

FINAL

FINDING OF SUITABILITY TO TRANSFER

**FOR BALLFIELDS PARCELS (108A, 110, 112, 114, 115A, and 117)
AT DEPARTMENT OF DEFENSE HOUSING FACILITY
NOVATO, CALIFORNIA**

Prepared for:

**Base Realignment and Closure
Program Management Office West
1455 Frazee Road, Suite 900
San Diego, CA 92108**

Prepared under:

**Naval Facilities Engineering Service Center
1100 23rd Avenue
Port Hueneme, CA 93043**

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Prepared by:

**Battelle
Environmental Restoration Department
505 King Avenue
Columbus, OH 43201**

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Table 1. Property Description of the Ballfields Parcels at DoDHF Novato

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ABBREVIATIONS/ACRONYMS

ACM	asbestos-containing material
AST	aboveground storage tanks
BCT	BRAC Cleanup Team
BEC	BRAC Environmental Coordinator
BRAC	Base Realignment and Closure
BRIM	Base Reuse Implementation Manual
BRRM	Base Redevelopment and Realignment Manual
CCC	California Coastal Conservancy
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DDT	p,p'-dichlorodiphenyltrichloroethane
2,6-DNT	2,6-dinitrotoluene
DoD	Department of Defense
DoDHF	Department of Defense Housing Facility
DTSC	Department of Toxic Substances Control
EBS	Environmental Baseline Surveys
FOST	finding of suitability to transfer
FSTP	Former Sewage Treatment Plant
HAAF	Hamilton Army Air Field
HMX	1,3,5,7-tetranitro-1,3,5,7-tetrazacyclo-octane
LBP	Lead-Based paint
NFA	no further action
PA/SI	Preliminary Assessment/Site Inspection
PCB	polychlorinated biphenyls
PDD	Perimeter Drainage Ditch
ppm	parts per million
RWQCB	Regional Water Quality Control Board, San Francisco Bay Area
SSPORTS	Supervisor of Shipbuilding, Conversion, and Repair, Portsmouth Shipyard
SVOC	semivolatle organic compound
USACE	US Army Corps of Engineers
U.S.C.	United States Code
U.S. EPA	United States Environmental Protection Agency
UST	underground storage tank
VOC	volatile organic compound

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1.0 PURPOSE

The purpose of this finding of suitability to transfer (FOST) is to summarize how the requirements and notifications for hazardous substances, petroleum products, and other regulated materials on the Ballfields Parcels which include Parcels 108A, 110, 112, 114, 115A, and 117 at the Department of Defense Housing Facility (DoDHF) Novato (herein referred to as the Property) have been satisfied. This FOST was prepared in accordance with the Department of Defense (DoD) Base Redevelopment and Realignment Manual (BRRM) dated 1 March 2006. In addition, this FOST incorporates policies established in the Base Reuse Implementation Manual (BRIM) dated December 1997, including the “Finding of Suitability to Transfer for Base Realignment and Closure (BRAC) Property” dated June 1994, in order to be consistent with previous FOSTs issued for other parcels associated with the DoDHF.

1.1 Introduction

The United States of America, acting by and through the Department of Navy (Navy), plans to transfer the Property directly to the California Coastal Conservancy (CCC) consistent with Title 10 of the United States Code Section 2694a (10 U.S.C. 2694a). The CCC is proposing to incorporate the Property into the Hamilton Wetlands Restoration Project, which is an initiative by the CCC to restore wetland habitat in the San Pablo Bay area. Former Army BRAC property located immediately adjacent to the Ballfields Parcels and San Pablo Bay has already been transferred to the CCC. The former Army property is currently being restored to tidal wetland habitat. The Property is slated to be restored to seasonal wetland habitat with approximately 6-9 feet of fill placed on top of the ground surface. The Property is currently unused by the Navy, but provides upland habitat and limited seasonal wetland habitat for wildlife.

2.0 PROPERTY DESCRIPTION

DoDHF Novato is located on the southeastern edge of the city of Novato, adjacent to the San Pablo Bay, in Marin County, California, approximately 25 miles north of San Francisco (Figure 1). DoDHF Novato was originally divided into 126 distinct Navy-owned parcels, as shown in Figure 2. Figure 2 also highlights the locations of Parcels 108A, 110, 112, 114, 115A, and 117. These parcels comprise a total area containing 18.37 acres of land bordered by a Coast Guard-owned hillside to the west, a levee and privately owned housing development (South Gate) to the north, and CCC-owned parcels to the south and east (see Figure 3). Table 1 lists the approximate individual acreage of each parcel and summarizes the historical use and current status of the buildings on each parcel.

A legal description of the Property will be made part of the quitclaim deed transferring title.

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3.0 REGULATORY COORDINATION

The Property is not on the United States Environmental Protection Agency's (U.S. EPA) National Priority List and there is no Federal Facility Agreement in place between the U.S. EPA and the Navy, nor is there a Federal Facilities Site Remediation Agreement between the California Department of Toxic Substances Control (DTSC) and the Navy.

Pursuant to the DoD BRIM (1997), the Navy established a BRAC Cleanup Team (BCT) to coordinate the environmental issues relevant to transferring the DoDHF Novato property to new owners. The DoDHF's BCT for Novato is comprised of a representative from the DTSC, the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the Navy's BRAC Environmental Coordinator (BEC). All three entities have participated in deciding what Navy cleanup actions are appropriate for reusing the Property as restored seasonal wetland habitat. The BCT has been involved throughout the Property's environmental review process, beginning with the review of the Initial and Supplemental Basewide Environmental Baseline Survey (EBS) completed in 1995 and 1997, respectively, up through the determination of no further action (NFA) based on the results of the Preliminary Assessment/Site Inspection (PA/SI) conducted in 2005. Regulatory comments received during the EBS and PA/SI development have been reviewed and addressed in the final documents.

The draft FOST was provided to the BCT and public for their review, and comments received were addressed prior to finalizing the FOST. A public notice was issued on October 6, 2006, to announce the Navy's intent to sign a FOST as well as to solicit public comments regarding the Navy's plan to transfer the property to CCC for restoration.

4.0 ENVIRONMENTAL BASELINE SURVEY

After closure of the DoDHF Novato, the Navy conducted an initial Basewide EBS (ERM-West, 1995). As stated in Section 2.0, DoDHF was divided into 126 distinct parcels. In order to identify the specific environmental concerns potentially present at DoDHF Novato, each parcel was assessed separately during the initial Basewide EBS. The Phase I Supplemental EBS (PRC and U&A, 1997a) was later prepared to include additional information and investigations conducted since the completion of the initial Basewide EBS. Based on the findings of the EBS, Parcels 108A and 115A were classified as areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). Parcels 110, 112, 114, and 117 were classified as areas where release, disposal and/or migration of hazardous substances has occurred, but at concentrations that do not require

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removal or remedial action. These classifications have been reevaluated based on the findings of additional investigations conducted since the EBS, which are discussed in Section 5.0.

5.0 OTHER ENVIRONMENTAL INVESTIGATIONS

A Background Summary report (Battelle, 2004) was prepared to provide a summary of the historical activities, environmental setting, and previous environmental investigations associated with the Property in order to determine whether it could be readily transferred to the CCC for seasonal wetlands reuse in accordance with the *Hamilton Army Airfield Final Reuse Plan* (Bein et al., 1995). This initial research identified certain hazardous substances as being potentially present within the boundaries of the Property based on historical activities that occurred there, namely aircraft storage, maintenance, and fueling that was performed on former airplane revetments between 1943 and 1974, at which time the base was deactivated. Therefore, in order to determine suitability for transfer, a PA/SI (Battelle, 2006) for the Property was conducted by the Navy. As part of the PA/SI, soil and groundwater samples were collected in April 2005 to determine if hazardous substances were present in the environment.

The PA/SI environmental sampling results indicated that very low concentrations of volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), metals, and pesticides (primarily p,p'-dichlorodiphenyltrichloroethane [DDT]) are present in soil on the Property. For groundwater, analytical results indicated the presence of low level VOCs and SVOCs, as well as various metals. Concentrations of VOCs, SVOCs, metals, and pesticides were primarily detected in areas located in Parcel 115A. Two explosive chemicals, 2,6-dinitrotoluene (2,6-DNT) and 1,3,5,7-tetranitro-1,3,5,7-tetrazacyclo-octane (HMX), were detected in soil from Parcels 112 and 114 (Buildings 191 and 193). Concentrations for both these compounds were very low and were J-qualified as estimated values. There is no known release of any hazardous substance above its respective CERCLA reportable quantity at any of the parcels. Based on these results, the classification formerly specified for Parcel 115A was changed to an area where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require removal, remedial action, or reporting.

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In order to determine if chemicals present in soil and groundwater posed a significant threat to human health or the environment, both human health and ecological screening level risk evaluations were conducted and then provided in the PA/SI. The results demonstrated a low magnitude risk to all receptors. Subsequent to this finding, the Navy sought and received concurrence for NFA for the Property. The NFA letter was issued by the RWQCB and DTSC on April 3, 2006, declaring the Ballfields Parcels suitable for unrestricted land use (DTSC, 2006). However, if this property is considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with California Education Code 17210 et seq. must be conducted and approved by DTSC.

6.0 ADJACENT PROPERTIES

The Property is bordered by a Coast Guard-owned hillside to the west, a levee and privately owned housing development to the north, and CCC-owned land to the south and east (see Figure 3). The CCC-owned land was formerly Army BRAC property referred to as Hamilton Army Air Field (HAAF).

The Main Airfield Parcel of the HAAF is located east-southeast of the Property. The HAAF Main Airfield Parcel consists of two distinct areas: the Inboard and the Coastal Salt Marsh. The Inboard area is situated directly adjacent to the Property and was used for various military functions (U.S. Army, 2003). These functions were supported by underground storage tanks (UST), aboveground storage tanks (AST), transformers and transformer pads, storm drain and sanitary sewer systems, a Former Sewage Treatment Plant (FSTP) (including sludge drying beds), fuel lines, revetment areas, and a Perimeter Drainage Ditch (PDD), which collected runoff from the Base and some surrounding agricultural land. Within the Inboard area of the Main Airfield Parcel, 55 areas were determined to require an environmental response by the Army. Of these 55 areas, three are located directly adjacent to the Property (Figure 3) and are described below:

- **Building 82/87/92/94.** This site is collectively referred to as Building 82/87/92/94, and encompasses each building as well as the areas adjacent to each building. Generally, these buildings were used for flight operations, aircraft maintenance, and storage of training and safety equipment and products such as paint, oil and grease, antifreeze, and solvents (CH2M HILL, 2001).
- **Building 86.** This site consisted of an aircraft maintenance hangar which included a flammable materials locker and a solvent parts cleaner. Substances used and waste generated at the hangar included stripping and degreasing solvents, oils, and paints. The northeastern

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corner of Building 86 was used for drum storage and the southwestern corner of the building was used to store 55-gallon drums as well as smaller containers, containing waste oils, waste fuel, and other maintenance-related fluids.

- **PDD Spoils Pile M.** Since the 1930s, the PDD was periodically dredged to remove vegetative matter and sediment. During the 1990s, dredged material was placed in spoils piles. Spoils Pile M is located approximately 500 feet east of the Property.

7.0 ENVIRONMENTAL FACTORS

In addition to determining that the Property is suitable for transfer by deed under CERCLA § 120(h), the Navy reviewed certain environmental factors possibly important or that should be taken into consideration by the transferee in using or developing the Property:

7.1 Asbestos

Basewide asbestos surveys have been conducted to identify areas potentially posing a hazard due to the presence of damaged, friable, and accessible asbestos. The mere presence of asbestos in a building does not preclude the parcel from transfer; however, asbestos that poses a threat to human health (e.g., asbestos-containing material [ACM] which is friable, damaged, and accessible) must be abated prior to transfer of the parcel.

An ACM survey of nonresidential buildings at DoDHF Novato conducted in 1998 indicated that ACM in Building 191 (Parcel 112) required abatement due to the presence of friable, damaged and accessible ACM (SSPORTS, 1998a). Abatement activities included removal and replacement of thermal system insulation, but did not include demolition of the building. Building 191 was subsequently demolished to the concrete foundation in 2004 and the area was cleared of all debris and disposed of accordingly. The demolition of Building 191 comprised the removal of the only remaining source of asbestos on the Property; therefore, the presence of asbestos is no longer a disclosure issue.

7.2 Lead-Based Paint

Lead-based paint (LBP) hazards are defined in the Federal Residential LBP Hazard Reduction Act of 1992 (Title X of Public Law 102-550), as codified in 42 USC §4822 (Act) as “any condition that causes exposure to lead ... that would result in adverse health effects.” Lead exposure is particularly harmful to young children and pregnant women. The Act provides for regulation of abatement of lead hazards from LBP, lead-contaminated dust, and lead-contaminated soil for target housing only. The Act defines target

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housing as any housing constructed before 1978, except any housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides, or is expected to reside, in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling. In addition, the seller or lessor must disclose known LBP or LBP hazards on residential housing built before 1978, in accordance with EPA regulations (at 40 CFR Part 745) and Housing and Urban Development regulations (at 24 CFR Part 35).

DoD policy is to survey and abate LBP hazards in target housing constructed before 1978, unless the buildings are either designated for demolition or the transferee does not intend to redevelop the property for residential purposes.

7.2.1 Residential

No residential housing structures are present on the Property; therefore, no notifications or restrictions exist with respect to LBP for residential buildings.

7.2.2 Non-Residential

Based on the findings of the EBS, Buildings 251, 191, 193, and 196 (Parcels 110, 112, 114, and 117, respectively) were considered potential sources of LBP contamination on the Property, though all of these buildings are considered non-residential facilities. With the exception of Building 251, these structures have been demolished and the debris has been disposed of accordingly. The results of the PA/SI indicated that maximum concentrations of lead in soil on Parcels 112 and 114 (the former locations of Buildings 191 and 193, respectively) were slightly above the background value. No samples were collected on Parcel 117 (the former location of Building 196), thus it is conservatively assumed that this parcel remains a potential source for LBP in soil. Based on the planned future use of the Property as restored wetland habitat, LBP exposure is not likely; however, notifications and restrictions associated with LBP will be included in the transfer deeds for Parcels 110, 112, 114, and 117 (Building 251 and the former locations of Buildings 191, 193, and 196, respectively), as discussed in Sections 8.1.2 and 8.2.

7.3 Radon

A radon survey of the DoDHF Novato housing areas was conducted in 1990 under the Navy Radon Assessment and Mitigation Program. A total of 86 stationary detectors were placed in selected buildings. The sampling results indicated that all concentrations of radon were below the U.S. EPA action level of 4 picocuries per liter (ERM-West, 1995). Furthermore, Buildings 191 and 193 (Parcels 112 and 114,

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respectively) have been demolished. Parcel 110 (Building 251) functions as a vault for utility equipment and is the only structure remaining on the Property.

7.4 Polychlorinated Biphenyls (PCBs)

A PCB survey of oil-filled electrical equipment at DoDHF Novato (PWC San Francisco, 1996) indicated that none of the Parcels making up the Property contained PCB transformers (i.e., transformers containing greater than 500 parts per million [ppm] PCBs) or PCB-contaminated transformers (i.e., transformers containing greater than 50 ppm PCBs, but less than 500 ppm). A follow-up survey (SSPORTS, 1998b) identified electrical equipment located within Building 191 (Parcel 112) which contained detectable concentrations of PCBs. Since this discovery, the electrical equipment has been removed and Building 191 has been demolished. In addition, three soil samples were collected at Parcel 112 (the location of former Building 191) and analyzed for PCBs as well as other chemicals of potential concern. The results indicated that maximum concentrations of PCBs in soil at Parcel 112 were well below any applicable levels of concern and that PCBs are not a disclosure issue at the Property.

7.5 Pesticide and Herbicide Use

There is no evidence to suggest that pesticides (including insecticides, termiticides, and rodenticides) and herbicides were used in a manner inconsistent with the standards for licensed application. Based on the history of the Property, there are no areas where extensive application of these agents occurred.

However, in March and October 2003, the U.S. Army Corps of Engineers (USACE) conducted an area-wide total DDT investigation (USACE, 2003). The investigation focused on determining the total DDT concentrations in surface and subsurface soils throughout the HAAF area, and identifying the areas of the site with elevated total DDT concentrations based on samples collected during 1999 (IT, 1999). Three samples collected by the Army in 2003 were located within the Property boundaries. Analytical results indicated that concentrations of total DDT were present in the shallow soils, and samples collected below the surface had much lower concentrations of total DDT. In addition, as part of the PA/SI addressing the Property (Battelle, 2006), 18 soil samples were collected and analyzed for total DDT. The human health and ecological risk screening evaluations concluded that there was no unacceptable risk presented by DDT in soils, supporting the recommendation for NFA (DTSC, 2006).

7.5.1 Herbicides and Pesticides Used

A review of past records indicates the following typical herbicides and pesticides were used. Herbicides which may have been used at DoDHF Novato include:

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- XL2G-
- Team 2G
- Surflan A.S.
- Ronstar 50 WP
- Roundup
- Ronstar G

Insecticides, termiticides, and rodenticides which may have been used at DoDHF Novato include:

- Dursban TC PT-515
- (Wasp Freeze) Vaponite 2E
- Dursban 2E
- Dursban 4E
- Dursban- TC
- Drione
- Ficam W
- Diazinon 4E
- Sevin SOW Anti-coagulant Bait Blocks

7.5.2 Pesticide and Herbicide Management

Pesticides and herbicides were applied intermittently on an as-needed basis at DoDHF Novato either by personnel from the Navy Public Works Pest Control Department or by contractor personnel. All personnel were trained and licensed in the proper and legal application of the pesticides and herbicides listed above. All pesticides and herbicides were applied per the manufacturer's directions, in accordance with the state and federal EPA registered pesticide or herbicide label directions, and in accordance with the installation's annually approved Pest Management Plan. Since the pesticides and herbicides were routinely applied in a manner consistent with the standards for licensed application, they likely do not pose a threat to human health or the environment, which is supported by the results of the PA/SI (Battelle, 2006).

7.6 Petroleum Products and Derivatives

Petroleum products in the form of airplane fuel were used on the Property, specifically within the former revetment areas scattered throughout Parcel 115A. However, there were no reported releases or spills identified during the historical background investigation of the Property (Battelle, 2004). Environmental sampling results from the PA/SI indicated that very low concentrations of VOCs, SVOCs, and metals are

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present in soil on Parcel 115A. The likely source of these chemicals is historical aircraft storage, maintenance, and fueling activities performed between 1943 and 1974, at which time the base was deactivated. As stated in Section 5.0, the human health and ecological risk screening evaluations concluded that there was no unacceptable risk presented by chemicals detected in soils, supporting the recommendation for NFA.

7.7 Underground and Above Ground Storage Tanks

No USTs or ASTs were identified on the Property during the background historical search (Battelle, 2004). Because the property was historically used for aircraft storage, maintenance, and refueling, USTs or ASTs may have at one time been located on the Property. However, as stated in Section 5.0, the human health and ecological risk screening evaluations concluded that there was no unacceptable risk presented by chemicals detected in soils, supporting the recommendation for NFA.

7.8 Munitions and Explosives of Concern

Buildings 191 and 193 (Parcels 112 and 114, respectively), were used for storage of arms and ammunition, not for manufacture or assembly. It is likely that the ordnance was packaged and remained unopened during storage; it is therefore reasonable to assume that no release of ordnance materials occurred in the areas of Buildings 191 and 193. Planned sampling activities at the ordnance buildings were cancelled in 1997 after a BCT site walk determined that the buildings were in good condition, with no cracks or staining, and a lack of evidence that ordnance had impacted the site (PRC and U&A, 1997a). Although 2,6-dinitrotoluene (2,6-DNT) and 1,3,5,7-tetranitro-1,3,5,7-tetrazacyclo-octane (HMX), were detected in soil at Building 191 and Building 193, they do not pose a threat to human health or the environment, which is supported by the results of the PA/SI (Battelle, 2006).

8.0 CONVEYANCE CONDITIONS AND NOTIFICATIONS

The Navy will dispose of the Property as authorized by the Federal Property Administrative Services Act of 1949, by 10 U.S.C. Section 2687 (note), and by other applicable base closure laws. The deeds will contain the notices and covenants discussed below in Sections 8.1 and 8.2.

8.1 Notices

Based on the historical information and findings summarized in Section 7.0, there are no notifications or restrictions associated with asbestos, radon, PCBs, pesticide and herbicide use, petroleum products, UST/AST, or munitions at the Property. No sources or potential sources remain, and residual

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concentrations of chemicals, including PCBs and pesticides, in soil at the Property have been determined to be associated with acceptable risk based on the results of the PA/SI (Battelle, 2006; DTSC, 2006).

8.1.1 Hazardous Substances

Whenever federal property transfers are conducted for properties on which storage, release, or disposal of hazardous substances occurred, CERCLA § 120(h) requires that each deed into which parties enter for the property transfer include a notice of the type and quantity of hazardous substances (as defined by 40 CFR 302.4) stored, released, or disposed of, and the times such events took place. The requirement for notice applies only when hazardous substances are or have been stored in quantities greater than or equal to 1,000 kilograms, or the CERCLA reportable quantity for the particular hazardous substance, whichever is greater, or when the hazardous substances are or have been released in quantities greater than or equal to the CERCLA reportable quantity. No hazardous substances are specifically known to have been released, disposed of, or stored above their respective CERCLA reportable quantity on the Property. Therefore, no notice or restrictions regarding hazardous substances will be included in the transfer deed.

8.1.2 Lead-Based Paint

The transfer deed will contain a notice that LBP may exist in Building 251 (Parcel 110) because this structure was built before 1978 and is presumed to contain LBP because of its age. In addition, soil at the former locations of Buildings 191, 193, and 196 (Parcels 112, 114, and 117, respectively) may contain residual lead concentrations associated with LBP based on the analytical results from the PA/SI (Battelle, 2006). Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

8.2 Restrictions

The deed will contain a restriction that the transferee in its use and occupancy of the property, including but not limited to demolition of buildings, structures or facilities and identification and/or evaluation of any LBP hazards, shall be responsible for managing LBP and LBP hazards in accordance with applicable federal, state, and local laws and other requirements relating to LBP and LBP hazards. Further, the transferee will prohibit occupancy and use of buildings and structures, or portions thereof, prior to identification and/or evaluation of any LBP hazards, and abatement of any hazards identified as required.

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8.3 Environmental Covenants

The Property at DoDHF Novato deemed suitable to transfer in this document will be transferred in accordance with federal real property disposal laws. As required by Sections 120(h)(3) and 120(h)(4) of CERCLA, the deed will contain the following covenants.

8.3.1 Areas Classified as Having No Known Release (Parcels 108A, 110, 112, 114, 115A, and 117)

Under 42 U.S.C. §9620 (h)(4)(D), with respect to any portion of the Real Estate where no hazardous substances and no petroleum products or their derivatives were known to have been released or disposed of:

- A. Grantor covenants that any response action or corrective action found to be necessary after the date of transfer of the Property shall be conducted by the Grantor; and
- B. Grantee covenants that the Grantor shall have access to the Property in any case in which response action or corrective action is found to be necessary after the date of the conveyance of the Property or shall have access where necessary to carry out a response action or corrective action on adjoining property.

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Based on the information contained in this FOST, and the notices, restrictions, and covenants that will be contained in the deed, the property is suitable for transfer.

Laura Duchnak

Laura Duchnak
Director BRAC PMO West

12/08/06

Date

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10.0 DOCUMENTS REVIEWED AND REFERENCED

This FOST is based on a comprehensive review of information contained in the following documents listed in chronological order:

- Department of Defense (DoD). 1994. Finding of Suitability to Transfer for Base Realignment and Closure (BRAC) Property.
- ERM-West. 1995. Basewide Environmental Baseline Survey/Community Environmental Response Facility Act Report for Department of Defense Housing Facility Novato. October 19.
- Bein et al. 1995. Hamilton Army Airfield Final Reuse Plan as amended by the City of Novato in 1996.
- PWC San Francisco. 1996. Survey of Oil-filled Electrical Equipment. San Francisco, California, November.
- Department of Defense (DoD). 1997. Base Reuse Implementation Manual (BRIM). Prepared by the Office of the Deputy Under Secretary of Defense (Industrial Affairs and Installations), in cooperation with the Military Departments and The Office of the Secretary of Housing and Urban Development, December.
- PRC and Uribe & Associates (PRC and U&A). 1997a. Final Phase I Supplemental Environmental Baseline Survey [SEBS] Department of Defense Housing Facility, Novato, California. April 21.
- Supervisor of Shipbuilding, Conversion, and Repair, Portsmouth Shipyard (SSPORTS). 1998a. Asbestos Survey Report. January.
- Supervisor of Shipbuilding, Conversion, and Repair, Portsmouth Shipyard (SSPORTS). 1998b. Polychlorinated Biphenyl (PCB) Inventory and Removal Report for High Voltage PCB Electrical Devices, OODHF Novato, California. June 26.
- Department of Defense and U.S. Environmental Protection Agency (DoD and EPA). 1999. Lead-Based Paint Guidelines for Disposal of Department of Defense Residential Real Property - A Field Guide. December.
- IT Corp. (IT). 1999. Comprehensive Remedial Investigation Report, BRAC Property, Hamilton Army Airfield, Novato, California, Revision 0.
- CH2M HILL. 2001. Final Focused Feasibility Study (Inboard Area Sites). BRAC Property, Hamilton Army Airfield. Volumes I and II. August.
- U.S. Army Corps of Engineers (USACE). 2003. Hamilton Wetlands Restoration Project Results of the Area-Wide DDT Site Investigation Final Report. Novato, California. September.
- U.S. Army. 2003. Main Airfield Parcel Record of Decision/Remedial Action Plan Hamilton Army Airfield Novato, California. Developed by the United States

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Department of the Army (U.S. Army), the California Department of Toxic Substances Control (DTSC), and the San Francisco Bay Regional Water Quality Control Board (RWQCB). Prepared by CH2MHill, September 2003.

- Battelle. 2004. Draft Background Summary for the Ballfields Parcels at Department of Defense Housing Facility Novato, California. February 13.
- Battelle. 2006. Final Preliminary Assessment/Site Inspection Report for Ballfields Parcels at Department of Defense Housing Facility, Novato, California. April 14.
- California Department of Toxic Substances Control (DTSC). 2006. Determination of No Further Action for the Ballfields Parcels (Parcels 108A, 110, 112, 114, 115A and 117) at Former Department of Defense Housing Facility, Former Hamilton Army Airfield. April 3.
- Department of Defense (DoD). 2006. Base Redevelopment and Realignment Manual. Office of the Deputy Under Secretary of Defense (Installations and Environment), March. DoD 4165.66-M

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FIGURES

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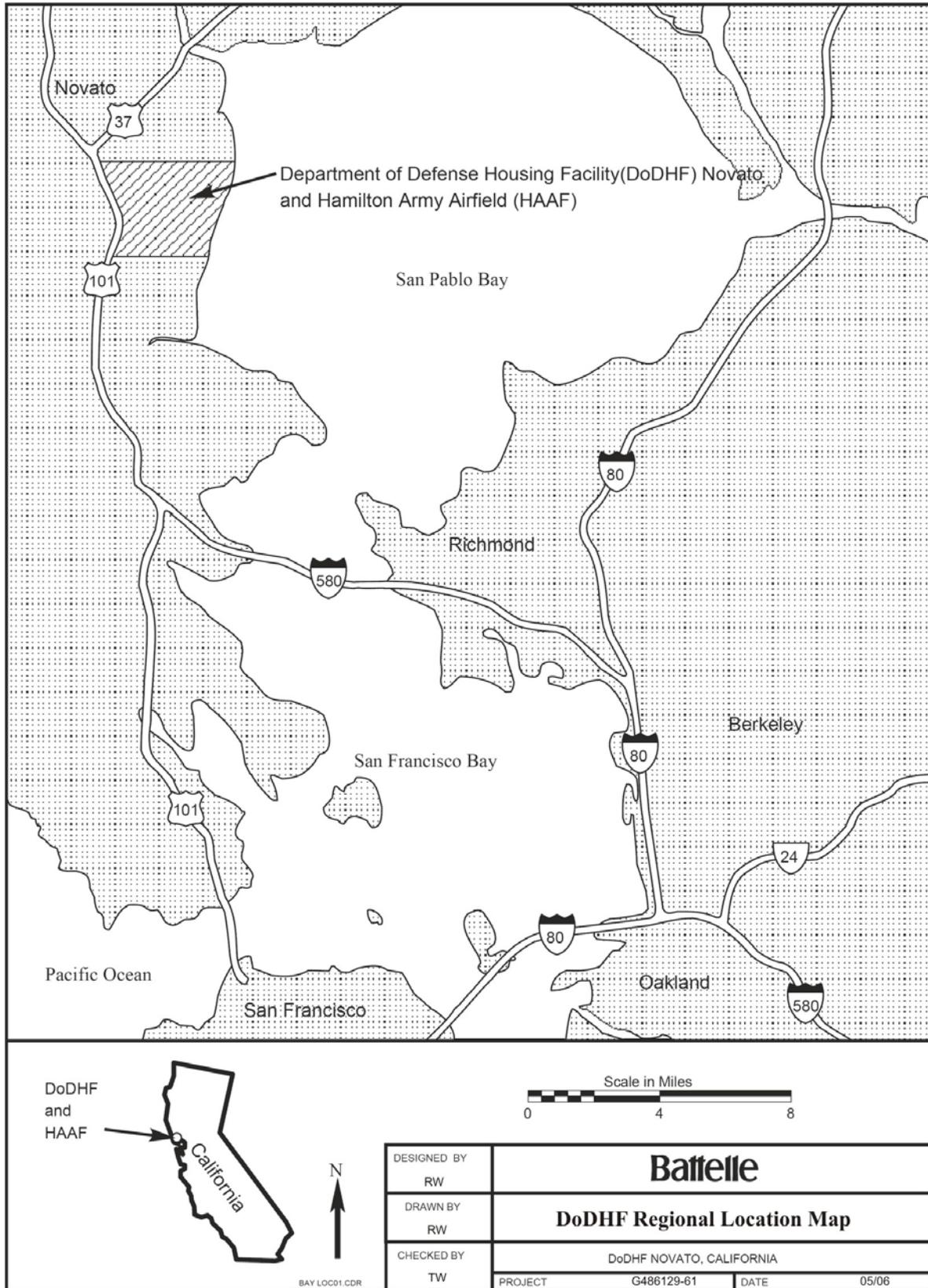


Figure 1. Site Location Map

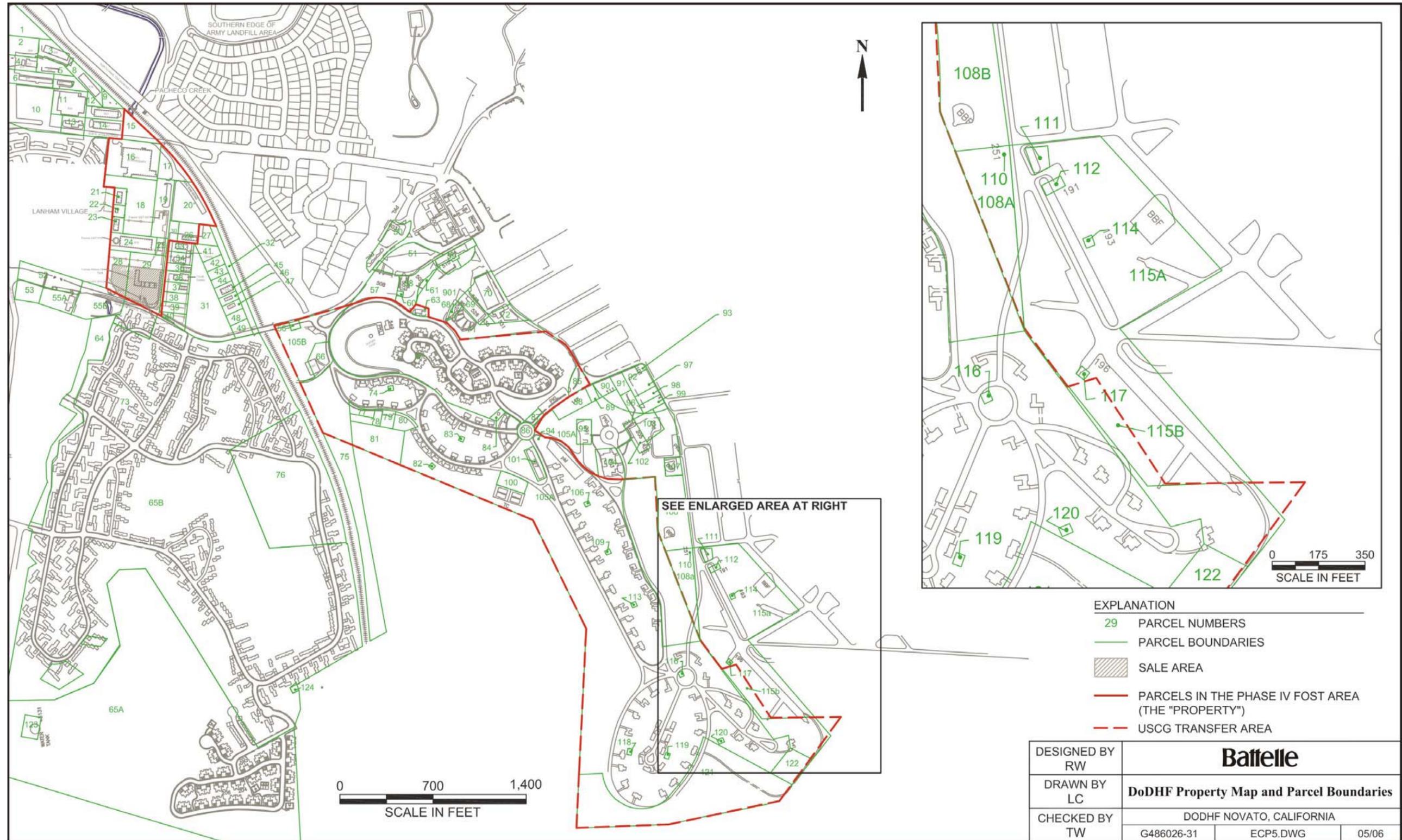


Figure 2. DoDHF Property Map and Parcel Boundary

Exhibit 3: Finding of Suitability for Transfer, Department of the Navy

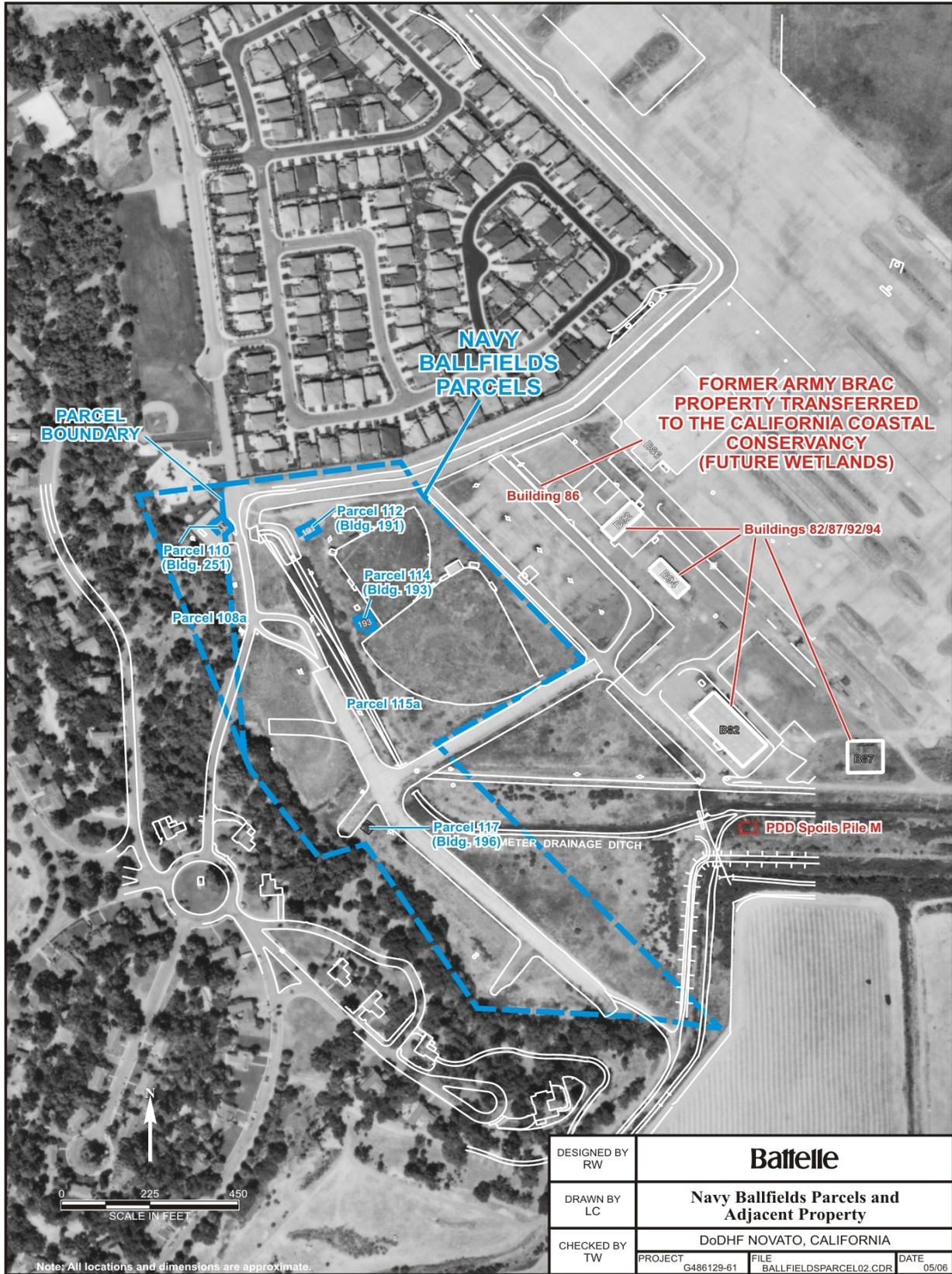


Figure 3. Locations of Navy Ballfields Parcels and Adjacent Property

Exhibit 3: Finding of Suitability for Transfer, Department of the Navy

TABLES

Exhibit 3: Finding of Suitability for Transfer, Department of the Navy

Table 1. Property Description of the Ballfields Parcels at DoDHF Novato

Parcel	Parcel Acreage	Description
108A	1.3	Open Space - Baseball Fields
110	0.01	Building 251 - Utility Vault (contains one transformer and four switches)
112	0.09	Open Space - Former Building 191 (formerly used as arms and ammunition magazine)
114	0.08	Open Space - Former Building 193 (formerly used as a transformer vault and switch station as well as an arms and ammunition storage building. Used more recently as storage for recreational equipment)
115A	16.8	Open Space - Baseball Fields; formerly an area encompassing five airplane revetments
117	0.09	Open Space - Former Building 196