

MEMORANDUM FOR: SEE DISTRIBUTION

SUBJECT: Recertification of Final Environmental Condition of Property Report No. 38-Eh-3589-10 Dublin Crossing (Formerly the 180-Acre) Real Property Exchange Area U.S. Army Combat Support Training Center and Camp Parks Dublin, dated June 2011

1. At the time the ECP was conducted the Property was used as an Army Reserve Combat Support Training Center and the property continues to be used for this purpose. There is no evidence that the environmental condition of the property has changed materially since the ECP was completed. This conclusion is based on an interview with Mr. Rick Fielder, Director of Plans, Training, Mobilization and Security. A summary of this interview is attached. Rick Fielder has worked full-time on the property since 1990 and is familiar with the Property and the area surrounding the property.
2. The ECP, which included interviews, government record reviews, visual inspection of the Property and adjoining properties, and the declaration by the environmental professional responsible for the assessment, meets or exceeds the requirements of American Society for Testing and Materials (ASTM) Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Survey*.
3. Dublin Crossing Real Property Exchange Area U.S. Army Combat Support Training Center and Camp Parks (the "Property") is located at 790 US Army, Dublin, California, 94568-5201, and contains 22 buildings on approximately 171 acres. In accordance with ASTM Designation D5746-98 (2010), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, the ECP recommended that the Parcels at the Property be classified as¹:

Parcel 1 (RPX Phase 1A)

Type 4, defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. This classification was selected based on the former RTS-MED motor pool as discussed in ECP Section 6.34.

Parcel 2 (encompassing RPX Phase 1B)

Type 3, defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. This classification was

¹ The ECP categorized buildings and areas of concern as parcels. The ECP Recertification and the FOST align the buildings and areas of concern with redevelopment transfer phases and renumber the parcels accordingly. See the table in Section 4 below.

selected based on the findings of the Southeast Quadrant Area (Site 40 aka SEQA) groundwater investigation as discussed in ECP Section 6.42

Parcel 3 (encompassing RPX Phase 2)

Type 4, defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. This classification was selected based on Building 730 as discussed in ECP Section 6.18.

Parcel 4 (encompassing RPX Phase 3)

Type 4, defined as an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties). This classification was selected based on the Site 35 / Building 926 PCB site as discussed in ECP Section 6.37.

Parcel 5 (encompassing RPX Phase 4)

Type 4, defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. This classification was selected based on Building 926 PCB site as discussed in ECP Section 6.37, Building F132 as discussed in ECP Section 6.7 and the 4th & Davis PG&E PCB site.

Parcel 6 (encompassing RPX Phase 5)

Type 4, defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. This classification was selected based on Buildings 130, 131, 150, 151, 170, and 792 as discussed in ECP Section 6.5, 6.9, 6.10, 6.12, and 6.27.

The land and buildings are currently owned by the United States Army.

4. The ECP identified the following recognized environmental conditions (RECs):

Table ES-2: Identified RECs and Recommended ECP Area Type Classifications.

Building/Area of Concern	ECP Parcel Number	ECP Recommended Area Type	RPX Transfer Phase (Parcel)
Former Building F112	2	1	3
Former Building F115	3	1	4
Building 130	5	4	5
Building 131	6	4	5
Former Building F132	7	3	5
Building 141	8	1	5

Building/Area of Concern	ECP Parcel Number	ECP Recommended Area Type	RPX Transfer Phase (Parcel)
Building 150	9	4	5
Former Building F151	10	3	5
Building 162	11	1	5
Building 170	12	4	5
Building 171	13	1	5
Building 180	14	1	4
Former Building F635	15	1	2
Former Building F636	16	3	2
Building 730	17	4	4
Building 730 Wash Rack	18	1	4
Building 732	19	1	2,3
Building 770	21	1	1B,2,3
Former Buildings F781-F784	22	3	4
Building 790	23	1	5
Building 791 / 792 Fuel Storage Area	24	3	5
Building 791 Lead	25	1	5
Building 792	26	4	4,5
Former Building F793	27	1	4
319 th Signal Battalion Yard Area	28	3	1
Building 794	29	1	5
Building 796	30	1	5
Building 860	31	4	3
Former Regional Training Site - Medical Motor Pool (RTS-MED)	32	4	3
Former Building F870	33	1	2
Former Building F888	34	3	3
Building 926	35	4	3,4
Potential Construction Debris Dump Sites (Site 36)	36	1	1A
Railroad Spurs	37	3	4,5
Former Lumber Yards (Site 37)	38	1	3,5
Stockpiled Soils on Eastern Side of Fernandez Ave (Site 39)	39	2	4
Southeastern Quadrant Area (SEQA)	40	3	1A,1B,2,3,
Former Hazardous Waste Accumulation Area	41	3	5

The following other environmental conditions were identified:

- LBP on interior and exterior painted surfaces of buildings constructed prior to 1978.
- ACM in buildings constructed prior to 1976

5. An update of the 27 January 2010 electronic database search of environmental records for the Property and surrounding area is not necessary, because conditions on the Property and in the area surrounding the Property have not changed materially. Surrounding land uses include residential, and commercial. Activities associated with these land uses are not likely to result in a recognized environmental condition in connection with the Property.

6. Please contact Mark N. Hall at mark.n.hall3.civ@mail.mil, if you require further information.

Reviewed by:



Mark N. Hall
Environmental Protection Specialist

Approved by:



CHRISTOPHER P. GERDES
LTC, MP
Commanding

Enclosures:
1) Interview

DISTRIBUTION:

Administrative Record (Dublin Library)
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