

DRAFT FINAL

FINDING OF SUITABILITY TO TRANSFER
(FOST)

United States Army Combat Support Training Center, Camp Parks

Dublin Crossing Real Property Exchange Parcel

16 September 2013

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1.0 PURPOSE.

The purpose of this Finding Of Suitability To Transfer (FOST) is to document the environmental suitability of certain parcels or property at the United States Army Combat Support Training Center, Camp Parks (Parks) for transfer to the Dublin Crossing CP, Limited Liability Corporation, consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. In addition, the FOST includes the CERCLA Notice, Covenant, and Access Provisions and other Deed Provisions and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

2.0 PROPERTY DESCRIPTION.

The Property consists of approximately 171.6 acres, which includes 22 current buildings and no acres of undeveloped land. The property was previously used as training facilities, vehicle repair facilities, supply buildings and warehouses, medical training groups, medical facilities, fire and police facilities, office and administrative buildings, recreational facilities, a parade ground, a helicopter pad, infrastructure maintenance facilities, barracks, dining facilities, and a museum.

The property is intended to be transferred as a mixed-use master-planned community¹ and is consistent with the intended reuse of the property as set forth in the Dublin Crossing Draft Specific Plan (RBF, 2013) and Dublin Crossing Environmental Impact Report (RBF, 2013). A site map of the property is attached (Enclosure 1). The proposed property to be transferred excludes three interior parcels: The 8.5 acre National Aeronautics and Space Administration (NASA) property and warehouse (Building 121), under control of the U. S. Air Force, the 3.98 acre Parks Reserve Forces Training Area (PRFTA) 2 site (also known as the Building 109 former incinerator site) and the 2.62 acre PRFTA-13 site (also known as the Former Fuel Storage Area 761). The parcels have been surveyed and metes and bounds have been assigned. Transfer of these inholdings will be covered by separate FOST documents.

¹ The current proposed use is residential (14 % single family, 31 % townhomes), retail and multifamily (5%), office/hotel (5%), civic (3%), open space (26%), school (4%), and infrastructure (11 %)

3.0 ENVIRONMENTAL DOCUMENTATION.

A determination of the environmental condition of the property was made based upon the Environmental Baseline Survey (USACHPPM, 2002e) and Environmental Condition of Property (ECP) (USACHPPM 2011) and the **ECP Recertification Memo (Parks CTSC, 2013)**. The information provided is a result of a complete search of agency files during the development of these environmental surveys.

A complete list of documents providing information on environmental conditions of the Property is attached (Enclosure 2).

4.0 ENVIRONMENTAL CONDITION OF PROPERTY.

The DOD ECP categories for the Property are as follows:

ECP Category 1: F101-F105, F110-F112, F115, F140, F141, F152, F161, 162, 171, 180, 634, F635, F725-F727, 730A, 730B, 730C, 713, F732, F735, F761, F785, F790, 791, T793, F793, 793, F794, F795, 796, F797, F798, F831, F832, F833, F850 – F857, F861-F865, 861, 862, F870-F874, 880, 881, F880, F891-F897, F902-F905, F910, F911, F920-F923, Site 38, Site 39

ECP Category 2: F635, F732, and F761 (PRFTA 13); Trench 3, Site 36, and Site 39

ECP Category 3: F132, F151, F636, F781, F782, F783, F784, 791, 792, F888, Site 28, Site 37, Site 40, Site 41

ECP Category 4: Buildings 130, 131, 150, 170, 730, 792, 860; Former RTS MED Motor Pool; Former Building 926

A summary of the ECP Categories for specific buildings, parcels, or operable units and the ECP category definitions is provided in Table 1 – Description of Property (Enclosure 3).

4.1 ENVIRONMENTAL REMEDIATION SITES.

There were eleven remediation sites located on the Property: A summary of the environmental remediation sites on the property is as follows:

Building/Site ¹	Parcel Number ¹	ECP Area Type	Environmental Concerns	Current Status
130	5	4	LBP	Sampling and remediation complete. CDTSC has issued letter stating site is suitable for unrestricted use.
131	6	4	Radionuclides, LBP	Release of radionuclides and lead. Remediation complete for both. Closure granted for radionuclides.

Building/Site ¹	Parcel Number ¹	ECP Area Type	Environmental Concerns	Current Status
150	9	4	LBP	Release of lead to surface soil. CDTSC has issued letter stating site is suitable for unrestricted use.
170	12	4	LBP	Release of lead to surface soil; remediation completed. CDTSC has issued letter stating site is suitable for unrestricted use.
730	17	2	Petroleum-related compounds, VOCs, SVOCs, metals	Release of TPH-DRO to subsurface soil, remediation complete, closure granted.
792	26	4	LBP	Sampling complete, release of lead to soil, remediation complete. CDTSC has issued letter stating site is suitable for unrestricted use.
860	31	2	Petroleum-related compounds from < 5-gallon spill	Cleaned up at the time of the spill, non-reportable
Former RTS Med Motor Pool	32	2	Petroleum-related compounds	Sampled as part of SEQA, see below
926	35	4	PCBs	Previous remediation for minor PCB spill. Additional sampling complete, no release and no further action required.
Site 36	36	2	Diesel & oil	20 cubic yards soil bioremediated onsite
Trench 3		2	Diesel & oil	20 cubic yards soil bioremediated onsite

1) As referenced in the June 2011 ECP Report.

All environmental soil and groundwater remediation activities on the property have been completed or are in place and operating properly and successfully.

A summary of the environmental remediation sites is provided in Table 2 – Notification of Hazardous Substance Storage, Release or Disposal (Enclosure 4).

[Author's note: We will need closure, concurrence, or no further action memos from DTSC for Trench 3, Site 36 (Category 2), Site 37 and Site 39 (Category 1)]

[Author's note: We may require a CERCLA Record of Decision for all ECP Category 3 and Category 4 sites]

STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES.

Hazardous substances were stored for one year or more and released or disposed of on the property in excess of reportable quantities specified in 40 CFR Part 373. All hazardous

substance storage operations have been terminated on the property. Hazardous substances were released in excess of the 40 CFR 373 reportable quantities at the following sites²

F132, F636, 730, F781-F784, 860, Southeast Quadrant Area, Former Hazardous Waste Accumulation Area, 791/792 Fuel Storage Area

The release or disposal of these hazardous substances was remediated at the time of the release or as part of the Installation Restoration Program (IRP). See Section 4.1 for additional information. A summary of the buildings or areas in which hazardous substance activities occurred is provided in Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal (Enclosure 4). The CERCLA 120(h)(3) Notice, Covenant, and Access Provisions (**Enclosure 6**) will be included in the Deed.

4.2 PETROLEUM AND PETROLEUM PRODUCTS.

4.2.1 Underground and Above Ground Storage Tanks (USTs/ASTs).

Current UST/AST Sites.

There are no underground and two above-ground petroleum storage tanks on the Property. There is no evidence of petroleum releases from these sites.

Former UST/AST Sites.

There were eleven underground and four above-ground petroleum storage tanks on the property that have been removed or closed in place. Petroleum product releases occurred at the following sites:

Two of the ASTs were former USTs that were removed and subsequently used as ASTs at PRFTA 13 (Former Fuel Storage Area/Area 761). Petroleum hydrocarbon releases occurred at the following sites:

Former Building 732, and Former Building 888.

Former Building 732.

Former Building 732 was a fuel point constructed in 1942 and demolished in 1992. Two underground storage tanks (USTs) were removed from the site in 1993. Petroleum hydrocarbons and VOCs were detected in soil and groundwater at concentrations less than the ESL applicable at the time of sampling (USACHPPM, 2002e). Site closure was granted by the Alameda County Department of Public Health on 28 March 2001.

² note that release of lead to soil from lead-based paint (LBP) on exterior building surfaces is not listed in this section; see section 4.6

Former Building 888.

Building 888 was a gas station constructed in 1952, demolished in 1998, and located on 4th Street between Monroe Avenue and Arnold Road. Two hydraulic lifts, one 10,000-gallon UST formerly containing gasoline, one 10,000-gallon UST formerly containing diesel fuel, one 500-gallon UST formerly containing waste oil, two pump dispensers and associated piping, and one oil/water separator were located at the former gas station. The tanks were installed in the 1950s (Tung, 2001; Woodward-Clyde Federal Services, 1994d). Woodward-Clyde Federal Services removed three USTs in July 1996. In 1998, Cal, Inc. conducted limited over-excavation and confirmatory soil and groundwater sampling near the former fuel dispenser island (Cal Inc., 1998a). Petroleum hydrocarbons were detected in soils at concentrations greater than the ESL applicable at the time of sampling. Approximately 20 cubic yards of soil were removed and three soil samples were collected from the excavation. Metals, bis(2-ethylhexyl)phthalate (an SVOC), and VOCs were detected in groundwater at concentrations less than, or greater than but the same order of magnitude as, the ESLs applicable at the time of sampling (USACHPPM, 2009b). However, the CRWQCB determined the exceedences did not pose a threat to human health or the environment and issued a No Further Action Letter on 17 April 2009 (D'Onofrio, 2009).

The release of these petroleum products was remediated at the time of the release or as part of UST/AST closure. See (BSK and Associates, 1997) for additional information.

A summary of the UST/AST petroleum product activities is provided in Table 3- Notification of Petroleum Products Storage, Release, or Disposal (**Enclosure 5**).

4.2.2 Non-UST/AST Storage, Release, or Disposal of Petroleum Products.

There was non-UST/AST storage of petroleum products in excess of 55 gallons for one year or more on the property. The petroleum was used for the following types of activities: **motor pool operations, industrial operations, fire station.**

All non-UST/AST petroleum product storage operations have been terminated on the property. There was no evidence of petroleum releases in excess of 55 gallons as a result of these activities.

A summary of the non-UST/AST petroleum activities is provided in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Enclosure 5).

4.3 POLYCHLORINATED BIPHENYLS (PCBs).

There is evidence of releases from the PCB-containing equipment at the following site: Former Building 926 PG&E Substation. The PCBs were remediated at the time of the release or as part of the installation restoration program. See (BSK and Associates, 1997) and (USACHPPM, 2004) for additional information. PG&E pole-mounted transformer at 4th & Davis: The PCBs were remediated by PG&E (TES, 2001).

4.4 ASBESTOS.

There is asbestos-containing material (ACM) in the following buildings:

Building	Survey and Date	ACM Materials Identified (>1.0 % asbestos) ¹		
		Materials	Friability	Quantity
141	1988 Occusafe Survey	Cement panels (interior and exterior)	Non-friable	423 square feet
		Cement flue pipe	Non-friable	15± square feet
		9" x 9" floor tiles	Non-friable	8,750 square feet
	2002 HLA ² Survey	12" x 12" floor tiles (below newer floor tiles and carpeting)	Non-friable	8,622 square feet
		Concealed exterior cement panels	Non-friable	5,287 square feet
162	1988 Occusafe Survey	Cement panels (exterior)	Non-friable	3,000± square feet
	2002 HLA Survey	Sealant on asphalt sheet siding (hidden behind cement panel siding))	Non-friable	1,500 linear feet
		TSI ³ on pipes of chilled water system	Friable encapsulated	25± linear feet
		TSI on pipes of high-pressure steam lines	Friable encapsulated	30± linear feet
		TSI on pipe fitting (joints and valves) of chilled water system	Friable encapsulated	9/200 ⁵ fittings
		Cement boiler flue	Non-friable	15/35 ± linear feet
	2002 HLA Survey	Asbestos cement sheet siding	Non-friable	200± square feet
		Tar finish over cork insulation	Non-friable	49,900± square feet
		Wallboard compound	Non-friable	2,430± square feet
180	1988 Occusafe Survey	Brown flooring	Non-friable	7,200± square feet
		Beige floor tile mastic ⁶	Non-friable	400 ± square feet
	2002 HLA Survey	No additional material identified		None

1) Samples of roofing material were not collected in either survey. Roofing materials should be assumed to contain ACM unless demonstrated otherwise.

2) HLA = Harding Lawson, Associates.

3) TSI = thermal system insulation.

5) Quantities indicate those estimated by Occusafe above slash and those estimated by HLA below slash.

6) Material not located in later survey by HLA.

The ACM includes: floor tiles, cement panels, pipe insulation, asphalt sheet siding. See (HLA, 1997a, 1997b) and (Harding ESE, 2001a, 2001b, 2002) for additional information. The ACM does not currently pose a threat to human health or the environment because all friable asbestos that posed an unacceptable risk to human health has been removed or encapsulated. The deed will include an asbestos warning and covenant (**Enclosure 6**).

4.5 LEAD-BASED PAINT (LBP).

The following buildings are known or presumed to contain lead-based paint (LBP):

Building	Phase II Lead > ESL¹	Phase III Lead > ESL¹	Parks DPW XRF Sampling and Soil Removal	Current Status
130 Warehouse	Yes	Yes	Yes	Building still present. DTSC issued concurrence letter 1 October 2008.
131 Warehouse	Yes	Not sampled ²	Yes	Building still present.
F132 Warehouse	Yes	Not sampled ³	No	Risk Assessment completed. Property closure granted.
141 Classrooms	No	Not sampled	No	Building still present. No further action required.
150 Warehouse	Yes	Not sampled ²	Yes	Building still present. DTSC issued concurrence letter 1 October 2008.
162 Warehouse	No	Not sampled	No	Building still present. No further action required.
170 Warehouse	Yes	Yes	Yes	Building still present. DTSC issued concurrence letter 1 October 2008.
171 Warehouse	No	Not sampled	No	Building still present. No further action required.
180 Admin & signal equipment	Yes	No	No	Building still present.
790 Administrative	Yes	No	No	Building still present.
791 DPW Maintenance & Repair	No	Not sampled	No	Building still present. No further action required.
792 Warehouse	Yes	Yes	Yes	Building still present. DTSC issued concurrence letter 1 October 2008.
F796	No	Not sampled	No	Building demolished, 2004.

1) Yes means at least one sample from USACHPPM Phase II or Phase III studies contained lead at a concentration greater than the environmental screening level (ESL) applicable at the time of sampling (200 mg/kg, current ESL is

150 mg/kg).

2) USACHPPM recommended additional sampling under different mechanism than the Phase III EBS.

3) Lead in soil assessed in conjunction with other sampling at the site. Analytical data indicate no release of lead to soil.

See (USACHPPM 2002e, 2003, 2005) for additional information.

The property was not used for residential purposes and the transferee intends to convert the property to residential use in the future. The deed will include a lead-based paint warning and covenant (**Enclosure 6**).

4.6 INDOOR FIRING RANGES.

There are no indoor firing ranges on the property.

4.7 RADIOLOGICAL MATERIALS.

The following building was used for radiological activities: Building 130 and Building 131. There was a release of radiological material at Building 131. The following actions were taken to remediate the radiological material: Soil removal. All radiological materials have been removed from the property.

On 29 April 2002 through 3 May 2002 the Army conducted a radiological site assessment of the Property in compliance with the accepted protocol. The Radiological Site Assessment Report [26 August 2002] found no evidence to suggest that any radiological commodities were improperly managed at the site or that any residual radiological material is present at the site and concluded that no further action is required with respect to the radioactive devices or materials identified. On 30 August 2002 the U.S. Army Center for Health Promotion and Preventive Medicine concluded the site is free of radiological concerns. See (USACHPPM, 2002b) for additional information.

4.8 RADON.

Radon surveys were conducted in 19 buildings on the property. Radon was not detected at above the EPA residential action level of 4 picocuries per liter (pCi/L) in these buildings.

4.9 MUNITIONS AND EXPLOSIVES OF CONCERN (MEC).

Based on a review of existing records and available information, there is no evidence that Munitions and Explosives of Concern (MEC) are present on the property. In addition, available documentation indicates no areas within the proposed transfer area were ever used as ranges, training areas, or for other purposes that might indicate MEC is present. The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. § 101(e)(5); (B) discarded military munitions (DMM),

as defined in 10 U.S.C. § 2710(e)(2); or (C) munitions constituents (e.g. TNT, RDX) as defined in 10 U.S.C. § 2710(e)(3), present in high enough concentrations to pose an explosive hazard.

4.10 OTHER PROPERTY CONDITIONS.

There are no other known property conditions that pose an unacceptable risk to human health and the environment.

5.0 ADJACENT PROPERTY CONDITIONS.

The following potentially hazardous conditions exist on adjacent property: PRFTA-02 (The Former Building 109 Site). This Site is currently undergoing remediation involving removal of soil and future groundwater monitoring for metals and dioxins. The presence of these hazards on the cited adjacent property does not present an unacceptable risk to human health and the environment because the site is currently undergoing remediation, or remediation has been completed, and remedial efforts should eliminate all potential risk for that site and adjacent sites.

6.0 ENVIRONMENTAL REMEDIATION AGREEMENTS.

There are no environmental remediation orders or agreements applicable to the property being transferred. The deed will include a provision reserving the Army's right to conduct remediation activities, if necessary, in the future (**Enclosure 6**).

7.0 REGULATORY AND PUBLIC COORDINATION.

The Environmental Protection Agency (EPA) Region 9, the CDTSC, the CRWQCB, and the public were notified of the initiation of this FOST.

[Reviewers Note: Action item to be done when report is final].

Regulatory/public comments received during the public comment period will be reviewed and incorporated, as appropriate. A copy of the regulatory/public comments and the Army Responses will be included at Enclosure 8 and Enclosure 9.

8.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE.

The environmental impacts associated with the proposed property transfer have been analyzed in accordance with National Environmental Policy Act (NEPA). The results of this analysis are documented in the Final Environmental Impact Statement and ROD (signed on 28 October 2009) (Department of the Army, 2009). The NEPA analysis identified several encumbrances. These encumbrances and the corresponding mitigation and monitoring procedures, are presented in **Enclosure 10**

9.0 FINDING OF SUITABILITY TO TRANSFER.

Based on the above information, I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the property is transferable under CERCLA section 120(h)(3). In addition, all Department of Defense requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the deed for the property (**Enclosure 11**). The deed will also include the CERCLA 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions. Finally, the hazardous substance notification (Table 2) shall be included in the deed as required under the CERCLA Section 120(h) and DOD FOST Guidance

[Author's Note: Signature Authority Not Decided]

CHRISTOPHER P. GERDES
DATE
LTC, MP, U.S. Army
Commanding

10 Enclosures

Encl 1: Site Map of Property

Encl 2: Environmental Documentation and References

Encl 3: Table 1- Description of Property

Encl 4: Table 2. Notification of Hazardous Substance Storage, Release, or Disposal

Encl 5: Table 3. Notification of Petroleum Product Storage, Release, or Disposal

Encl 6: CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions

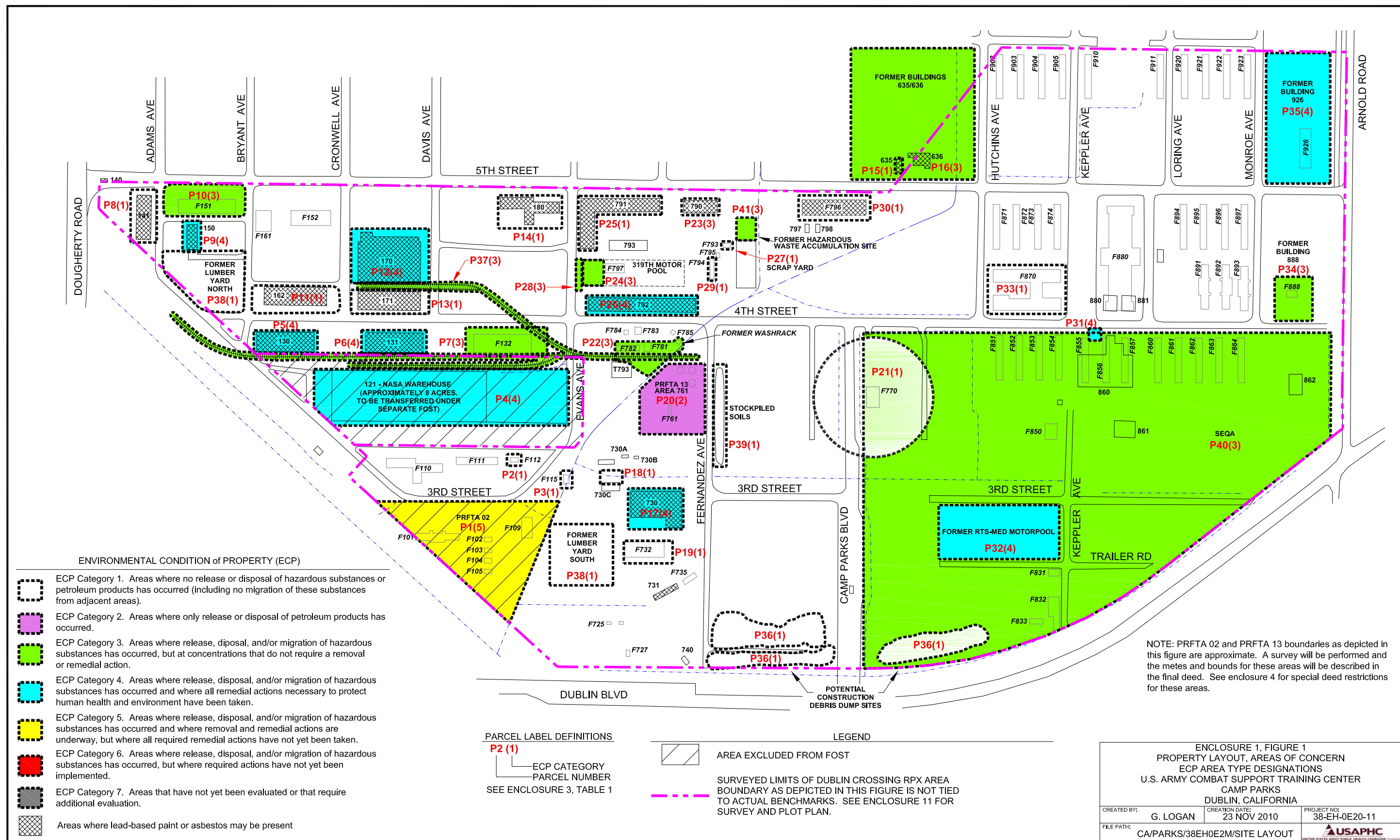
Encl 7: Environmental Protection Provisions

Encl 8: Regulatory Agency/Public Comments (Final FOST)

Encl 9: Army Response to Comments (Final FOST)

Encl 10: ROD Encumbrances

ENCLOSURE 1
SITE MAP OF PROPERTY



ENCLOSURE 2
ENVIRONMENTAL DOCUMENTATION AND REFERENCES

ENCLOSURE 2 ENVIRONMENTAL DOCUMENTATION AND REFERENCES

Anonymous, 1945. Map of U.S. Construction Battalion Replacement Depot, Camp Parks, California, Showing Conditions on 30 June 1945.

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ENCLOSURE 3
TABLE 1- DESCRIPTION OF PROPERTY

TABLE 1. DESCRIPTION OF PROPERTY

Building Number and Property Description	Parcel Designation	Condition Category	Remedial Actions
F101 Confinement Facility	None	1	None
F102 Administrative Bldg	None	1	None
F103 Administrative Bldg	None	1	None
F104 Administrative Bldg	None	1	None
F105 Police Station	None	1	None
F110 Administrative Blvd	None	1	None
F111 Clothing & Equipment Repair Shop	None	1	None
F112 Flammable material storage	2(3)	1	None
F115 Sewage pump house Flammable material storage	3(3)	1	None
140 Sentry Hut	None	1	None
141 Classrooms, Administrative	8(3)	1	None
F152 Unknown	None	1	None
F161 Bakery	None	1	None
162 Warehouse	11(3)	1	None
171 Warehouse	13(3)	1	None
180 Administrative & signal equipment ops	14(3)	1	None
634 Fire Dept Storage	None	1	None
F635 10.0 Fire Dept Storage	15(2)	1	None
F725 Warehouse	None	1	None
F726 Unknown	None	1	None
F727 Warehouse	None	1	None

Building Number and Property Description	Parcel Designation	Condition Category	Remedial Actions
730A Hazardous Waste Storage	None	1	None
730B Hazardous Waste Storage	None	1	None
730C Vehicle Washrack	18(3)	1	None
731 Electronics repair, Administrative	None	1	None
F732 Fuel Point	19(2)	1	None
F735 Vehicle Storage	None	1	None
740 Sewer Screw	None	1	None
F770 Underground personnel shelter	21(1)	1	None
F785 Latrine	None	1	None
790 Administrative	23(3)	1	None
791 DPW maintenance & repair shop	25(3)	1	(Wolfe, 2010)
T793 DSRSD Field Opns Center	None	1	None
F793 Facilities Engineering	None	1	None
793 Hazardous Waste Storage	27(3)	1	None
F794 Small parts storage	29(3)	1	None
F795 Administrative	None	1	None
796 Training aids workshop, shipping & receiving, museum	30(3)	1	None
F797 Unknown	None	1	None
F797 Flammable Materials Storage	None	1	None
F798 Storage	None	1	None
F831 Unknown	None	1	None
F832	None	1	None

Building Number and Property Description	Parcel Designation	Condition Category	Remedial Actions
Tool room, shop, bin storage			
F833 unknown	None	1	None
F850 Barn/small office area	None	1	None
F851 barracks	None	1	None
F852 Barracks	None	1	None
F853 Barracks	None	1	None
F854 Barracks	None	1	None
F855 Barracks	None	1	None
F856 Barracks	None	1	None
F857 Barracks	None	1	None
F860 Barracks	None	1	None
F861 Barracks	None	1	None
861 Warehouse	None	1	None
F862 Barracks	None	1	None
862 Vehicle Maintenance	None	1	None
F863 Barracks	None	1	None
F864 Barracks	None	1	None
F865 Unknown	None	1	None
F870 Personnel processing, medical admin	33(1)	1	None
F871 Barracks	None	1	None
F872 Barracks	None	1	None
F873 Barracks	None	1	None
F874 Barracks	None	1	None
880 Classrooms, administrative	None	1	None

Building Number and Property Description	Parcel Designation	Condition Category	Remedial Actions
F880 Gymnasium	None	1	None
881 Classrooms, administrative	None	1	None
F891 Barracks	None	1	None
F892 Barracks	None	1	None
F893 Barracks	None	1	None
F894 Barracks	None	1	None
F895 Barracks	None	1	None
F896 Barracks	None	1	None
F897 Barracks	None	1	None
F902 Barracks	None	1	None
F903 Barracks	None	1	None
F904 Barracks	None	1	None
F905 Barracks	None	1	None
F910 Barracks	None	1	None
F911 Barracks	None	1	None
F920 Barracks	None	1	None
F921 Barracks	None	1	None
F922 Barracks	None	1	None
F923 Barracks	None	1	None
Potential Construction Debris Dump Sites	36(1)	1	None
Former Lumber Yards	38(3)	1	None
Stockpiled Soils, East Side of Fernandez Ave	39(2)	1	None
730 Vehicle Maintenance	17(4)	2	Diesel release to soil, remediation complete, site closed (Wood, 2006)
F132 Recycling Center	7(3)	3	Release of metals to soil. Risk assessment complete, no further action required, closure granted (Sarmiento 2006)
F151	10(3)	3	Release of VOCs to soil. no further action required (Hart, 2012)

Building Number and Property Description	Parcel Designation	Condition Category	Remedial Actions
Commissary			
F781-F784 Self help complex	22(3)	3	Release of petroleum, VOCs and metals to soil. Risk assessment complete, no further action required, closure granted (Wood, 2006)
F636 Fire Station	16(3)	3	Release of diesel and metals to soil and groundwater below regulatory limits, monitoring wells destroyed, site closed. (Hart , 2011)
Building 791-792 Fuel Storage Area	24(3)	3	Release of diesel and metals to groundwater below regulatory limits, monitoring wells destroyed, site closed (Hart, 2012)
319th Sig Battalion Yard Area	28(3)	3	Release of diesel and metals to soil and groundwater below regulatory limits, site closed (Hart, 2012)
SEQA	40(3)	3	Release of metals to groundwater below regulatory limits, monitoring wells destroyed, site closed (D'Onofrio, 2009)
Former Hazardous Waste Accumulation Site	41(3)	3	Release of pesticides to soil. Risk-based closure. Site closed. (Sarmiento, 2006)
F888 Gasoline Station	34(3)	3	Release of metals to groundwater below regulatory limits, no remediation required. Monitoring wells destroyed. Site closed. (D'Onofrio 2009)
Railroad spurs	37(3)	3	Herbicides, PCBs, SVOCs. Site closed (Escarda, 2013)
130 Warehouse	5(4)	4	Lead in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
131 Warehouse	6(4)	4	Release of lead and radionuclides to soil. Remedy complete, site closed (Hart, 2012)
150 Warehouse	9(4)	4	Lead in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
170 Meat packing plant, warehouse	12(4)	4	Lead in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
792 Warehouse, vehicle maintenance	26(4)	4	Lead in soil, cleanup complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
860 RTS-MED Center	31(4)	4	Approximately 2 gallons of diesel fuel was reported to have spilled onto the soil near the north gate of this facility in February 1994 (Woodward-Clyde Federal Services, 1994a). The contaminated soil was excavated and disposed in May 1994 (Woodward-Clyde Federal Services, 1994d). (Hart, 2012)
Former RTS Med Motor Pool	32(4)	4	Sampled as part of Southeast Quadrant Area
926 PG&E Substation	35(4)	4	Soil removal for minor PCB release, no further action(Hart, 2012)

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.

ENCLOSURE 4
TABLE 2. NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE, OR
DISPOSAL

Table 2. NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE OR DISPOSAL

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
130 Warehouse	Lead-based paint (LBP)	1944-present	LBP in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
131 Warehouse	LBP	1952-present	Release of LBP and radionuclides to soil. Remedy complete, site closed (Hart, 2012)
F132 Recycling Center	Metals	1944-1993	Chromium was released to soil adjacent to Former Building 132, (USACHPPM, 2004; 2005; 2008a). Although chromium was detected in soil at concentrations greater than the environmental screening level (ESL) applicable at the time of sampling, a human health risk assessment concluded there was no risk to human health (USACHPPM, 2006b). The California Department of Toxic Substances Control (CDTSC) concurred with this finding in a letter dated 16 August 2006 (Enclosure 4).
150 Warehouse	LBP	1944-present	LBP in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
F151 Commissary	VOCs	1944-unknown	Release of VOCs to soil. no further action required (Hart, 2012)
170 Meat packing plant, warehouse	LBP	1944-present	LBP in soil. Remediation complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
F636 Fire Station	VOCs, metals	1953-2005	Metals and petroleum hydrocarbons were detected in soil and groundwater samples at Former Building 636 (USACHPPM, 2006c; 2007a; 2008b). USACHPPM conducted quarterly groundwater monitoring at this site from September 2006 to March 2008. Some petroleum hydrocarbon concentrations exceeded the ESLs applicable at the time of sampling; however, the exceedences were only slightly greater than the ESLs and the CDTSC and CRWQCB has determined no further action is required. (DTSC, July 14 2011)

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
730 Vehicle Maintenance	VOCs, SVOCs, metals	1952-present	Building 730 is a vehicle repair facility that contains, or formerly contained, three washracks, several oil/water separators, two oil drainage pits, and five hydraulic lift systems. The hydraulic lift systems are discussed further in Section 4.4. Arsenic, petroleum hydrocarbons, and volatile organic compounds (VOCs) were released to soil in concentrations greater than the ESLs applicable at the time of sampling (USACHPPM, 2002e; 2010). Two of three washracks have been removed and the third is currently in use. One oil drainage pit and associated soil, concrete, and asphalt containing petroleum hydrocarbons was removed and properly disposed in May 2006 (Environmental Chemical Corporation, 2006). The CDTSC issued a No Further Action letter for the oil drainage pit removal on 22 May 2007 (Enclosure 4). The arsenic and VOC release occurred in a drainage ditch adjacent the northern site boundary. USACHPPM collected confirmatory samples from this ditch in 2004. Arsenic and VOCs were not detected at concentrations greater than ESLs applicable at the time of sampling (USACHPPM, 2004; 2005). The sampling was conducted with that for Former Buildings 781-784 (see below, this section; same drainage ditch). The CRWQCB issued a No Further Action letter for the drainage ditch on 4 May 2006 (Enclosure 4).
F781-F784 Self help complex	VOCs, metals	1959-unknown	Chromium, lead, and petroleum hydrocarbons were detected in soil samples from a drainage ditch adjacent to these former buildings in 2003 and 2004 (USACHPPM, 2004; 2005). Some concentrations exceeded the ESLs applicable at the time of sampling; however, the exceedences were only slightly greater than the ESLs and the CRWQCB issued a No Further Action letter on 4 May 2006 (Enclosure 4).
Building 791-792 Fuel Storage Area	metals	1952-unknown	Metals, petroleum hydrocarbons, and semivolatile organic compounds (SVOCs) were detected in soil and groundwater samples from a former fuel dispensing area located between Buildings 791 and 792 (USACHPPM, 2004; 2005; 2006e; 2007b; 2008c). USACHPPM conducted quarterly groundwater monitoring at this site from September 2006 to March 2008. Some petroleum hydrocarbon, SVOCs, and metals concentrations exceeded the ESLs applicable at the time of sampling; however, the exceedences were only slightly greater than the ESLs and the CRWQCB issued a No Further Action letter in January 2010 (Enclosure 4).

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
792 Warehouse, vehicle maintenance	LBP	1953-present	LBP in soil, cleanup complete. Cleaned to unrestricted use/unlimited exposure (D'Onofrio, 2008)
860 RTS-MED Center	TPH-d	1993-present	Approximately 2 gallons of diesel fuel was reported to have spilled onto the soil near the north gate of this facility in February 1994 (Woodward-Clyde Federal Services, 1994a). The contaminated soil was excavated and disposed in May 1994 (Woodward-Clyde Federal Services, 1994d).
F888 Gasoline Station	VOCs, metals	1952-1998	Release of metals to groundwater below regulatory limits, no remediation required. Monitoring wells destroyed. Site closed. (D'Onofrio 2009)
926 PG&E Substation	PCBs	Unknown	Soil removal for minor PCB release, no further action(Hart, 2012)
319th Sig Battalion Yard Area	Metals	Unknown	Release of diesel and metals to soil and groundwater below regulatory limits, site closed (Hart, 2012)
SEQA	VOCs, metals	1942, 1952	Metals and petroleum hydrocarbons were detected in groundwater at this site in 2003 at concentrations exceeding the ESLs applicable at the time of sampling. USACHPPM conducted quarterly groundwater sampling at the site from November 2004 to August 2007. All exceedences were within the same order of magnitude as the ESLs and the CDTSC issued a No Further Action letter for the SEQA on 28 May 2009 (Enclosure 4).
Former Hazardous Waste Accumulation Site	Pesticides, herbicides, metals	unknown	Barium, zinc, and pesticides were detected in soils at this site and in an adjacent drainage ditch in 2004. Subsequent sampling did not confirm the presence of barium and zinc, but did confirm the presence of pesticides at concentrations greater than the ESLs applicable at the time of sampling (USACHPPM 2004; 2005). USACHPPM conducted a Risk Assessment for the site in 2006 and concluded the site did not pose a risk to potential residents, construction workers, or wildlife receptors (USACHPPM, 2006f). The CDTSC issued a letter concurring with USACHPPM findings on 16 August 2006 (Enclosure 4).
Site 37 Railroad spurs	Herbicides, PBCs, SVOCs	unknown	Site closed (Escarda, 2013)
<ul style="list-style-type: none"> The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or 			

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
<p>‘Superfund’) 42 U.S.C. 9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance’s CERCLA reportable quantity (whichever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantify. See 40 CFR Part 373</p>			

ENCLOSURE 5
NOTIFICATION OF PETROLEUM PRODUCT STORAGE, RELEASE, OR DISPOSAL

Table 3. Notification of Petroleum Product Storage, Release, or Disposal.

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
F112 Flammable Materials Storage		Unknown - 1993	No release
F115 Flammable Materials Storage		1942-1994	No release
180 Administrative & supply		1952-present	500 gallon AST. No release
F635 Fire Dept Storage		1953-2005	No release
F636 Fire Station	Diesel	1953-2005	Release of diesel and metals to soil and groundwater below regulatory limits, monitoring wells destroyed, site closed. (Hart , 2011)
730 Vehicle maintenance	Diesel	1952-present	Release of diesel to soil, remedy complete, site closed. (Wood, 2006)
F732 Fuel point	Diesel	1952-1993	No release
F770 Underground personnel shelter	Diesel	1959-1994	700 gallon diesel UST. No release
F781-784 Self help complex		1959-unknown	Release of petroleum, VOCs and metals to soil. Risk assessment complete, no further action required, closure granted (Wood, 2006)
791/792 Fuel Storage Area	Diesel	1952-unknown	1,000 gallon AST. Release of diesel and metals to groundwater below regulatory limits, monitoring wells destroyed, site closed (Hart, 2012)
793 Hazardous Waste Storage		1998-present	No release
319 th Sig Bn Yard Area	Diesel	Unknown	Release of diesel and metals to soil and groundwater below regulatory limits, site closed (Hart, 2012)
Former RTS Med Motor Pool	Diesel	1993-unknown	< 5 gallons diesel
F888 Gasoline Station	Gasoline Diesel Waste Oil	1952-1998	10,000 gallon gasoline UST, 10,000 gallon diesel UST, 500 gallon waste oil UST. Release of metals to groundwater below regulatory limits, no remediation required. Monitoring wells destroyed. Site closed. (D'Onofrio 2009)

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
Site 40 / SEQA Maintenance Shops		1942, 1952	No petroleum release, release of metals to groundwater below regulatory limits, monitoring wells destroyed, site closed (D'Onofrio, 2009)
Trench 3	Probably mineral-oil based hydraulic fluid	Unknown	Soil removal, composting/landfarming treatment, no further action (Escarda, 2013)
Site 36	Diesel	Unknown	Soil removal, composting/landfarming treatment, no further action (Escarda, 2013)

ENCLOSURE6
CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED
PROVISIONS

ENCLOSURE 6
CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED
PROVISIONS

I. Property Covered by Covenant and Access Rights Made Pursuant to Section 120(h)(4)(D) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (40 U.S.C. Section 9620(h)(4)(D)(i)):

For parcels in Phase 1A Planning Area 2C, Phase 1B Planning Area 4A, Phase 2 Planning Area 4A and Planning Area 8, Phase 3 Planning Area 5A and 5C and Phase 4 Planning Area 4B and 8 of the Property, the Grantor provides the following covenants and retains the following access rights:

A. Covenant Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. § 9620(h)(4)(D)(i)):

Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed for contamination existing on the property prior to the date of this deed shall be conducted by the United States.

B. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C §9620(h)(3)(A)(iii)):

The United States reserves a perpetual and assignable easement and right of access on, over, and through the property, to enter upon the property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, testpitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the property. At the completion of work, the work site shall be reasonably

restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained by the United States.

In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the grantee and its successors, and assigns of any remedy available to them under the Federal Tort Claims Act.

II. Property Covered by Notice, Description, Access Rights, and Covenants Made Pursuant to Section 120(h)(3)(A) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (40 U.S.C. Section 9620(h)(3)(A)):

For parcels in Phase 1A Planning Areas 6B, 6D, 6E, Phase 1B Planning Areas 6A, 6C, Phase 2 Planning Areas 2A, 2B, 3A, 3B, 7D, 7E, Phase 3 Planning Areas 2A, 3C, 3E, 5B, 7A, 7B, 8, Phase 4 Planning Areas 1B, 3D, 4B and 8 and for Phase 5 of the Property, the Grantor provides the following notice, description, and covenants and retains the following access rights:

A. Notices Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. §9620(h)(3)(A)(i)(I) and (II)):

Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. §9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in **Exhibit 1**, *[Insert the deed exhibit number for FOST Table 2 – Hazardous Substance Storage, Release and Disposal, which will be included in the deed as an exhibit]*, attached hereto and made a part hereof.

B. Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)):

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Exhibit 1, attached hereto and made a part hereof.

C. Covenant Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C §9620(h)(3)(A)(ii) and (B)):

Pursuant to section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C §9620(h)(3)(A)(ii) and (B)), the United States warrants that –

- (a) All remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the property has been taken before the date of this deed, and
- (b) Any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

D. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C §9620(h)(3)(A)(iii)):

The United States reserves a perpetual and assignable easement and right of access on, over, and through the property, to enter upon the property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, testpitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the property at a reasonable charge to the United States. Excluding the reasonable charges for such utility

services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained by the United States.

In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the grantee and its successors, and assigns of any remedy available to them under the Federal Tort Claims Act.

III. OTHER DEED PROVISIONS

A. "AS IS"

a. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

b. No warranties, either express or implied, are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

C. Nothing in this "As Is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

B. HOLD HARMLESS

a. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed by the Grantee, its successors and assigns, and (2) any and all any and all claims, damages,

and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

b. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

c. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

C. POST-TRANSFER DISCOVERY OF CONTAMINATION

a. If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property after the date of conveyance, Grantee, its successors or assigns, shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor's activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the discovered hazardous substance is due to Grantor's activities, use or ownership of the Property, Grantee will immediately secure the site and notify the Grantor of the existence of the hazardous substances, and Grantee will not further disturb such hazardous substances without the written permission of the Grantor.

b. Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this Deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations.

D. ENVIRONMENTAL PROTECTION PROVISIONS

The Environmental Protection Provisions are at **Exhibit 7**, which is attached hereto and made a part hereof. The Grantee shall neither transfer the property, lease the property, nor grant any interest, privilege, or license whatsoever in connection with the property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

[Editorial note - The EPPs will be included as a deed exhibit in order to streamline the deed language. It will not diminish the enforceability or legal significance of the EPPs.]

ENCLOSURE 7
ENVIRONMENTAL PROTECTION PROVISIONS

ENCLOSURE 7
ENVIRONMENTAL PROTECTION PROVISIONS

1. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

A. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos containing material (“ACM”) have been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Health and Safety Administration (OSHA) and the Environmental Protection Agency have determined that such unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any related hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

2. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it will not permit the occupancy or use of any buildings or structures on the Property as Residential Real Property as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to habitation, the Grantee specifically agrees to perform, at its sole expense, the Army’s

abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental condition related thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.

3. PESTICIDE NOTICE AND COVENANT

The Grantee is hereby notified and acknowledges that registered pesticides have been applied to the property conveyed herein and may continue to be present thereon. The Grantor and Grantee know of no use of any registered pesticide in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) (7 U.S.C. 136, et seq.) and other applicable laws and regulations, or (2) not in accordance with its intended purpose.

The Grantee covenants and agrees that if the Grantee takes any action with regard to the property, including demolition of structures or any disturbance or removal of soil that may expose, or cause a release of , a threatened release of, or an exposure to, any such pesticide, Grantee assumes all responsibility and liability therefor.

ENCLOSURE 8
REGULATORY AGENCY/PUBLIC COMMENTS
(Final Document Only)

ENCLOSURE 9
ARMY RESPONSE TO COMMENTS
(Final Document Only)

ENCLOSURE 10
EIS ROD ENCUMBRANCES

8.0 MITIGATION AND MONITORING COMMITMENTS

The Army is committed to sustaining and preserving the environment at Camp Parks. Appropriate mitigation and monitoring measures will be applied to mitigate the magnitude of project impacts. A Mitigation and Monitoring Plan will be adopted for mitigation measures. As part of the decision to implement the Proposed Action as part of Real Property Master Planning and Land Exchange at U.S. Army Garrison, Camp Parks, the Army and the exchange partner will enact the following environmental mitigations presented in the tables below. These mitigation measures, which were identified as proposed mitigation measures in Chapter 4 of the FEIS, will be implemented to reduce the severity and extent of potential impacts of this decision. Some of these measures are covered by existing law or are already addressed in the mandates of existing documents such as the installation's Integrated Natural Resources Management Plan and Integrated Cultural Resource Management Plan; they are therefore not discretionary.

Army Mitigation and Monitoring Commitments

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
Air	Construction-related diesel emissions	Construction	Army contractors involved with construction on Camp Parks would develop and implement a Construction Emission Mitigation Plan (CEMP) that would include a Diesel Particulate Matter Plan (DPM) that may include the use of low-sulfur fuels, idling diesel equipment away from residential areas, trip minimization, and tuning equipment to minimize emissions. Measures to minimize particulate matter may include use of water or dust palliative, wind fences, and low truck speeds.
Air	Operation-related ROG, PM10, and air toxics emissions	Site-specific Planning/ Operations	Encourage the use of alternate modes such as bicycling and walking by providing facilities (e.g. bicycle lockers or racks) and connectivity of bike/pedestrian paths, acquisition and use of zero-emissions vehicles for on-base travel, and use landscaping to reduce heat-island effect.
Topography, Geology, Mineralogy and Paleontology	Structures for human occupancy near an active fault	Site-Specific Planning/ Construction	<p>Conduct geotechnical investigation to determine if active fault trace crosses proposed building site.</p> <p>Facilities should be designed to reduce risk of earthquake ground failure and prevent buildings from collapsing.</p> <p>Buildings should be situated at least 50 feet from active fault traces (Alquist-Priolo Earthquake Fault Zone Act 1973).</p>
Hydrology, Groundwater and Soils	Construction-site erosion/ storm water pollution Urban storm water pollution Spills of chemicals and fuels	All Phases	Follow appropriate regulations for control of storm water and proper use, storage, and disposal of chemicals and fuels.
Hydrology, Groundwater and Soils	Construction sites that disturb greater than one acre	Site-Specific Planning/ Construction	Obtain NPDES General Construction Permit for storm water discharges from San Francisco Bay Regional Water Quality Control Board (SFRWQCB) prior to initiating construction activities. File notice of intent to discharge storm water with SFRWQCB and develop construction SWPPP that outlines the erosion and sediment control BMPs to ensure that storm water runoff from the site does not impair local water bodies. Each site-specific SWPPP should consider on-post and off-post drainage and water flow surrounding its area of purview. BMPs should be properly installed and maintained to reduce or eliminate impacts to surface water. Hydromodification Management (HM) Standard such that stormwater discharges from

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			applicable new development and redevelopment projects at Camp Parks and Dublin Crossing shall be designed to incorporate appropriate measures to not cause an increase in the erosion potential of the receiving creek over the pre-project (existing) condition.
Hydrology, Groundwater and Soils	Urban storm water pollution	Operation and Maintenance	<p>Reduce or eliminate pollution by using post-construction, public education and public involvement storm water BMPs.</p> <ul style="list-style-type: none"> Post-construction BMPs include use of vegetated filter strips along edges of parking areas to filter storm water or wet ponds to collect and treat storm water through settling and algal uptake. Public education BMPs include providing handouts, posters, or presentations to community groups on common practices (fertilizing a lawn; disposing of used oil; properly storing chemicals and paints; and cleaning up pet waste) can improve the storm water runoff and help clean local water bodies. <p>Public involvement BMPs include stenciling storm drains, cleaning up streams, and maintaining wetlands.</p>
Hydrology, Groundwater and Soils	Potential urban/ industrial impacts to surface water	Operation and Maintenance	Implement good housekeeping BMPs and a chemical/fuel spill prevention plan with use, storage, and disposal guidelines.
Hydrology	Potential flooding	Site-Specific Planning/ Construction	<p>Avoid construction in the 100-year floodplain of the Chabot Canal whenever possible.</p> <p>Provide adequate storm water drainage for the new development.</p>
Wetlands	Construction within or adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	Site-Specific Planning/ Construction	<p>Avoid wetland disturbance and resulting need for compensatory mitigation whenever possible by relocating or reconfiguring proposed facilities. If avoidance could not be achieved, the following measures could apply after consultation with the USACE prior to disturbance activities in jurisdictional wetlands (Booz Allen 2004) to determine specific mitigation measures and requirements:</p> <ul style="list-style-type: none"> Minimize unavoidable impacts by making the area of impact as small as possible and mitigating impact intensity. Mitigation measures could include, but would not be limited to, access limitations, use of buffer

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>zones, formal SWPPP protocols, implementation of BMPs, and wetland enhancement.</p> <p>When wetlands could not be fully avoided and mitigation was insufficient, compensation would be used to restore or create wetlands in other locations. Mitigation would be carried out before or in conjunction with activities that adversely affect these sensitive habitats.</p>
Wetlands	Construction adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	Operation	Camp Parks currently has a policy that designates wetlands as "no digging," or "limited access" for military training activities. This policy is documented in the Integrated Natural Resource Management Plan (INRMP; USACE 2003) and stated during training briefings. These policies would remain in effect under all alternatives.
Wetlands	Construction adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	All Phases	<p>Establish buffer zones around adjacent wetlands, drainages and riparian forest within which no activity would be allowed. The buffer zones would be of sufficient width to:</p> <ul style="list-style-type: none"> • Prevent incursion into protected area by equipment and workers • Avoid construction runoff into the protected area • Prevent degradation of the wetland by providing long-term protection of the watershed in its immediate vicinity. <p>Use temporary fencing or other materials during construction to divert surface water flow and silt from drainages and associated vegetation. Buffer zones width around individual wetlands would be established on a case-by-case basis after consideration of terrain and drainage patterns, type of disturbance, season and anticipated length of disturbance, resources that would be affected, and the likelihood that a Federally listed species might be found in the wetland.</p>
Wetlands	Surface water runoff	Site-Specific Planning/ Construction	<p>Appropriately convey, capture, and treat stormwater runoff.</p> <p>In keeping with the principles of pollution prevention in the installation's SWPPP (CSS 2003), develop and implement construction site-specific SWPPPs specifically focused on redevelopment. These SWPPPs would prescribe BMPs and compliance monitoring to control erosion and contaminated runoff from construction sites, and supplement BMPs defined for specific industrial activities in the current Camp Parks SWPPP.</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>BMPs could include use of sediment trapping and filtering systems, bioswales, storm drain inlet protection, natural depressions, stormwater detention or retention ponds, and sediment basins, in addition to access restrictions and buffers. The following goals would be part of the construction site specific SWPPPs to control stormwater runoff during construction at Camp Parks:</p> <ul style="list-style-type: none"> • Onsite capture and treatment of 100 percent of construction period runoff to prevent stormwater pollution during this period. • Develop specific long-term stormwater control measures such as vegetated swales and storm drain inlet filters to capture and treat 80 to 90 percent of the site's runoff. <p>Develop setbacks from drainages and vegetate areas to control stormwater.</p>
Wetlands	Surface water runoff	Operation and Maintenance	<p>Vehicles and equipment are to use existing roads and routes of travel to the greatest extent practicable. Vehicles traveling off road at night within 100 feet of a water body within the designated HMUs and Tassajara Creek are to maintain a speed of 10 miles per hour or less.</p> <p>Continue Integrated Training Area Management programs such as Land Rehabilitation and Maintenance, which repair damaged areas and minimize potential future damage. In addition, known breeding ponds are marked as "no-go" areas using Siebert stakes.</p> <p>Current SWPPP would need to be modified to address ongoing operations housed in new facilities specifically designed for them and incorporating containment mechanisms. Many sites specifically addressed in the current SWPPP would change under Master Plan implementation. Each activity would be reviewed as to its nature, its materials and processes, and its potential for storm water contamination before a comprehensive list of BMPs was tailored to individual building complexes. The BMPs would include measures such as:</p> <ul style="list-style-type: none"> • Good housekeeping • Preventive maintenance of oil-water separators • Minimize outdoor storage of materials • Use of dry sweep and drip pans • Use of pavement, small berms, or secondary containment structures where needed.

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>One difference between the current and proposed situation under the Master Plan may be the installation of more landscaped areas than currently exist. Maintenance of such areas would employ the following prescriptions within the SWPPP:</p> <ul style="list-style-type: none"> • Avoid discharge of water used to irrigate ornamental plants into nearby drainages because this water likely contains chloramine (a residual disinfectant) that could negatively impact aquatic life • Control runoff from areas that are landscaped and fertilized.
Fish and Wildlife	Construction adjacent to ponds, wet meadows, riparian areas, and grassland vernal pools	Site-Specific Planning/ Construction	<p>In the Training Area, continue existing buffer areas around wetlands and riparian areas. Wherever possible, ponds, wet meadows, riparian areas, and grassland vernal pools at Camp Parks would be avoided or protected as discussed above under wetlands.</p> <p>The following types of mitigation would be applied as needed to avoid, minimize, or compensate for the impacts discussed above:</p> <ul style="list-style-type: none"> • Buffer zones around aquatic or other sensitive habitats • Preconstruction surveys to locate currently active breeding sites for important vertebrate species so they can be avoided • Implementation of construction BMPs • Creation/restoration/enhancement of wetlands
Fish and Wildlife	Redevelopment construction activity	Site-Specific Planning/ Construction	<p>To minimize the potential for redevelopment actions to increase erosion and sedimentation and disturb sensitive wildlife species, BMPs would be implemented such as:</p> <ul style="list-style-type: none"> • Revision of the SWPPP prior to groundbreaking; implementation of erosion control measures. • Relocation of burrowing owls. • Control of domestic pets to avoid wildlife mortality and harassment. • Reclamation and revegetation of habitat. • Ongoing wildlife surveys to keep the database on Camp Parks wildlife populations and use areas current. • Regular monitoring to identify/repair damaged or eroded areas. • Revegetation methods using appropriate native plants. • Prior to construction, an on-site construction

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>personnel briefing on environmentally sensitive habitats and species and specific conservation measures developed for each.</p> <ul style="list-style-type: none"> • Containment and frequent disposal of garbage so as not to attract wildlife. • Presence of biologist on installation during construction activities. • Designate specific sites for vehicle parking, storage of construction supplies, etc. in previously disturbed locations that would minimize potential effects to federally listed species. • Control dust, erosion, and sedimentation through use of Best Available Control Technology (BACT), for example, use of silt/wind fences, use of water or chemical stabilizers for dust control, covering of haul vehicles, and minimizing time graded areas are exposed. • Implement BMPs such as a 20-mph vehicle speed limit within the project area, covering or providing escape ramps for trenches greater than two feet deep, checking pipes or culverts that have a diameter over four inches before moving them, placing food-related trash in closed containers. • Rapidly rehabilitate disturbed areas to minimize erosion and downstream flow of sediment. • Use well-maintained vehicles and defined refueling and maintenance locations to minimize uncontained petroleum leaks. • Minimize and define work area boundaries for each construction site. • Conduct pre-construction briefings for construction crews to review BMPs being implemented during construction. • Vehicles and equipment are to use existing roads and routes of travel to the greatest extent practicable. • To minimize potential adverse effects caused by surface water runoff, measures would be implemented to appropriately convey, capture, and treat stormwater runoff. • Existing BMPs defined for specific industrial activities in the current Camp Parks SWPPP would also be implemented (CSS 2003). • Establish, mark, and protect buffer areas around wetlands adjacent to development areas.
Fish and Wildlife	Encountering special status species	Operations	<p>If a special status species were encountered during operations, activities in the area would cease and the Camp Parks Environmental Office would be notified to determine if any action needs to be taken. The Army will notify USFWS within 24-hours of finding an injured or dead listed species, or any unanticipated damage to listed species habitat associated with project</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			activities. Camp Parks would also submit any survey results to the CNDDDB and include them in the installation's annual INRMP update.
Fish and Wildlife	Raptor Nests	All Phases	Whenever possible, impacts to larger trees that occur in the Training Area riparian habitats or in the Cantonment Area would be avoided.
Fish and Wildlife	Raptor Nests	All Phases	Prior to construction or intensive training activity, a biologist would conduct site-specific surveys for active raptor nests in the area during the appropriate nesting period for these raptors (typically March through August). Surveys would be conducted for each specific activity or annually across the post so that potentially disturbing activities would be avoided or minimized within 1/8 mile of active nests between February 1 and August 15. If a previously active nest is not occupied by May 15, the buffer may be suspended for that breeding year.
Fish and Wildlife	Western Burrowing Owl	Site-Specific Planning/ Construction	<p>The mitigation goal for the burrowing owl is to compensate for the anticipated impact by replacing or providing substitute resources or environments elsewhere on Camp Parks according to recommended guidelines published in the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation (CDFG 1995). Before initiating ground-disturbing activities in grassland habitats, preconstruction surveys for burrowing owls would be conducted by a qualified biologist within 150 meters (approx. 500 ft.) of construction areas. Surveys would be conducted no more than 90 days before ground disturbance. If burrowing owls were found, the burrow site would be avoided, if possible, and given at least a 50 meter (approx. 160 ft.) buffer. If the burrow cannot be avoided, the biologist would determine whether eggs or young were present in the nest. If eggs or young were present, no disturbance would occur within 50 meters of the nest site until the young had fledged. If no young were present or if young had fledged, burrowing owls would be passively relocated to other nearby areas of suitable habitat on Camp Parks.</p> <p>Owls would be excluded from burrows in the immediate impact zone and within a 50 meter buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g. modified dryer vents) should be left in place 48 hours to ensure owls have left the burrow before excavation. Two artificial burrows would be provided for each burrow in the project area that will be rendered biologically unsuitable.</p> <p>The project area would be monitored daily for one week to confirm owl use of burrows before excavating</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			burrows in the immediate impact zones.
Fish and Wildlife	San Joaquin Kit Fox	Site-Specific Planning/ Construction	Conduct surveys, establish exclusion zones, and conduct monitoring consistent with the USFWS <i>"Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance,"</i> dated June 1999. Negative survey results would be reported as part of Camp Parks' INRMP annual update. If kit foxes were observed during surveys, then Camp Parks would contact USFWS to coordinate construction activities, in accordance with the Endangered Species Act.
Fish and Wildlife	California Red Legged Frog	Site-Specific Planning/ Construction	Conduct pre-activity surveys of wetland habitat within 200-feet of the construction site in accordance with the field survey methodology outlined in the <i>U.S. Fish and Wildlife Service Revised Guidance on Site Assessments and Field Surveys for California Red-legged Frogs, August 2005</i> (USFWS 1997). Surveys would typically consist of four night and two day surveys. If California red-legged frogs are observed within the project area and have the potential to be harmed, they would be relocated from the site to an area within one of the installation's HMUs. If they are known or suspected to occur near a construction or demolition site, silt fences or another similar barrier around any adjacent wetlands that are within 200 feet of construction would be installed to separate them from the site and monitoring would occur as needed for these species during construction. The barrier would be inspected for integrity on a weekly basis during construction and repaired as needed.
Fish and Wildlife	California Tiger Salamander	Site-Specific Planning/ Construction	Conduct pre-activity surveys consisting of two nights of burrow inspections within five days prior to the initiation of construction or ground disturbance activities. If California tiger salamanders are observed within the project area, they would be relocated from the site to a burrow near a known or potential breeding pond. If they are known or suspected to occur near a construction or demolition site, silt fences or another similar barrier would be installed around any adjacent wetlands that are within 200 feet of construction to separate them from the site and monitoring would occur as needed for these species during construction. The barrier would be inspected for integrity on a weekly basis during construction and repaired as needed."
Cultural	National Register of Historic Places (NRHP) Eligible Sites	All Phases	To minimize the potential for adverse effects, the Camp Parks entrance sign would be treated and managed in a manner that prevents the deterioration or destruction of the character of the sign. The sign should be regularly protected and maintained as needed by methods identified and outlined in the

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	(Camp Parks entrance sign)		ICRMP.
Cultural	Eligible Historic Archeological Sites	Operations and Maintenance	Methods would be developed to avoid or reduce effects on the NRHP eligible historic period site located in the Training Area. These methods (e.g., avoidance markers if appropriate, occasional monitoring if intense training activity is planned near the site, and coordinating with the DPT) would be implemented to protect the sites from training-related damage.
Cultural	Potential Buried Cultural Resources or Human Remains	Site-Specific Planning/ Construction	If previously undetected cultural resources or human remains were unearthed during construction excavations, the application of standard practices in accordance with the Integrated Cultural Resources Management Plan (ICRMP; Parsons 2001) would mitigate potential adverse impacts. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work would stop in that area and within 100 feet of the find. The Camp Parks Environmental Office would be notified immediately and would guide compliance with the ICRMP.
Cultural	Potential Buried Cultural Resources or Human Remains	Site-Specific Planning/ Construction	Camp Parks will implement monitoring during grading, excavation, and disturbance activities as outlined in the Section 106 coordination letter and concurred with by the SHPO on 1 June 2006.
Land Use	Considerable change in land ownership uses in the southern Cantonment Area	Site-Specific Planning/ Construction	The proposed Dublin Crossing is compatible with the City of Dublin's guiding policy for the Eastern Extended Planning Area. However, the type and intensity of land uses proposed in Dublin Crossing are not consistent with the City of Dublin's current designation of public and semi-public and would require an amendment to its General Plan.
Land use	Land use conflicts identified in the Training Area (e.g., level of activity and use of artillery, helicopters, and demolition in areas adjacent to residences)	All Phases	The potential for land use conflicts with neighboring areas would continue to persist; however, mitigation measures employed by the surrounding development would minimize the intensity of these conflicts. Mitigation already proposed in existing EIRs would minimize these land use conflicts.
Transportation and Access	Traffic improvements	Site-Specific Planning/	Development of Dublin Crossing by private developers could result in direct and indirect traffic

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	needed to mitigate decreased LOS at several major intersections in the local transportation network from the proposed Dublin Crossing development	Construction	<p>impacts. Capacity improvements that may be required in the future include: Dougherty Road/Central Parkway, Arnold Road/Central Parkway, Dublin Boulevard/Iron Horse, Hopyard Road/I-580 Eastbound off-ramp, Westbound Hacienda Crossing at Hacienda Drive, Dougherty Road/Amador Valley, Arnold Road/Dublin Boulevard, and Hacienda Drive/I-580 Eastbound off-ramp.</p> <p>Capacity improvements at Dublin Boulevard/Dougherty Road are also recommended, and signal operation mitigations should be considered in the approaches to Dougherty Road/Scarlett Drive and Dougherty Road/Central Parkway intersections. In addition to the intersection improvements, there is the potential that street segment improvements may also be necessary. This could include widening Dougherty Road from four lanes to six lanes between Houston Place and Amador Valley Boulevard, the extension of Scarlett Drive from Houston Place to Dublin Boulevard, and widening of Arnold Road from two lanes to four lanes between Dublin Boulevard and Central Parkway. Traffic impacts would be caused primarily by redevelopment and mitigations for these impacts would not be funded by the Army.</p>
Noise	Potential complaints about future noise	Operations and Maintenance	Camp Parks would continue to implement a program of outreach to communities surrounding Camp Parks to explain the types of military activities that generate the noises and help alleviate their sense of annoyance.
Visual and Aesthetic Resources	Removal of features important to community's visual character (e.g., mature trees, landscaping, or historic structures; Disruption of locally or regionally significant views or views from a community setting; Placement of a structure providing	Site-Specific Planning/ Construction	<p>Mitigation measures could include, but are not limited to, avoidance, screening, habitat restoration or creation, view-compatible facility color schemes and design, suitable landscaping, and implementation of BMPs that could further protect quality visual and aesthetic resources.</p> <p>Be consistent with the visual character of the established Camp Parks design theme (Nakata 2002) in facility design and construction.</p> <p>In Dublin Crossing, (i) Adhere to the City of Dublin Development Elevation Cap at an elevation of 770 feet; and (ii) Develop property in a manner consistent with other applicable Plan and policies.</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	undesirable views or not conforming to city zoning ordinances.		
Health/Safety and Hazardous Substances	Demolition of buildings	Site-Specific Planning/ Construction	Demolition of buildings that may contain asbestos containing material or lead-based paint must be in compliance with DoD policies, and state and Federal regulations for prevention of air releases and worker exposure, accurate characterization, and appropriate disposal of debris and other wastes. Asbestos and LBP abatement contractors must be authorized to perform work in the State of California.
Health/Safety and Hazardous Substances	Demolition and construction	Site-Specific Planning/ Construction	Workers operating demolition or earthmoving equipment, installing foundations or pipelines, or performing other tasks that may involve excavation of, or contact with, potentially contaminated soil, buried fuel tanks, septic tanks, abandoned sewer or fuel lines, or demolition debris must be trained in hazardous substance site operations and supervised as required by 29 CFR 1910.120. These workers must also be provided adequate personal protective equipment and repeatedly be informed of the known and potential hazards during daily safety meetings.
Health/Safety and Hazardous Substances	Residual hazardous constituent concentrations in soil	Site-Specific Planning/ Construction	Before redevelopment contracts are finalized, standards for allowable residual hazardous constituent concentrations in soil at each location must be established and the requirements to verify compliance set and documented in consultation with state and local officials. The Housing and Recreational Land Use Categories should have the most restrictive limits.
Health/Safety and Hazardous Substances	All demolition, construction, and landscaping	Site-Specific Planning/ Construction	Strict dust control should be explicitly required for all demolition, construction, and landscaping contracts, especially where elevated arsenic and chromium are found in the natural soil. In addition to wetting of dirt roads and excavated soils, methods to minimize dust from demolition of buildings and foundations, removal of asphalt and concrete, and grading and landscaping should be evaluated in consultation with local and state officials and written into engineering plans and specifications.
Health/Safety and Hazardous Substances	Traffic impacts or potential hazardous substance releases or exposure incidents	Site-Specific Planning/ Construction	Additional mitigation measures (e.g., secure containment or covering of demolition debris, contaminated soil, or wastes in truck beds) may be required by city or county ordinances or other regulations to prevent releases during transport. Additional voluntary mitigation measures (e.g., such as scheduling transport of demolition debris or other wastes to offsite landfills outside of heavy traffic time periods) should be considered to minimize traffic

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			impacts or potential hazardous substance releases or exposure incidents.

In addition to the specific mitigation and monitoring commitments identified above, the following activities would also be conducted:

- Frequent monitoring of construction activities as well as sensitive resource locations by the CSTC Environmental Office or consultants. Monitoring of the project sites should occur at least once per month during construction and more frequently in areas that may contain sensitive resources.
- Monitoring activities should include, but not be limited to, the following:
 - Construction crews should be made aware of resources present on the project site, locations of known areas that may require mitigation and monitoring, buffer zones implemented around specific resources, and other necessary measures to ensure resource protection.
 - A representative from the CSTC Environmental Office should attend construction meetings regularly to ensure compliance with this Plan as well as address any unanticipated issues.
 - The construction sites should be inspected at least once a week to ensure that appropriate measures are in place, equipment is used and stored in appropriate areas, and construction is not occurring in sensitive areas.
- The construction contractor should be required to provide the following accommodations:
 - Designate an environmental engineer to provide construction contractor quality control at project sites.
 - Comply with all applicable federal, state, and local environmental protection laws and regulations.

- Comply with all specified DoD, Army, and CSTC regulations, including environmental requirements.
- Submit a preconstruction Environmental Protection Plan (EPP) to the Contracting Officer and the CSTC Environmental Office for review and approval. The EPP should include some or all of the following components:
 - Erosion sedimentation and pollution control plan including monitoring and reporting requirements
 - Recycling and waste minimization/management/disposal plan
 - Air pollution control plan
 - Contaminant prevention plan
 - Waste water management plan
 - Cultural and natural resources and wetlands plan
 - Pesticide application/management plan
 - Employee Environmental Training
 - Spill Prevention Control and Countermeasure Plan (SPCC)
 - Spill Contingency Plan (SCP)

All practicable means to avoid or minimize environmental harm from the selected action have been adopted, except as indicated otherwise above. The Army will also employ a monitoring and enforcement program for the mitigations adopted in this decision.