



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



25 AUG 1994

FINDING OF SUITABILITY TO TRANSFER (FOST)  
MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT  
FORT ORD, CALIFORNIA

In my capacity as the Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health, and based on an Environmental Baseline Survey for Transfer, I have determined that the Monterey Peninsula Unified School District (MPUSD) parcels, at Fort Ord, California are suitable for assignment to the U.S. Department of Education and for transfer to the MPUSD for educational purposes. The existing buildings located on the MPUSD parcels are owned by MPUSD; land in these areas is owned by the Army. The assignment and transfer includes the real property at following school sites:

- General George S. Patton Elementary School and Gladys Stone School (Plate 1)
- Thomas H. Hayes Elementary School (Plate 2)
- Roger S. Fitch Middle School (Plate 2)
- Joseph W. Stilwell Elementary School (Plate 3)
- George C. Marshall Elementary School (Plate 3)

Transfer of the MPUSD parcels is pursuant to the authority vested in the Administrator of General Services by provisions of the Federal Property and Administrative Services Act of 1949, as amended, and a delegation of that authority by him to the Secretary of Defense and further delegated the Secretary of the Army pursuant to Section 2905 (B), Public Law 101-510. Transfer of the above-described property is in accordance with the provisions of Section 203(k) (1) of said Act, 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 MPUSD parcels was made by the United States Army by conducting a review of existing environmental documentation associated with the MPUSD parcels and a visual site inspection (VSI). The documents reviewed included the Comprehensive Environmental Response, Facilitation Act (CERFA) Report, April 1994, and various remedial

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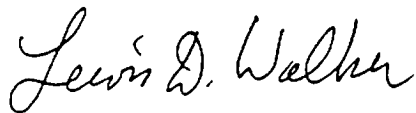
investigation/feasibility studies documents. The review of documents and VSI constitute an Environmental Baseline Survey specific to the MPUSD parcels. The results of the review of documents and VSI indicated that the MPUSD parcels are environmentally suitable for transfer to MPUSD. The results of the environmental review are as follows:

An archival search conducted during compilation of the Ft. Ord Comprehensive Environmental Response Facilitation Act (CERFA) Report found reasons to further investigate for hazards associated with unexploded ordnance (UXO) in the area of the Patton and Gladys Stone Schools. During field investigations, no evidence of UXO was found. There are no known hazards associated with UXO on the Patton and Stone Schools parcel.

The review of documents referenced above and the subsequent field investigations revealed no evidence that hazardous substances were stored, released or disposed of on the MPUSD parcels.

The buildings on the property may contain lead-based paint and asbestos. These facilities were constructed and are presently maintained by MPUSD. Subsequently, the Government did not perform investigations to determine if these substances existed in the buildings and assumes no responsibility for potential remediation of asbestos and/or lead-based paint.

Based on the above, I conclude that since no release, storage or disposal of hazardous substances has occurred on the property, this property is transferable under Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The deed for this transaction will contain the covenants warranting that any response action found to be necessary after the date of transfer shall be conducted by the United States and a clause granting the United States access to the property in any case in which remedial action or corrective action is found to be necessary after the date of such transfer.



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