

FINDING OF SUITABILITY TO TRANSFER (FOST)
YORK ROAD PARCEL
FORT ORD, CALIFORNIA

Based on an Environmental Baseline Survey (EBS) and responses to comments received on EBS, I have determined that the York Road Parcel, at Fort Ord, California (Property), is suitable for transfer to the County of Monterey as a roadway. The area to be assigned and transferred includes approximately 2.4 acres of paved road and shoulder area and is surrounded by private land (Plate 1).

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), responses to comments received on the EBS, and various remedial investigation /feasibility studies documents. The results of the EBS indicated that the Property is environmentally suitable for transfer to the County of Monterey. The results of the EBS are as follows:

- No buildings are located on the property. Therefore, surveys of buildings for asbestos, lead-based paint, radon, and radiological decommissioning were unnecessary.
- A reported 1-gallon release of muriatic acid by an unknown party occurred in January 1991 on Highway 68 at the intersection with York Road. The spill was reported to the California Office of Emergency Services and appropriate state agencies, the material absorbed, and the residue diluted and washed down. No known adverse environmental conditions resulted.
- No reported releases of polychlorinated biphenyls (PCBs) from electrical transformers are known to have occurred on the Property.
- No underground storage tanks (USTs) or above ground storage tanks (ASTs) are known to exist on the Property.
- No solid waste management units (SWMUs) are known to be located on the Property.
- There is currently public access to the Property for vehicular traffic.

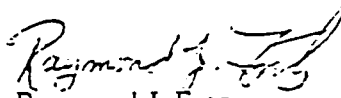
- The final CERFA report identifies the Property as a CERFA-qualifying parcel. However, the U.S. EPA did not concur with this designation because of the reported release of muriatic acid at or near the southern end of the Property.

Adjacent Property Information

Installation Restoration Site 39, the Inland Ranges, is located north of the property. Investigation for ordance-related residues and potential unexploded ordance (UXO) will not impact access or use of York Road. York Road lies outside the existing installation boundary, and more than 3000 feet south of the nearest range fan with potential UXO.

All comments received during review were resolved.

On the basis of the above, I conclude that the York Road Parcel is transferable under section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and is classified as Category 4 according to Department of defense (DOD) Environmental Condition Categories (Table 1 attached). In addition, notification of hazardous substance storage, release and disposal on the Property shall be provided in the transfer documents as required under CERCLA Section 120(h)(1) and is listed in Worksheets A and B (attached). The deed for this transaction will contain the covenants in CERCLA Section 120(h)(3) warranting that any response action found to be necessary, where the United States is deemed responsible, 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.



Raymond J. Fatz

Acting Deputy Assistant Secretary of the Army
(Environmental, Safety, and Occupational Health)
OASA(I,L&E)

WORKSHEET A: REVIEW OF STORAGE OR RELEASE HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

STORAGE SITE OR AREA	SUBSTANCES STORED OR RELEASED	1	R/S/D 2
YORK ROAD	HCL	1 GAL	R

1 LARGEST QUANTITY STORED OR RELEASED

2 R/S/D- RELEASE, STORAGE, DISPOSAL. IF RELEASE HAS OCCURED SEE WORKSHEET B.

LENGTH OF TIME OF STORAGE IS UNKOWN.

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WORKSHEET B: REVIEW OF CERCLA, IRP, OR CLEANUP SITES

SITE OR AREA WHERE RELEASE OR DISPOSAL OF CERCLA SUBSTANCES OCCURRED	1 COMMENTS
York Road	4 ONE GALLON SPILL ON ROAD CLEANED UP

1 CATEGORY OF ENVIRONMENTAL CONDITION OF PROPERTY:
3,4,5,6,7