

# 1.0 Introduction

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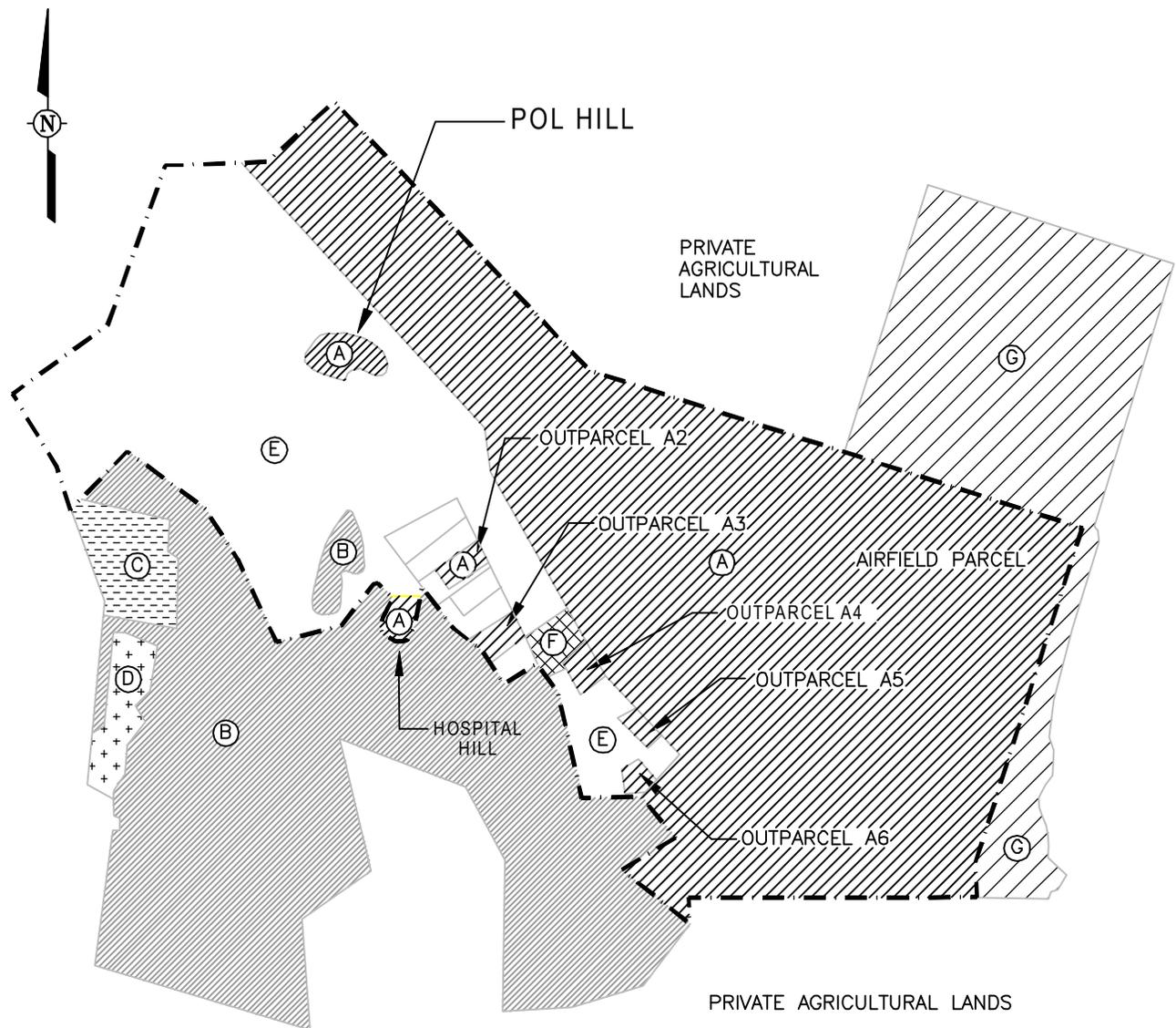
## 1.1 Background

This Environmental Baseline Survey (EBS) was prepared by CH2M HILL for the Department of the Army and under contract to the U.S. Army Corps of Engineers (USACE), contract number DACW05-99-0021, Delivery Order No. 8. This section describes the purpose and scope of the EBS report. Background information is provided below.

During the Base Realignment and Closure (BRAC) process for Hamilton Army Airfield (HAAF), the installation was divided into groups of sites to facilitate the investigation, remediation, and transfer process. The groups are referred to as the Inboard sites, the Outparcels, and the Coastal Salt Marsh (CSM) sites. The Outparcels include Hospital Hill, Petroleum, Oil, and Lubricant (POL) Hill, and Outparcels A2, A3, A4, A5, and A6 (Figure 1-1). To support base closure and redevelopment activities, in 1994 the USACE prepared a Community Environmental Response Facilitation Act (CERFA) investigation for the BRAC parcels to determine the portions of real property that could be immediately reused and redeveloped (Earth Technology Corporation [Earth Tech.], 1994). This EBS has been prepared to update the CERFA report for two of the BRAC outparcels, Hospital Hill and POL Hill. Outparcels A2 through A6 have already been transferred to the New Hamilton Partners. The Main Airfield Parcel (Inboard Sites) and CSM Sites will be addressed in a separate document.

Hospital Hill and POL Hill have undergone extensive investigation and remediation activities since the preparation of the CERFA report in 1994. The Department of Toxic Substances Control (DTSC) provided a letter on August 18, 2000 stating that no further action is required at Hospital Hill regarding the former location and releases of hydrocarbons from underground storage tanks (USTs) (RWQCB, 2000). In a letter dated July 3, 1998 DTSC indicated there were no other issues of concern at Hospital Hill.

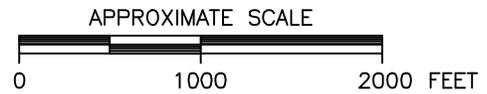
The Army is currently preparing a Closure Report and a Corrective Action Plan to document the current conditions and recommendations for two areas at POL Hill where petroleum had been released. These areas include the tank farm area on the lower bench of POL Hill, and the former location of AST 2 on the upper bench of POL Hill. The Closure Report for the tank farm area will recommend no further action. The Corrective Action Plan will recommend monitored natural attenuation to address petroleum in groundwater near the former AST 2. This EBS documents the condition of these properties and provides the basic documentation for their transfer. Both parcels are slated to be transferred in fee to the City of Novato. For the purposes of this EBS, the POL Hill parcel is defined to include land that is within the buffer zone of Landfill 26. However, the portion of land within the buffer zone will not be transferred as a part of POL Hill. The portion of POL Hill within the buffer zone will be retained by the Army until it can be transferred with the landfill at a later date. The legal boundaries for the impending transfer of POL Hill have been revised to exclude the land within the buffer zone. EBS Figure 3-3 has been revised to show both the approximate area of POL Hill included and evaluated in this EBS as well as the approximate



**LEGEND:**

--- ARMY-OWNED PROPERTY BOUNDARY

- (A) [diagonal hatching] BRAC PROPERTY
- (B) [diagonal hatching] NAVY HOUSING
- (C) [horizontal hatching] LANHAM HOUSING
- (D) [cross-hatching] NOVATO SCHOOL DISTRICT
- (E) [white box] GSA SALE PARCEL
- (F) [cross-hatching] US COAST GUARD
- (G) [diagonal hatching] STATE OF CALIFORNIA



REFERENCE:  
 WOODWARD-CLYDE FEDERAL SERVICES DRAWING SK9469.  
 IT CORPORATION FIGURE 1-2 BRAC PROPERTY LOCATION MAP (DWG NO. 762538-A31)

**Figure 1-1**  
**Location Map POL Hill & Hospital Hill**  
**Hamilton Army Airfield**

boundaries of the portion of POL Hill proposed for transfer in the FOST. It is anticipated that POL Hill will be used for recreational open space and Hospital Hill will be used for neighborhood commercial purposes.

## 1.2 Authority for the EBS

The Department of Defense (DoD) has established policy guidelines for BRAC actions associated with the disposal and reuse of military bases. "Disposal" is used in this document to mean the process by which the Army transfers the responsibility for the operations and/or use of real property to another entity. The DoD has established policy requiring the preparation of an EBS before any property can be sold, leased, transferred, or acquired. The overall purpose of the EBS is to establish an environmental baseline to limit future Army liability and to document the current environmental condition of property. The EBS provides information supporting the determination that property proposed for transfer or disposal does not contain hazardous substances at levels that would pose an unacceptable threat to human health or the environment. This EBS will be used by the Army in meeting its obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Title 42, United States Code (USC) Section 9620(h) [also referred to as CERCLA Section 120(h)], as amended by the CERFA (Public Law 102-426).

In preparing this EBS, the Army followed "BRAC 95 EBS/ BRAC Cleanup Plan (BCP) Guidance" as prepared by the U.S. Army Environmental Center (USAEC), Base Closure Division, dated Fall 1995/September 1996 Revision.

## 1.3 Objective

The primary objective of this EBS is to classify the Hospital Hill and POL Hill BRAC parcels into DoD property categories to facilitate transfer to civilian use. Recent DoD guidance, as described in the BCP Guidebook (Fall 1995/September 1996 Revision), requires bases undergoing closure to classify BRAC Parcels within their installation into one of seven categories. It also requires preparation of an environmental condition property map identifying the location of the areas. For the purposes of this EBS, the categories have been applied to the entire POL Hill parcel including the area that overlaps with the Landfill 26 buffer zone. The property classification categories are described below.

### 1.3.1 DoD Property Classification

The DoD Guidebook specifies that each BRAC Parcel be classified into one of the following seven categories based on the Fall 1995/September 1996 Revision category definitions.

**Category 1:** Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

**Category 2:** Areas where only release or disposal of petroleum products has occurred.

**Category 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.

**Category 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.

**Category 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.

**Category 6:** Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.

**Category 7:** Areas that are not evaluated or require additional evaluation.

## 1.4 Organization of EBS

This EBS report is organized according to the Fall 1995/September 1996 Revision "BRAC 95 EBS/BCP Guidance". A brief description of the organization is presented below.

- Table of Contents (followed by lists of Figures, Tables, Acronyms and Abbreviations)
- Executive Summary
- Sections 1 and 2 include an introduction and the survey methodology used in preparing this report. Specifically, the approaches to archival research, interviews, visual inspection, and title documents are detailed.
- Section 3 includes information related to processes and practices, the facilities, permits, the surrounding environment, and land uses.
- Section 4 includes the investigation results of key areas of concern such as USTs, polychlorinated biphenyls (PCBs), and hazardous substances.
- Section 5 includes the CERFA Letter Report.
- Appendices sections include detailed information related to specific issues.

## 1.5 Limitations

The survey presented in this report was conducted with the degree of skill and care consistent with customarily accepted good practices and procedures, which were applicable at the time and place of this study and for the types of services performed. Conclusions and recommendations require the balance of diverse scientific, regulatory, economic, business, legal, and other criteria. The conclusions presented are based on an assessment of conditions existing on the dates of the field reconnaissance. The conclusions in the report are based on readily available data (records, reports, and employee interviews) and may undergo revision as additional data are obtained. Conflicting data and information gathered from various sources have been resolved to the extent possible, given the constraints of this study. The diverse scientific and technical disciplines required to perform environmental, scientific, and related services are developing rapidly and are highly sensitive to changes in regulatory criteria, scientific methodologies, and interpretations. This report is not a

guarantee that hazardous substances exist, or do not exist, at a specific site; further investigations may be required. This study does not consider the consequences of the demolition of facilities. If demolition is contemplated, additional environmental studies may be required.