

# Executive Summary

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This Environmental Baseline Survey (EBS) has been prepared to document the physical condition of real property for Hospital Hill and Petroleum, Oil, and Lubricant (POL) Hill at Hamilton Army Airfield (HAAF), California resulting from the use, release, or disposal of hazardous substances and petroleum products (and petroleum derivatives) over the parcels' history, and establish a baseline for use by the Department of the Army in making decisions concerning real property transactions. The preparation of an EBS is required by Department of Defense (DoD) policy before any property can be leased, transferred, sold, or acquired. The EBS is primarily an environmental management benchmark document that will also be used by the Army in meeting obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 United States Code Section 9620(h), [also referred to as CERCLA Section 120(h)] as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426).

## Methodology

This EBS was developed based on information obtained through a series of records searches, staff interviews, and visual inspections conducted between September and December 2000. The records searches included a review of federal, state and local records to identify areas where use, release, or disposal of hazardous substances or any petroleum product or its derivatives has occurred. Also, the records search included a review of all reasonably obtainable federal, state and local government records for each adjacent facility where there has been a release of any hazardous substance or petroleum product that is likely to cause, or contribute to, contamination at HAAF. Agency records were accessed through the use of an electronic database provided by VISTA Information Solutions (VISTA). Visual inspections of the base property and facilities were conducted by a visual inspection team. Interviews of current and former key employees were also conducted. The EBS also includes an assessment of adjacent properties surrounding Hospital Hill and POL Hill that could pose environmental concern or affect the condition of the parcels from hazardous substances migrating onto the parcels. Visual inspections were conducted on properties immediately adjacent to the Hospital Hill and POL Hill fencelines and properties beyond the adjacent property parcels.

## Findings

There are no documented releases of hazardous substances at Hospital Hill. Petroleum product storage, use and release were identified at Hospital Hill. Diesel fuel was stored in two underground storage tanks. Soil beneath the tanks was contaminated by total petroleum hydrocarbons (TPH). The tanks and TPH contaminated soil have been removed. Studies showed groundwater had not been adversely impacted. The California Regional Water Quality Control Board (RWQCB) has issued a closure letter for these tanks. Non-CERCLA issues including asbestos, lead-based paint, radionuclides and PCBs were identified at Hospital Hill. No CERCLA issues or releases were identified at Hospital Hill.

There are no documented releases of hazardous substances at POL Hill. Fifty-five gallon drums, labeled waste solvents and as containing PCBs were stored in Building 737. However, no leakage was reported and the drums have been removed. Petroleum product storage, use and release was identified at POL Hill. Jet fuel and automotive fuel were stored in numerous aboveground and underground storage tanks. Releases of TPH to soil and groundwater are documented. All of the tanks have been removed and soil with TPH concentration greater than 100 parts per million (ppm) has been remediated to the extent physically possible. Some soil and groundwater contamination remains beneath the former location of a large aboveground tank and its distribution line. Non-CERCLA issues including asbestos, lead based paint, and PCBs were identified at POL Hill. No CERCLA issues or releases were identified.

## Property Categorization

Hospital Hill and POL Hill were designated as BRAC Parcels 1 and 2 respectively. Each parcel was categorized into one of the seven DoD categories, based on the results of the data available at the time this report was prepared. The category definitions are consistent with the 1995 BRAC Cleanup Plan Guidebook as amended in 1996. Property categorization factors are environmental conditions that, if present, may pose a threat to human health or the environment. These substances or conditions include, but are not limited to hazardous substances as defined in CERCLA Section 1201(14) and petroleum substances.

In addition to property categorization factors, this document also examines non-CERCLA disclosure factors that may influence the transfer of property for unrestricted use. These factors include asbestos, lead-based paints, polychlorinated biphenyls (PCBs), radon, ordnance, and radionuclides.

Hospital Hill and POL Hill are classified as shown in Table ES-1 below. Each parcel is presented with color-coded markings to show the results of the EBS property categorization in Figure ES-1.

**TABLE ES-1**  
DoD Environmental Condition Categories for Hospital Hill and POL Hill  
*Environmental Baseline Survey, Hospital Hill and POL Hill*

Category	Definition	BRAC Parcel
1	Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).	
2	Areas where only release or disposal of petroleum products has occurred.	1, 2
3	Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.	
4	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.	
<b>BRAC Parcels in the following DoD categories are not currently suitable for transfer:</b>		
5	Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.	
6	Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.	
7	Areas that are not evaluated or require additional evaluation.	

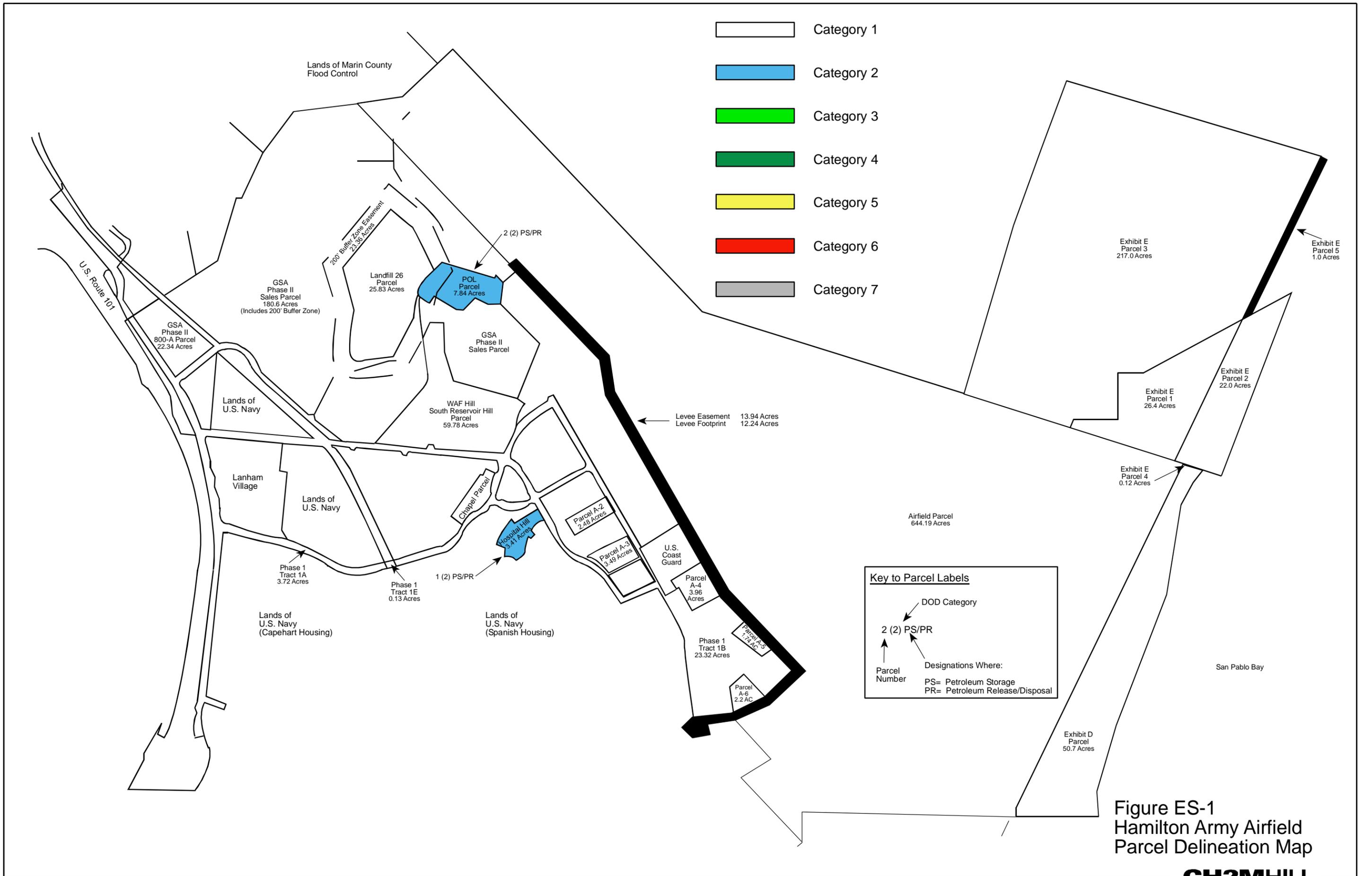


Figure ES-1  
Hamilton Army Airfield  
Parcel Delineation Map