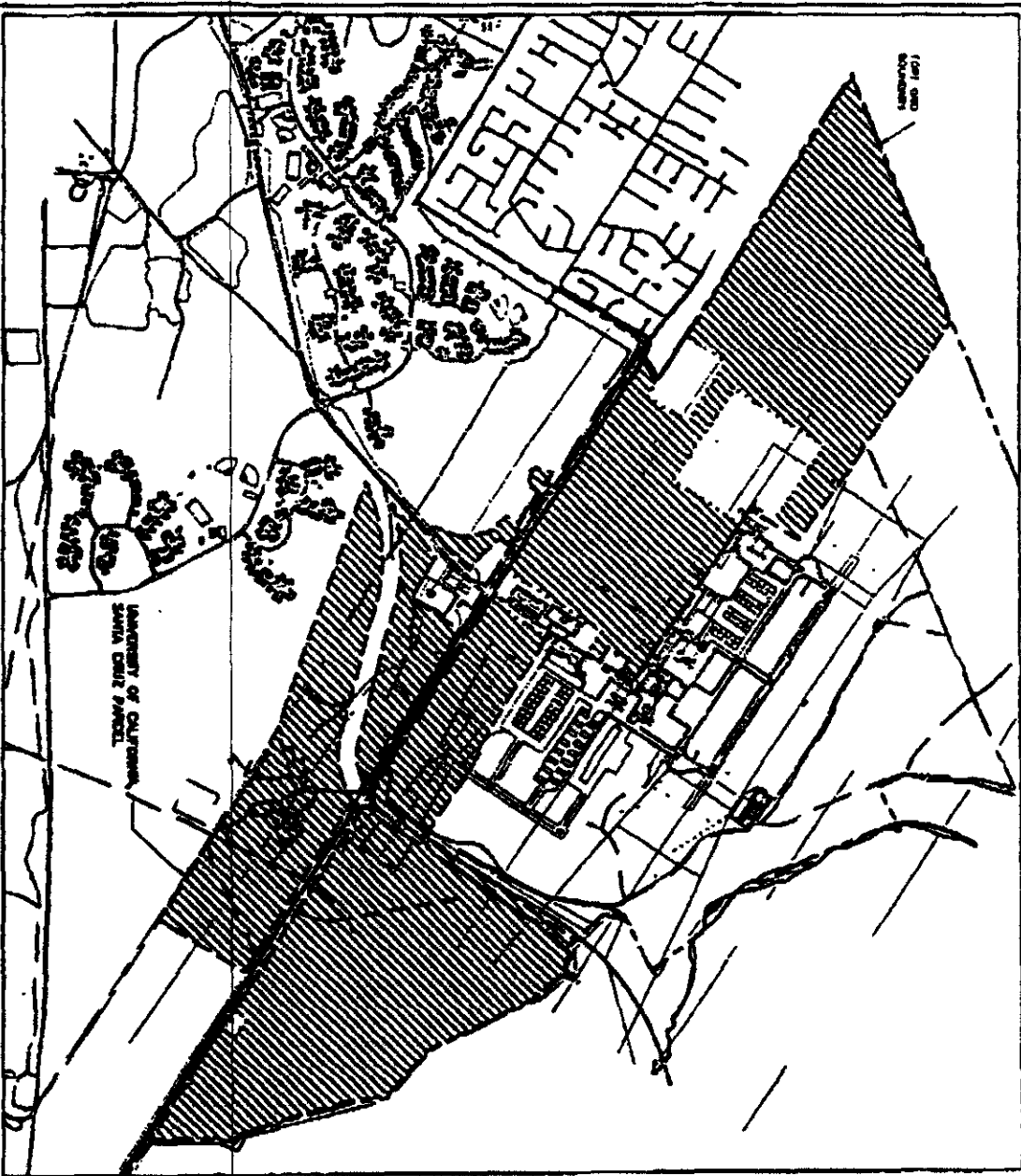
If any buildings in the UCSC Phase I parcel are used in the future for residential habitation, UCSC will comply with applicable federal and state laws regarding lead based paint.

Based on the above, I conclude that notice of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), hazardous substances per CERCLA, Section 120 (b) (1) and (3) is not required since CERCLA hazardous substances have been neither stored for more than a year, released, nor disposed of on the UCSC Phase I parcel. Appropriate use restrictions and disclosure statements pertaining to the condition of the property will be included in the transfer documents.

Lewis D. Walker

Lewis D. Walker
Deputy Assistant Secretary of the Army
(Environment, Safety and Occupational Health)

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EXPLANATION

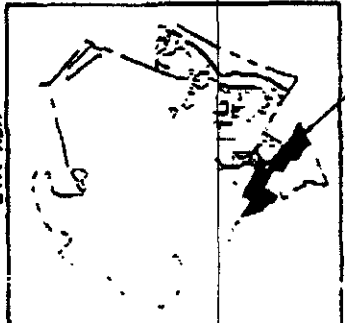
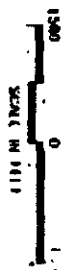
--- FOOT AND BOUNDARY

--- PARCEL BOUNDARY

NOTE:
DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.



PARCEL 1



KEY MAP

UNIVERSITY OF CALIFORNIA
SANTA CRUZ PARCEL



Harding Lawson Associates
Professional Services
200 DOWNEY
P.O. BOX 200133

University of California
Santa Cruz (UCSC)
Parcel Map
Issued at Santa Cruz, California
10/24/01

10/24/01