

Hamilton Army Airfield (HAAF)
Levee Parcel Finding of Suitability to
Transfer (FOST)
Public Meeting

January 6, 2004

PROCEEDINGS

JANUARY 6, 2004

7:05 P.M.

MR. KELLER: Welcome to the Public Meeting for the * Finding of Suitability to Transfer document. I am Ed Keller representing Army BRAC office for Hamilton. My contact information is right up here on the first slide. We have copies in the hand-out for you here. During the meeting, during the public comment period on the meeting, if you have public comments, please approach the microphone and state your name for the record. We are having the meeting taped and transcribed for the record.

The agenda we will go through this evening is just a brief history and Overview of Hamilton Army Airfield, the Environmental Remediation Process, the Property Transfer Process, and the document FOST which is why we are here this evening.

A History and Overview of Hamilton. Hamilton began construction in 1933 by the Army Air Corps and was dedicated in May of 1935. It was an operating air field and became Hamilton Air Force Base in 1947 when it was turned over to the newly created air force. The air

force declared property surplus in 1974 at which time a little after that in >84, the Army took title to the operational areas of the installation, including all of the runway area and a lot of the maintenance-type areas on the southern end of the property down here. The levee parcel that we are talking about this evening runs right underneath this red-stripe on the figure on up to about this area of the property. The Base Realignment and Closure Act in 1988 closed Hamilton, all the operational areas officially. The levee was constructed after an easement was granted in 1996. Construction completed in September of >96. And so currently the City of Novato owns the levee which is sitting on a piece of property that is owned by the Army. So what the City is going to be receiving is the fee title to the property underneath the Levee which they already own. That is approximately 13 acres that we are preparing to transfer to the city.

Environmental Remediation Process. For Hamilton, it follows the Comprehensive Environmental Response Compensation and Liability Act of 1980 as amended by the Superfund Amendments Reauthorization Act of 1986. We also use the National Oil and Hazardous

Substances Pollution Contingency Plan, also known as the NCP.

The process B there is a flowchart in your handout of the Remedial Actions. For this particular parcel, it went through the identification phase. There were some areas adjacent, directly adjacent to this parcel that were identified, notably Outparcel A5 and A6 that were in the southern end right here on the map on the figure, and then all along this western edge, there were quite a few different sites that were identified in the General Services Administration property. Through this phase, there was investigations done and clean-up was completed on those other adjacent parcels. For the levee parcel itself, the contamination that was found within the levee parcel itself was deemed to not require remedial actions. So the basic process stopped at this point after the investigation phase for this particular parcel. There was not the clean-up actively ongoing in the 13.2 acres.

The Transfer Process. We will go through a summary of the process itself, the Environmental Baseline Survey, and the Finding of Suitability to Transfer. We will then have a Public Comment Period

where we can have questions and answers and receive any public comments that you may have this evening.

The Transfer Process began with the base closure decision. After that point, there was a property screening process that took place. This property was determined to have a future use as a footprint of a levee. There was an environmental baseline survey completed and that is this document right here that covered the main airfield parcel that covered the levee parcel as it was, all 644 acres at the time this covered, and 630 acres was transferred to the owner B about 630 or a little more B transferred to the State Coastal Conservancy, the remaining 13.2 acres being transferred to the city. We notified the regulators of the initiation of the FOST and prepared a draft FOST which went through agency review. It has now been out for public comment which started the 5th of December, runs through this Friday, the 9th of January. After that point, the Finding of Suitability to Transfer will be finalized and signed by the Army, and then we will have a notification going out to the public that the FOST was signed. At that point, the Corps of Engineers, Sacramento District, who is acting as a real

estate agent for the Army in this case, will be directed to proceed with the transfer of the property to the city.

The Environmental Baseline Survey. This document here documents the current environmental condition of the property to establish environmental baseline to limit future Army liability, classifies the property, or portions of the property into Department of Defense environmental condition or property categories, which are shown on the next slide. It supports the transfer of the property and meets the Army's obligations under the Community Environmental Response Facilitation Act, which is also known as CERFA.

The Department of Defense categories B here, this property was identified as a Category 3, which is areas where releases, disposal, and/or migration of hazardous substances has occurred, but do not require a removal or remedial response.

One of the other documents I would like to mention briefly is the Record of Decision Remedial Action Plan. Again, this document right here was for the main airfield parcel which included the Levee Parcel at that time that this document was put out August of

last year, which identifies no actions necessary within the Levee Parcel itself.

The Finding of Suitability to Transfer. This document right here, the top of public comment, was put together using a couple of different guidance documents.

One is the Comprehensive Environmental Response, Compensation, and Liability Act Section 120(h) and also the Department of Defense Policy, the BRAC 1995 document put out in 1996.

The purpose of the FOST is to present the environmental condition of the property, demonstrate that the property is uncontaminated or does not require remediation, or that all necessary remediation has been completed, or necessary remediation is in place and operating property and successfully. These line up with those DOD categories that I mentioned previously. Take a look at these and take a look at the categories. It provides associated land use restrictions, covenants, and warranties required by law, regulation or guidance, demonstrates to the public, the regulators, and the Department of Defense that the property is suitable for transfer for its intended re-use, and supports the deed/easement covenant required by CERCLA 120(h).

Property Transfer and Reuse. The Levee Parcel, approximately 13 acres, will be transferred to the City of Novato. The property has been identified to continue its current use as a levee footprint.

The findings of the FOST are that the Army has concluded that all Department of Defense requirements to reach a Finding of Suitability to Transfer of the Levee Parcel at Hamilton Army Airfield for the intended re-use as a levee footprint have been met. The re-use of this property will not pose a risk to human health or the environment.

And at this time, I would open up the floor for any questions and/or official public comments. And if you want to speak, please approach the microphone and state your name for the record.

MR. DAVIES: I am Jim Davies, Davies Associates, representing the City of Novato as their environmental consultant. I may have missed or misunderstood what you said, but I thought you said that there was no remediation required in the Levee Parcel?

MR. KELLER: Correct.

MR. DAVIES: But in the FOST, it says that there were two areas and other than Outparcel A5 and Outparcel

A6 that went into levee footprint where soil was removed. And also Section 4 and Enclosure 4 say that in the B what do you call it? The B section, Hangar Fuel Line B, that 700 yards of soil was taken out of there.

MR. KELLER: The reason for the Category 3 finding instead of the Category 2, Category 2 would be petroleum only. I believe that there were a couple of other constituents besides petroleum only, but petroleum is excluded from CERCLA itself and so a clean-up under CERCLA, or not under CERCLA, a petroleum clean-up would not affect the DOD category as being a 4 where you would have clean-up=s that would be required and already completed, because if it is 4, petroleum soils.

MR. DAVIES: Right. So that is what you are referring to as the basis of that categorization.

MR. KELLER: Right.

MR. DAVIES: Rather than the fact that there really was no remediation done there.

MR. KELLER: Right. There was some soil removed, fuel line-related soils and that type of thing, petroleum soils, yes.

MR. DAVIES: Okay. I just wanted to make sure that was purposely stated or for the record that there

was some remediation done out there, even though it was non-CERCLA-related --

MR. KELLER: Yes.

MR. DAVIS: B that there was several hundred yards removed and probably disposed of, cleaned, and everything is fine.

MR. KELLER: Correct.

MR. DAVIS: Okay. Thank you.

MR. KELLER: And then, after that point, when we were going through the approval of the Record of Decision Remedial Action Plan for the main airfield property and the transfer of that other parcel, we had a conference call with all of the parties including DTSC, the Water Board, the City of Novato, the City=s Attorneys, the Army, including folks from back East in the BRAC Office, and at that time everybody had taken a look at that and agreed that, in fact, there are no actions required for the Levee Parcel itself.

Any other comments, questions? With that, thank you for coming to the meeting tonight. If you have any comments or questions, it should be in writing and/or e-mail faxed to us no later than this Friday, January 9th, and that is when the public comment period

closes. After that point in time, the FOST will be finalized and sent back East for signature. Looking forward to a transfer of that property to the City probably a few months after that occurs.

Thank you.

[Adjourned.]