

Phase I Environmental Site Assessment Report

Former Fort Ord Building 4481

Colonel Durham Street and Parker Flats Cut-Off Road, Seaside, California 93955

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Prepared For:

United States General Services Administration

Office of Real Property Utilization and Disposal (9PZ)

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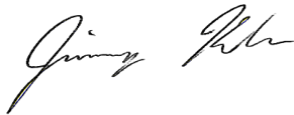
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October 13, 2017

Tetra Tech Project No: 103G5307.001

Date of Site Visit: August 31, 2017

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October 13, 2017



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ACRONYM LIST

ACM	Asbestos-containing materials
AST	Aboveground storage tank
ASTM	American Society for Testing and Materials International
AUL	Activity and Use Limitation
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CFR	Code of Federal Regulations
CMU	Concrete masonry unit
CORTESE	State Water Resources Control Board, Integrated Waste Board, and Department of Toxic Substances Control Sites
CREC	Controlled Recognized Environmental Condition
DWR	California Department of Water Resources
EDR	Environmental Data Resources, Inc.
ENVIROSTOR	California Department of Toxic Substances Control Site Mitigation and Brownfields Reuse Program
ESA	Phase I Environmental Site Assessment
FLB	Fluorescent Light Ballast
FOIA	Freedom of Information Act
FORA	Fort Ord Reuse Authority
FUDS	Formerly Used Defense Sites
GSA	U.S. General Services Administration
HIST UST	Historical underground storage tank
HREC	Historical Recognized Environmental Condition
HWP	Hazardous Waste Program
IRP	Installation Restoration Program
LBP	Lead-based paint
LLP	Landowner Liability Protection
LUST	Leaking underground storage tank
msl	mean sea level
NHD	National Hydrological Dataset
NRCS	National Resources Conservation Service
NWI	National Wetland Inventory
PCB	Polychlorinated biphenyl
PERC	tetrachloroethene
pCi/L	picoCuries per liter
ppm	parts per million
RCRA-LQG	Resource Conservation and Recovery Act – Large Quantity Generator
RCRA-SQG	Resource Conservation and Recovery Act – Small Quantity Generator

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REC	Recognized environmental condition
Site	Former Fort Ord Building 4481, Colonel Durham Street and Parker Flats Cut-Off Road, Seaside, Monterey County, California 93955
SWEEPS UST	Statewide Environmental Evaluation and Planning System Underground Storage Tank
TCE	trichloroethene
Tetra Tech	Tetra Tech, Inc.
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground storage tank
WSS	Web Soil Survey

EXECUTIVE SUMMARY

Former Fort Ord Building 4481 Colonel Durham Street and Parker Flats Cut-Off Road, Seaside, California 93955

Tetra Tech, Inc. (Tetra Tech) completed a Phase I Environmental Site Assessment (ESA) of Former Fort Ord Building 4481 located at the southwest corner of Colonel Durham Street and Parker Flats Cut-Off Road, Seaside, Monterey County, California (Site), for the benefit of the United States (U.S.) General Services Administration (GSA). The project scope-of-work was designed and executed to assess the potential for recognized environmental conditions (REC) associated with the Site.

The environmental assessment was conducted based on the methods and procedures described in the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13) modified to meet GSA-specific standards.

The Site consists of one 1.6 acres parcel improved with one building, two parking lots and landscaped areas located on the northern half of the Site. The southern half of the Site consists of vacant land. The Site building is an approximate 6,000-square-foot facility formerly owned by the United States Army and used as a dining hall and housing support facility.

The Phase I ESA identified the following:

- Approximately 300 potential polychlorinated-biphenyl (PCB) containing fluorescent light ballasts (FLB) were observed throughout the Site building and are considered a business environmental risk (BER).
- Asbestos assessment is not in the scope of work or ASTM standard and was not conducted as part of this investigation. However, during the inspection, a limited visual survey for suspect ACMs was performed (no sampling was conducted). ACMs were used in the construction of structures prior to 1980, when use gradually was reduced in the United States. Based on the age of the building constructed on site between 1968 and 1971, the potential presence of ACM at the Site is considered a BER. Tetra Tech observed damaged suspect ACM (9-inch by 9-inch vinyl floor tiles and mastic) in the main lobby area of the Site building and additional areas of undamaged suspect ACM (vinyl floor tiles) in the retail store and office areas.
- A lead-based paint (LBP) survey was not conducted as part of this investigation. LBP is not an ASTM scope item. Tetra Tech observed evidence of damaged paint in the kitchen area (as indicated by peeling, chipping, or flaking paint) at the time of the site visit. LBP was mainly used prior to 1980, when use began to decline in the United States. Based on the Site building's date of construction prior to 1980, it is Tetra Tech's opinion the potential presence of LBP at the Site is considered a BER.

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) was retained by the United States (U.S.) General Services Administration (GSA) to perform a Phase I Environmental Site Assessment (ESA) for former U.S. Army Fort Ord Building 4481 located at the southwest corner of Colonel Durham Road and Parker Flats Cut-Off Road, Seaside, Monterey County, California (Site) (Figure 1). Tetra Tech was authorized to conduct this Phase I ESA under GSA Contract Number GS-00F-168CA and Order No. GS-00P-14-CY-A-0002/47PK0417F0003. Ms. Michelle Kolb, a Tetra Tech Environmental Engineer, performed the site visit on August 31, 2017. Access to the Site was granted by Ms. Shannon Tonkin, Housing Management Manager with the Housing Authority of the County of Monterey, and Site representative. Tetra Tech understands that GSA performed these environmental activities in preparation for a transfer in ownership.

The purpose of the assessment was to identify potential environmental concerns related to current and historical activities conducted on or near the Site and to qualify for a Landowner Liability Protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). During the site inspection, environmental conditions of the Site and neighboring properties were noted. Additional information used to evaluate the Site was obtained from historical and regulatory agency sources. The environmental assessment was conducted based on the methods and procedures described in the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13). Information regarding the site inspection is presented below:

Date of site inspection: August 31, 2017.

Name of Tetra Tech staff that performed site inspection: Ms. Michelle Kolb

Name(s) of Site representatives providing information during site inspection: Ms. Shannon Tonkin, Housing Management Manager with the Housing Authority of the County of Monterey. Ms. Tonkin provided access to the Site and information about the Site before and after the inspection.

At the time of the site inspection, the Site status was one 1.6 acres parcel. The Site is located within the former U.S. Army Fort Ord training facility. A large portion of the former U.S. Army Fort Ord facility, southwest of the Site, is now designated a National Monument (BLM 2017). The Site was previously used as a dining hall and housing support facility. The Site building is constructed of concrete masonry unit (CMU) blocks on a slab-on-grade foundation with a flat membrane roof. Parking lots were observed west and south of the Site building, and a loading dock area with two, stand-alone walk-in refrigeration units was located on the west side of the Site building. The southern portion of the Site was vacant land, consisting of dense vegetation and trees.

1.1 LIMITATIONS/RELIANCE

This report was compiled based partially on information supplied to Tetra Tech from outside sources and other information in the public domain. The conclusions and opinions herein are based on the information Tetra Tech obtained in compiling the report. Tetra Tech makes no

warranty as to the accuracy of statements made by others that may be contained in the report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Because the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. Tetra Tech does not assume responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not ensure elimination of hazards or the fulfillment of client's obligations under local, state, or federal laws or any modifications or changes to such laws. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

Estimates and professional opinions of potential environmental risks are based upon information derived from the site reconnaissance and from other activities described herein. GSA is herewith advised that the conditions observed by Tetra Tech are subject to change. Indicators of the presence of hazardous substances and petroleum products that were not indicated or observable at the time of the most recent site reconnaissance may subsequently become present or observable.

Tetra Tech has generally used the standard of care recommended by Standard E 1527-13 developed by ASTM and modified to meet client-specific standards. Because these standards of care only set forth minimum requirements, any additional services and service enhancements that GSA has authorized are contained in the scope of services.

Representatives for GSA are the only parties that have been involved in shaping the scope of services needed to satisfactorily manage risks from GSA's point of view; therefore, GSA is the only intended beneficiary of this report. Reliance on this report by parties other than GSA may result in reliance on assumptions whose extent and nature could distort the meaning and impact of the estimates given in this report. As such, no party, except GSA, should rely upon estimates for the potential of hazardous materials to exist at the Site. With the consent of GSA, Tetra Tech is available to work with other parties in developing probability estimates, given other parties unique risk management concerns. The guidelines used to define hazardous substances and petroleum products were obtained from the ASTM Standard of Practice E 1527-13. For the purposes of this report, the vicinity of the Site is defined as properties located within an approximately one-eighth mile-radius of the Site.

This ESA does not include a radon survey, lead paint sampling, a comprehensive asbestos survey, or wetland delineation. This ESA report is based on information obtained from a variety of usually reliable sources, which are listed in the report. Tetra Tech does not guarantee the authenticity or reliability of the information it has received from outside sources.

This report is not a comprehensive site characterization and should not be construed as such. This report presents opinions that are based on the findings of visually observable on-site and off-site conditions, a review of specific regulatory records and historical sources, and comments made by interviewees. ESAs, by their very nature, are limited. Tetra Tech has endeavored to meet the applicable standard of care and in so doing, is advising GSA of the ESA limitations. Tetra Tech believes this information is essential to help GSA identify and manage risks. These risks can be reduced, but cannot be completely eliminated through additional research. Tetra Tech will, upon request, advise GSA of the additional research opportunities available, their impact on risk, and their cost.

1.2 PURPOSE

The goal of this ESA is to identify whether recognized environmental conditions (REC), controlled RECs (CREC), historical RECs (HREC), or *de minimis* conditions are present on the Site. RECs are the presence or likely presence of any hazardous substances or petroleum products on a Site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. CRECs are the result of a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority. HRECs are a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The terms include hazardous substances or petroleum products, even under conditions in compliance with laws. The terms are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (Section 3.2.22 E 1527-13, ASTM 2013).

2.0 SITE LOCATION AND DESCRIPTION

The Site is located at the southwest corner of Colonel Durham Street and Parker Flats Cut-Off Road, Seaside, Monterey County, California (**Figure 1**). **Figure 2** shows the layout of the Site and surrounding areas and **Figure 3** shows an aerial photograph of the Site. Based on communication with the Monterey County Assessor, the property is identified with Parcel Number 031-151-044-000. The owner of the Site is identified as the Monterey County Housing Authority. A copy of the parcel report for the Site is included in **Appendix H**.

The legal description of the Site is:

Certain real property situated in Monterey City Lands Tract Number 1, the Fort Ord Military Reservation, City of Seaside, Monterey County, California, being all of that certain 1.678 acre Parcel 1 as shown on map recorded in Volume 21 of Surveys at page 96, records of said county described as follows:

Beginning at a $\frac{3}{4}$ inch diameter pipe tagged RCE 15310 at the northeast corner of Parcel 2 as shown on map recorded in Volume 20 of Surveys at page 71, records of said county; thence leave the boundary of Parcel 2 and along the south line of Colonel Durham Road (60 feet wide)

1. South 87N46'00" East 180.25 feet to 1" pipe tagged LS 5992; thence
2. Along the arc of a circular curve to the right with a radius of 30.00 feet, through a central angle of 89N8'57" for an arc distance of 47.11 feet to a 1" pipe tagged LS 5992 in the westerly line of Park Flats Cutoff Road (60 feet wide); thence along said line
3. South 2N12'39" West 299.02 feet to a 1" pipe tagged LS 5992, thence leave said road line
4. North 87N47'56" West 229.54 feet to a 1" pipe tagged LS 5992; thence
5. North 2N10'11" East 209.00 feet to a 1" pipe tagged LS 5992 in the south boundary of said Parcel 2; thence along the boundary thereof
6. South 87N46'19" East 18.46 feet to a $\frac{3}{4}$ " pipe tagged RCE 15310 at the southeast corner of said Parcel 2; thence
7. North 2N40'54" East 120.15 feet to said point of beginning.

Table 1 summarizes information obtained regarding the Site. Copies of select Site photographs are included in **Appendix A**.

Table 1: Summary of Former Fort Ord Building 4481

Address	Year Built (approx.)	Building Size (square feet)	Lot Size (acre)	Property Description	Occupied
Colonel Durham Street and Parker Flats Cut-Off Road	1968-1971	Approximately 6,000	Approximately 1.6	Former dining hall and housing for former Fort Ord facility	No

At the time of the site inspection, the Site consisted of one approximately 1.6 acres parcel. The Site is located within the former U.S. Army Fort Ord training facility and was previously used as a dining hall and housing support facility. The building is constructed of concrete masonry unit (CMU) blocks on a slab-on-grade foundation with a flat membrane roof. Parking lots are located on the west and south side of the Site building, and a loading dock area with two, stand-alone, walk-in refrigeration units are located on the west side of the Site building. The southern portion of the Site was vacant land, consisting of dense vegetation and trees.

2.1 2.1 TOPOGRAPHY

According to the United States Geological Survey (USGS) 7.5-minute series, 2012 Marina, California Topographic Quadrangle Map, the Site is located at approximately 285 feet above mean sea level (msl).

2.2 2.2 SURFACE WATER/WETLANDS

The Site was inspected for potential wetlands and water bodies. For purposes of this report, potential wetlands include areas that are saturated with water or covered by shallow water and support hydrophytic vegetation (cattails, fern, bald cypress, etc.). Wetlands do not include constructed drainage ditches and retention ponds that are maintained for the purpose of storm water or wastewater control. A wetlands delineation study was not included in the scope of work for the Phase I ESA.

Potential wetlands were not observed on the Site. Tetra Tech reviewed the U.S. Fish and Wildlife Service’s (USFWS) Online Wetlands Mapper and National Wetlands Inventory (NWI) which indicated that a freshwater emergent wetland is located 1.35 miles southwest of the Site. The Site is not identified in a 100- or 500-year flood zone.

A permanent body of water or other standing water was not observed on the Site. The closest major water feature is the Pacific Ocean located approximately 1.8 miles west of the Site.

2.3 2.3 AREA GEOLOGY AND SOILS

Tetra Tech used the Geotitles Physical Setting Source Summary, provided by Environmental Data Resources, Inc. (EDR) and the 2010 Geologic Map of California to evaluate the geology of the area. Underlying geology in the vicinity of the Site consists of stratified sequences of marine and non-marine sand deposits of the Cenozoic era (California Geological Survey 2017).

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey (WSS) for Monterey County, California, native soils near the Site primarily consist of Oceano loamy sand. Oceano loamy sand consists of loamy sand soils from 0 to 80 inches deep. The Oceano loamy sand is characterized by deep, well drained to excessively drained sands and gravel, with high infiltration rates. The Oceano loamy sand series does not meet the requirements for hydric soil (EDR 2017a).

2.4 2.4 AREA HYDROLOGY AND HYDROGEOLOGY

According to the California Department of Water Resources (DWR) California Groundwater Bulletin 118, Interim Update 2016 (DWR 2016), the Site is located within the Central Coast hydrologic region. According to the U.S. Geologic Survey (USGS) National Hydrological Dataset (NHD) the Site is located within the Salinas Watershed (Hydrologic Unit Code 18060005). The inferred direction of groundwater flow in the vicinity of the Site is northwest (EDR 2017a).

The Site is located in the Salinas Valley Groundwater Basin, Seaside Area Subbasin (Groundwater Basin Number 3-4.08). The Seaside Area Subbasin includes the coastal communities of Seaside and Marina as well as the western portion of the former Fort Ord. The western boundary is the extent of Quaternary sand dunes, which form the shoreline of Monterey Bay. The northeast boundary is the 180/400 foot aquifer subbasin, which is in the Salinas Valley proper. The southeastern boundary is the Corral de Tierra subbasin, which is roughly the extent of Quaternary sand (Jennings and Strand 1956). Surface drainage within the subbasin is primarily internal to small depressions between the sand dunes. Very few streams exit the area. Average annual precipitation is approximately 17 inches along the coast to 15 inches inland (DWR 2003).

3.0 SITE OWNERSHIP AND USE

Information pertaining to the historical nature of the Site was obtained through EDR.

3.1 SITE OWNERSHIP

According to the EDR 1940 Chain of Title report (EDR 2017i), included in **Appendix G**, the parcel associated with the Site is currently owned by the Monterey County Housing Authority which purchased the parcel via a Quitclaim Deed on February 10, 2005 from the United States of America acting through the Secretary of Health and Human Services. The parcel number associated with the property is 031-151-044-000. No other title records were available in the EDR 1940 Chain of Title report.

According to the EDR LienSearch report (EDR 2017g), included in **Appendix G**, no environmental liens are associated with the Site; however, activity and use limitations (AUL) are associated with the Site. The following AULs were identified in the quitclaim deed for the Site:

1. That for a period of thirty (30) years from the date hereof the Property herein conveyed will be used continuously for health purposes in accordance with Grantee's approved program of utilization as set forth in its application dated the 10th day of May 1996, amended on May 31, 1996, and for no other purpose;
2. That during the aforesaid period of thirty (30) years Grantee will not resell, lease, mortgage, or encumber or otherwise dispose of any part of the Property or interest therein except as Grantor or its successor in function may authorize in writing;
3. Where construction or major renovation is not required or proposed, the Property must be placed into use within twelve (12) months from the date of this Deed. Where construction or major renovation is contemplated at the time of transfer, the Property must be placed into use within thirty-six (36) months from the date of this deed.
4. That one year from the date hereof and annually thereafter for the aforesaid period of thirty (30) years, unless Grantor or its successor in function directs otherwise, Grantee will file with Grantor or its successor in function reports on the operation and maintenance of the Property and will furnish, as requested, such other pertinent data evidencing continuous use of the Property for the purposes specified in the above-identified application.
5. That during the aforesaid period of thirty (30) years Grantee will at all times be and remain a tax-supported organization or a nonprofit institution, organization, or association exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1986, as amended.
6. That, for the period during which the Property is used for the purpose for which the Federal assistance is hereby extended by Grantor or for another purpose involving the provision of similar services or benefits, Grantee hereby agrees that it will comply with the requirements of section 606 of the Act (40 U.S.C. § 476); the Fair Housing Act (42 U.S.C. § 3601-19) and implementing regulations; and, as applicable, Executive Order 11063 (Equal

Opportunity in Housing) and implementing regulations; Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d to d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations; Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681) and implementing regulations; the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. § 6101-07) and implementing regulations; the prohibitions against otherwise qualified individuals with handicaps under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and implementing regulations, and all requirements imposed by or pursuant to the regulations of Grantor (45 CFR Parts 12, 80, 84, 86 and 91) issued pursuant to said Acts and now in effect, to the end that, in accordance with said Acts and regulations, no person in the United States shall, on the ground of race, color, national origin, sex, age, or handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the program and plan referred to in condition numbered 1 above or under any other program or activity of Grantee, its successors or assigns, to which said Acts and regulations apply by reason of this conveyance.

It is Tetra Tech's opinion that the AULs identified for the Site do not represent a REC, CREC, HREC, or *de minimis* condition.

3.2 SITE USE - HISTORICAL

General information regarding the historical use of the Site was obtained from a review of available historical documents and interviews with Ms. Tonkin, Housing Management Manager with the Housing Authority of the County of Monterey and Site representative. According to historical information, the Site was undeveloped land within the boundary of the former U.S. Army Fort Ord facility prior to 1968.

Historical documents reviewed to gather information about historical site use included:

- Historical aerial photographs;
- Historical topographic maps; and
- Historical City Directories.

3.2.1 *Historical Aerial Photographs*

Twelve aerial photographs of the property dated 1949, 1956, 1968, 1971, 1974, 1981, 1987, 1998, 2005, 2009, 2010, and 2012 were obtained from EDR (EDR 2017b). Copies of the aerial photographs are included in **Appendix C**. Based on the aerial photographs, the Site was undeveloped land in 1949. Trails (assumed to be from military personnel training and staging as part of the Fort Ord military reservation) are on the Site and surrounding area. Parker Flat Cut-Off Road is first observed adjacent and east of the Site in the 1956 aerial photograph. Colonel Durham Street,

north of the Site, and the Site building are first observed in the 1971 photograph. The Site appears to be located in the administration and housing area of the former Fort Ord military reservation.

Aerial photographs show that the areas within the vicinity of the Site (associated with the military reservation) to the north, Gigling Road to the south, and a water tower to the east were first developed prior to 1949. Properties adjacent to the Site began development between 1950 and 1956.

The Site and surrounding areas appear to have been developed based on the needs of the military reservation. In the 1949 aerial photograph, military equipment staging is visible northwest of the Site. In the 1956 aerial photograph, the equipment staging area to the northwest continues to develop and barracks are located to the east. A portion of Colonel Durham Street is also observed north of the Site. Athletic fields (baseball and football) are visible to the north. In the 1968 aerial photograph, a new housing development is visible to the southwest of the Site and barracks to the east have expanded. A large area appears to be graded for development to the southeast.

In the 1971 aerial photograph the Site is developed, properties directly adjacent east and west are developed with housing and parking areas, and new structures are now observed north of Colonel Durham Street. Additionally, a new structure and parking areas are now visible to the southeast. Aerial photographs for years 1974 and 1981 are similar to the 1971 aerial photograph. In the 1987 aerial photograph, new structures are now visible directly north of the Site. The type of structures could not be determined from the aerial photograph. The 1998 and 2005 aerial photographs appear similar to 1987 except in 2005 the athletic fields appear to be overgrown. In the 2009 aerial photograph, the California State University Monterey athletic fields are observed to the northwest. The surrounding areas of the Site appear similar to conditions observed during site reconnaissance in the remaining photographs (2010 and 2012). No RECs were observed in association with the historical use of the Site and surrounding areas during the review of the historical aerial photographs.

3.2.2 *Historical Topographic Maps*

Eight historical USGS topographic maps were obtained from EDR (EDR 2017d). The maps, dated 1913, 1941, 1947, 1948, 1968, 1974, 1983, and 2012 are included in **Appendix D**. The maps dated 1913 and 1941 are a USGS 15-minute map depicting the Monterey, California quadrangle; the maps dated 1947, 1948, 1968, 1974, 1983, and 2012, are USGS 7.5-minute maps depicting the Marina and Seaside (vicinity), California quadrangles. The maps indicate that the Site is located at approximately 285 feet above msl. Based on the topographic maps, the Site is first depicted as developed land in the 1974 topographic map. Prior to 1974, the site was depicted as undeveloped land.

The surrounding areas are depicted as mostly undeveloped on the 1913 topographic map; however, the Southern Pacific Railroad and the town of Gigling are depicted to the west, and roadways are depicted to the north and south. The 1941 topographic map depicts the development of the Camp Clayton Military Reservation to the northwest, a roadway abutting the railroad and

several additional roadways near the Site. The 1947 and 1948 topographic maps depict additional development of the military reservation to the north and northwest, now identified as Fort Ord, and Gigling Road to the south. The 1968 through 1983 topographic maps depict Colonel Durham Street adjacent to the north of the Site and Parker Flats Cut-Off Road adjacent to the east of the Site, with additional structures evident to the east and west, and residential subdivision construction to the south and southwest. The 2012 topographic map depicts California State University of Monterey Bay to the west of the Site. No RECs were observed in association with the historical use of the Site and surrounding areas during the review of the topographic maps.

3.2.3 *Historical Fire Insurance Maps*

Historical Fire Insurance Maps were requested from EDR (EDR 2017c); however, coverage was not available for the Site. The No Coverage notice is included in **Appendix E**.

3.2.4 *Historical City Directories*

Historical City Directories were obtained from EDR (EDR 2017e). Research sources consulted included Cole Information Services and Polk's City Directory. Records were searched for the following years: 1959, 1964, 1969, 1973, 1977, 1982, 1992, 1995, 1999, 2003, 2008, and 2013 and results are included in an EDR summary report in **Appendix F**. The Site was not identified in any of the City Directories searched by EDR because there is not a formal street address for the Site. Surrounding properties were identified in the city directory report including a Community Church located north of the Site, Monterey College of Law to the east of the Site, and Robert Kirwan (individual associated with Army National Guard) located directly east and adjacent to the Site. Other properties associated with the Fort Ord military reservation were also included, but after research those sites were determined to not be in the vicinity for the Site. The historical use of the Site and surrounding properties, in Tetra Tech's opinion, do not appear to represent RECs for the Site.

3.2.5 *Historical Building Permits*

Historical Building Permits were requested from EDR (EDR 2017f); however, coverage was not available for the Site. The No Coverage notice is included in **Appendix H**.

3.2.6 *Property Tax Map*

A property tax map report was obtained from EDR (EDR 2017h); however, coverage was not available for the Site. The No Coverage notice is included in **Appendix H**. A property record card was obtained from the Monterey County Assessor's office, which confirms the parcel number for the Site is 031-151-044-000. The property record card is included in **Appendix H**.

3.3 SITE USE - CURRENT

The Site is currently owned by the Monterey County Housing Authority (since 2005) by way of Quitclaim

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Deed by the Department of Health and Human Services grant. The Site has been vacant since the transfer of title from the U.S. Army in 2005 to Department of Health and Human Services. The Site was identified as vacant during site reconnaissance.

4.0 SITE INSPECTION

Section 4.0 describes general site observations from the August 31, 2017 Site visit. Photographs of selected Site features were taken during the Site visit. Copies of select Site photographs are included in **Appendix A**.

4.1 SITE BUILDINGS AND GROUNDS

The Site is located at the southwest corner of Colonel Durham Street and Parker Flats Cut-Off Road in Seaside, Monterey County, California (**Figures 1, 2 and 3**). The Site consists of one 1.6 acres parcel. Based on the site reconnaissance, the Site includes an approximately 6,000 square foot building, two parking lots, a loading dock area and landscaped and vacant land. Two empty walk in refrigeration units, currently not in use, were observed on the west side of the Site building, in the loading dock area. Two abandoned semi-truck trailers were observed in the parking lot on the southern side of the Site building. The Site building was constructed of CMU blocks on a slab-on-grade foundation with a flat membrane roof. Vacant land was observed on the approximate southern half of the Site and consisted of trees and dense vegetation. The Site was vacant at the time of the site visit, and according to Ms. Tonkin, the Site representative, had been vacant since the Monterey County Housing Authority took ownership in February 2005.

4.2 UTILITY AREAS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEM

One structure was observed on the Site during site reconnaissance. The Site building has been disconnected from the public water system available from Marina Coast Water District. Heating was provided by a natural gas powered, forced air unit. The Site building did not have an air-conditioning system.

4.3 DRYWELLS/STORM DRAINS

No drywells or storm drains were identified near the Site. Tetra Tech observed several floor drains within the Site building. No items of concern were observed within the floor drains. Storm drains were observed along Colonel Durham Street and Parker Flats Cut-Off Road.

4.4 SURFACE WATER, PITS/PONDS/LAGOONS

No surface water bodies, pits, ponds, or lagoons were observed on the Site during site reconnaissance. The closest major water feature is the Pacific Ocean located approximately 1.8 miles west of the Site.

4.5 SURFACE STAINING

No staining was observed on the Site during site reconnaissance.

4.6 STRESSED VEGETATION

No stressed vegetation was observed during site reconnaissance.

4.7 STORAGE TANKS

No underground storage tanks (UST) or aboveground storage tanks (AST) were observed during the site reconnaissance. According to historical documentation, no USTs or ASTs were formerly used or associated with the Site.

4.8 SITE RECORDS

No Site records were available for the Site.

4.9 WASTEWATER

The Site building is connected to the Seaside County Sanitation District sewer service. No other wastewater was being generated at the time of site reconnaissance from the Site, and no evidence of mishandling of wastewater was observed.

4.10 ELECTRICAL TRANSFORMERS AND EQUIPMENT

U.S. Environmental Protection Agency (USEPA) Code of Federal Regulations (CFR) Title 40, Part 761, governs the manufacturing, processing, and distribution of polychlorinated biphenyls (PCB). The guideline defines a PCB transformer as any transformer that contains 500 parts per million (ppm) PCBs. PCB-containing electrical equipment is defined as “any electrical equipment including, but not limited to, transformers (including those used in railway locomotives and self-propelled cars), capacitors, circuit breakers, reclosers, voltage regulators, switches (including sectionalizers and motor starters), electromagnets, and cable, that contain PCBs at concentrations of 50 ppm and less than 500 ppm in the contaminating fluid.”

No transformers were observed at the Site during site reconnaissance however approximately 300 potential PCB-containing fluorescent light ballasts (FLB) were observed throughout the Site building and are considered a business environmental risk (BER). Electricity is currently supplied to the Site by the Pacific Gas and Electric Company.

4.11 PESTICIDE AND HERBICIDE USE

Tetra Tech did not observe pesticide or herbicide use at the Site during site reconnaissance. The EDR Chain of Title report identifies that to the best of the U.S. Army’s knowledge, ‘the presence of pesticides does not currently pose a threat to human health or the environment’ (EDR 2017i). The potential for past use of pesticides at the Site is therefore not considered a REC.

4.12 INDOOR AIR

4.12.1 Mold

Evidence of water damage was observed on the ceiling of the kitchen in the Site building; however, there was no evidence of potential mold observed in the Site building during site reconnaissance.

4.12.2 Radon Gas

Radon gas is a colorless, odorless gas that occurs naturally from the breakdown of uranium. Radon can be found in high concentrations where there are soils and rocks containing high levels of uranium, granite, shale, or phosphate. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as poorly ventilated basements), radon can concentrate and become a health hazard.

The USEPA has classified Monterey County, California as being located within the USEPA Radon Zone 2, with indoor average radon levels from 2 to 4 picocuries per liter (pCi/L). Based on information provided by GSA, radon testing has not been conducted at the Site.

The USEPA Radon residential threshold value for radon in indoor air is 4 pCi/L. According to the EDR report, 85 facilities were tested in Monterey County with all of the facilities reportedly under 4 pCi/L. Based on the results of testing in Monterey County radon is not considered a concern for the Site. Indoor air quality is not anticipated to be a concern at the Site.

4.13 RADIOACTIVE MATERIALS

GSA personnel and the Site contact were not aware of permitted radiological activities or materials at the Site. No information obtained indicated radioactive material use or storage within the neighboring properties. Therefore, radioactive materials are not a concern associated with the Site.

4.14 ASBESTOS

Asbestos assessment is not in the scope of work or ASTM standard and was not conducted as part of this investigation. However, during the inspection, a limited visual survey for suspect asbestos-containing materials (ACM) was performed (no sampling was conducted). ACM were used in the construction of structures prior to 1980, when use gradually was reduced in the United States. Based on the age of the building constructed on site between 1968 and 1971, the potential presence of ACM at the Site is considered a BER. Tetra Tech observed damaged suspect ACM (9-inch by 9-inch vinyl floor tiles and mastic) in the main lobby area of the Site building and additional areas of undamaged suspect ACM (vinyl floor tiles) in the retail store and office areas.

4.15 LEAD-BASED PAINT

A lead-based paint (LBP) survey was not conducted as part of this investigation. LBP is not an ASTM scope item. Tetra Tech observed evidence of damaged paint in the kitchen area (as indicated by peeling, chipping, or flaking paint) at the time of the site visit. LBP was mainly used prior to 1980, when use began to decline in the United States. Based on the Site building being constructed prior to 1980, it is Tetra Tech's opinion the potential presence of LBP at the Site is considered a BER.

5.0 REGULATORY REVIEW

5.1 RECORDS REVIEW

Environmental databases maintained by State and Federal agencies identify properties with confirmed or possible contamination, facilities that generate hazardous wastes, sites with USTs, and properties involved in Federal, State, or municipal enforcement actions were reviewed to assess the environmental status of the Site. **Table 2** presents a summary of the information provided by EDR (EDR 2017a) for the Site. The complete environmental EDR report is provided in **Appendix B**.

Table 2. Environmental EDR Report Summary

Database Reference	EDR Search Radius (miles)	Site	Surrounding/ Adjoining Properties
NPL	1.00	Not Listed	1 Listed
Proposed NPL	1.00	Not Listed	0 Listed
NPL LIENS	TP	Not Listed	0 Listed
Delisted NPL CERCLIS	1.00	Not Listed	0 Listed
FEDERAL FACILITY	0.500	Not Listed	0 Listed
SEMS	0.500	Not Listed	0 Listed
	0.500	Not Listed	1 Listed
CERC-NFRAP	0.500	Not Listed	0 Listed
CORRACTS	1.000	Not Listed	1 Listed
RCRA-TSDF	0.500	Not Listed	1 Listed
RCRA-LQG	0.250	Not Listed	1 Listed
RCRA-SQG	0.250	Not Listed	0 Listed
RCRA-CESQG	0.250	Not Listed	0 Listed
US ENG CONTROLS	0.500	Not Listed	1 Listed
US INST CONTROL	0.500	Not Listed	1 Listed
LUCIS	0.500	Not Listed	0 Listed
ERNS	TP	Not Listed	0 Listed
SHWS	1.000	Not Listed	0 Listed
SWF/LF	0.500	Not Listed	0 Listed
ENVIROSTOR	1.000	Not Listed	0 Listed
HWP	1.000	Not Listed	0 Listed
LUST	0.500	Not Listed	9 Listed
INDIAN LUST	0.500	Not Listed	0 Listed
UST	0.250	Not Listed	0 Listed
AST	0.250	Not Listed	1 Listed
INDIAN UST	0.250	Not Listed	0 Listed
FEMA UST	0.250	Not Listed	0 Listed
TANKS	0.250	Not Listed	0 Listed

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Database Reference	EDR Search Radius (miles)	Site	Surrounding/ Adjoining Properties
AUL	0.500	Not Listed	0 Listed
INDIAN VCP	0.500	Not Listed	0 Listed
BROWNFIELDS	0.500	Not Listed	0 Listed
ODI	0.500	Not Listed	0 Listed
DEBRIS REGION 9	0.500	Not Listed	0 Listed
SWRCY	0.500	Not Listed	0 Listed
SLIC	0.500	Not Listed	0 Listed
INDIAN ODI	0.500	Not Listed	0 Listed
HIST LF	0.500	Not Listed	0 Listed
US CDL	TP	Not Listed	0 Listed
SRS	0.500	Not Listed	0 Listed
DEL SHWS	1.000	Not Listed	0 Listed
CDL	TP	Not Listed	0 Listed
US HIST CDL	TP	Not Listed	0 Listed
HMIRS	TP	Not Listed	0 Listed
SPILLS	TP	Not Listed	0 Listed
AGSPILLS	TP	Not Listed	0 Listed
RCRA NonGen/NLR	0.250	Not Listed	0 Listed
DOT OPS	TP	Not Listed	0 Listed
DOD	1.000	Not Listed	1 Listed
FUDS	1.000	Not Listed	0 Listed
CONSENT	1.000	Not Listed	0 Listed
ROD	1.000	Not Listed	1 Listed
UMTRA	0.500	Not Listed	0 Listed
US MINES	0.250	Not Listed	0 Listed
TRIS	TP	Not Listed	0 Listed
TSCA	TP	Not Listed	0 Listed
FTTS	TP	Not Listed	0 Listed
HIST FTTS	TP	Not Listed	0 Listed
SSTS	TP	Not Listed	0 Listed
ICIS	TP	Not Listed	0 Listed
PADS	TP	Not Listed	0 Listed
MLTS	TP	Not Listed	0 Listed
RADINFO	TP	Not Listed	0 Listed
FINDS	TP	Not Listed	0 Listed
RAATS	TP	Not Listed	0 Listed
RMP	TP	Not Listed	0 Listed
PRP	TP	Not Listed	1 Listed
MNLS	0.500	Not Listed	0 Listed
DRYCLEANERS	0.250	Not Listed	0 Listed
ENF	TP	Not Listed	0 Listed

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Database Reference	EDR Search Radius (miles)	Site	Surrounding/ Adjoining Properties
AIRS	TP	Not Listed	0 Listed
CA FID UST	0.250	Not Listed	0 Listed
INDIAN RESERV	1.000	Not Listed	0 Listed
HIST UST	0.250	Not Listed	0 Listed
US AIRS	TP	Not Listed	0 Listed
SWEEPS UST	0.250	Not Listed	0 Listed
MWMP	0.250	Not Listed	0 Listed
CUPA	0.250	Not Listed	1 Listed
HIST CORTESE	0.250	Not Listed	5 Listed
EPA WATCH LIST	TP	Not Listed	0 Listed
US FIN ASSUR	TP	Not Listed	0 Listed
PCB TRANSFORMER	TP	Not Listed	0 Listed
COAL ASH	0.500	Not Listed	0 Listed
COAL ASH DOE	TP	Not Listed	0 Listed
COAL ASH USEPA	0.500	Not Listed	0 Listed
EDR MGP	1.000	Not Listed	0 Listed
EDR US Hist Auto Stat	0.250	Not Listed	0 Listed
EDR US Hist Cleaners	0.250	Not Listed	0 Listed
Notify 65	1.00	Not Listed	1 Listed

Notes:

AGSPILLS = Department of Agriculture Spills
 AIRS = Permit Contact List
 AST = Aboveground Storage Tanks
 AUL = Activity and Use Limitation Sites
 BROWNFIELDS = Petroleum Brownfields Program Sites
 CA FID UST = California Facility Inventory UST
 CDL = Clandestine Drug Labs
 CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System
 CERC-NFRAP = CERCLIS No Further Remedial Action Planned
 COAL ASH DOE = Steam-Electric Plant Operation Data
 COAL ASH USEPA = Coal Combustion Residues Surface Impoundments List
 COAL ASH = Coal Ash Disposal Site Listing
 CONSENT = Superfund (CERCLA) Consent Decrees
 CORRACTS = Corrective Action Report

CUPA = Certified Unified Program Agency Database
 Debris Region 9 = Debris Sites
 DEL SHWS = Deleted State Hazardous Waste Sites
 Delisted NPL = National Priority List Deletions
 DOD = Department of Defense Sites
 DOT OPS = Incident and Accident Data
 DRYCLEANERS = Registered Dry Cleaning Facilities
 EDR MGP = EDR Proprietary Manufactured Gas Plants
 EDR US Hist Auto Stat = EDR Exclusive Historical Gas Stations
 EDR US Hist Cleaners = EDR Exclusive Historical Dry Cleaners
 ENF = Generators Associated with Enforcement Log
 ENVIROSTOR = California Department of Toxic Substances Controls Site Mitigation and Brownfields Reuse Program Database

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EPA WATCH LIST = EPA Watch List Sites
ERNS = Emergency Response Notification System
FEDERAL FACILITY = Federal Facility Site Information listing
FEMA UST = Underground Storage Tank Listing
FINDS = Facility Index System/Facility Registry System
FTTS-FIFRA/TSCA Tracking System = FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act)/TSCA (Toxic Substances Control Act)
FUDS = Formerly Used Defense Sites
HIST CORTESE = Historical State Water Resources Control Board, Integrated Waste Board, and Department of Toxic Substances Control Sites
HIST FTTS = FIFRA/TSCA Tracking System Administrative Case Listing
HIST LF = Historical Landfill Database
HMIRS = Hazardous Materials Information Reporting System
HWP= Detailed information on permitted hazardous waste facilities and corrective action tracked in EnviroStor
ICIS = Integrated Compliance Information System
INDIAN LUST = Leaking Underground Storage Tanks on Indian Land
INDIAN ODI = Report on the Status of Open Dumps on Indian Land
INDIAN RESERV = Indian Reservations
INDIAN UST = Underground Storage Tanks on Indian Land
INDIAN VCP = Voluntary Cleanup Priority Listing
LUCIS = Land Use Control Information System
LUST = Leaking Underground Storage Tank Sites
MLTS = Material Licensing Tracking System
Notify 65 = Proposition 65 Records
NPL LIENS = Federal Superfund Liens
NPL = National Priorities List
ODI = Open Dump Inventory
PADS = PCB Activity Database System

PCB TRANSFORMER = PCB Transformer Registration Database
Proposed NPL = Proposed National Priorities List Sites
RCRA NonGen / NLR = RCRA - Non Generators/No Longer Regulated
RCRA-CESQG = RCRA-Conditionally Exempt Small Quantity Generators
RCRA-LQG = RCRA-Large Quantity Generators
RCRA-SQG = RCRA-Small Quantity Generators
RCRA-TSDF = RCRA-Treatment, Storage and Disposal Facilities
RMP = Risk Management Plans
ROD = Records of Decision
SEMS = Superfund Enterprise Management System
SHWF=State Hazardous Waste Facility
SHWS = Superfund Site Information Listing
SLIC = Spills, Leaks, Investigations and Cleanup Database
SPILLS = Spills Database
SRS = Site Remediation Section Database
SSTS = Section 7 Tracking Systems
SWF/LF = Permitted Solid Waste Disposal Facilities
SWEEPS UST = Statewide Environmental Evaluation and Planning System Underground Storage Tank
SWRCY = Recycling Facilities
TANKS = Petroleum Tank Sites
TP = Target Property
TRIS = Toxic Chemical Release Inventory System
TSCA = Toxic Substances Control Act
UMTRA = Uranium Mill Tailings Sites
US AIRS = Aerometric Information Retrieval System Facility Subsystem
US CDL = Clandestine Drug Labs
US ENG CONTROLS = Engineering Controls Sites List
US HIST CDL = National Clandestine Drug Laboratory Register
US INST CONTROL = Sites with Institutional Controls
US MINES = Mines Master Index File
UST = Underground Storage Tank Database

5.1.1 Site

The Site was not identified on the regulatory databases searched by EDR. However, the Site is located on the former U.S. Army Fort Ord Military Reservation and is thereby included under the facility-wide listings.

5.1.2 Surrounding Areas

Thirteen (13) sites were identified on State or Federal database lists searched by EDR within their respective search radii. A review of the sites identified indicates that 11 of these are associated with the Fort Ord Military Reservation, and nine of these are specifically associated with Building 4495, which is located approximately 0.6 mile east-northeast of the Site. The listings include: one Department of Defense (DOD) facility, one National Priorities List Superfund Enterprise Management System (NPL SEMS) facility, one Corrective Action Report (CORRACTS) facility, one Resource Conservation and Recovery Act Large Quantity Generators (RCRA LQG) facility; one RCRA Treatment, Storage and Disposal (RCRA TSDF) facility, one U.S. Engineering Controls Site List (US ENG CONTROLS) facility, one facility with Institutional Controls (US INST CONTROLS), one Records of Decision (ROD) facility, one potentially responsible parties (PRP) facility, nine leaking underground storage tank (LUST) facilities, one above ground storage tank (AST) facility, one Certified Unified Program Agency Database (CUPA) facility, one Proposition 65 Records (Notify 65) facility, and five Historical State Water Resources Control Board, Integrated Waste Board, and Department of Toxic Substances Control Sites (HIST CORTESE) facilities, within the regulatory search limits for each database. Facilities of concern are discussed below and on the following pages:

- **Fort Ord Military Reservation:** Fort Ord covers 46 square miles adjacent to Monterey Bay and approximately 5.6 miles north of Monterey, Monterey County, California. The installation is bordered by the City of Marina and the Salinas River to the north, El Toro Creek to the east, Seaside and Del Rey Oaks to the south, and Monterey Bay to the west. Fort Ord was established in 1917 as a maneuver area and field artillery target range for units then stationed at the Presidio of Monterey. Its primary mission now is training. Industrial operations at Fort Ord include vehicle maintenance areas, a battery charging/repair facility, photographic processing laboratories, spray painting operations, a plastics shop, laundry/dry cleaning facilities, vehicle wash racks, and a small arms repair shop. Chemicals and hazardous wastes were managed and disposed of at Fort Ord. According to tests conducted by the Army in 1986, elevated levels of contaminants were detected in off-base groundwater. The groundwater contaminants include carbon tetrachloride, tetrachloroethene (PERC), trichloroethene (TCE), 1,1,1-trichloroethane, and trans-1,2-dichloroethene. Six distinct sources of contamination have been identified. The groundwater contaminant plumes are shown to lie between 0.7 miles to 3.0 miles northeast of the Site (Ahtna Engineering 2011). The Site is located south of, and lies outside of, the associated groundwater protection zones. A copy of the Ahtna Engineering 2011 presentation depicting the extent of the groundwater protection zones and contaminant plumes is included in **Appendix H**. In addition, remediation of contaminated soil and groundwater is currently taking place at the Marina Municipal Airport, Fire Drill Area, approximately 3.0 miles northeast of the Site, where a release of approximately 600 gallons of petroleum products occurred. Fort Ord is participating in the Installation Restoration Program (IRP), established in 1978. Under this program, the U.S. Department of Defense seeks to identify, investigate, and clean-up contamination from hazardous materials. As

part of the IRP, the Army is currently completing a groundwater investigation to enable further delineation of the extent of groundwater contamination.

Tetra Tech reviewed the California Environmental Protection Agency's State Water Resources Control Board's online GeoTracker database (WRCB 2017) for the former Fort Ord facility. The most recent groundwater monitoring report located is the Quality Assurance Project Plan, Former Fort Ord, California, Volume I, Appendix A, Final Revision 5 – Groundwater Remedies and Monitoring at Operable Unit 2, Sites 2 and 12, and Operable Unit Carbon Tetrachloride Plume (Ahtna Environmental, Inc. 2017). A review of this report concluded that the Site is not located within any of the six groundwater contaminant plume areas at the former Fort Ord facility, and none of the contaminant plumes are located up-gradient (east) of the Site. A copy of the Ahtna Environmental, Inc. 2017 report is included in **Appendix H**.

Tetra Tech reviewed information on the former Fort Ord Environmental Cleanup Military Munitions Response Program website (<http://fortordcleanup.com/reference-documents/ffa/>). Tetra Tech reviewed the Munitions Response Sites Map and concluded that the Site is not within a munitions response site at the former Fort Ord facility. A copy of the Munitions Response Sites Map is included in **Appendix H**.

Tetra Tech reviewed relevant information from The Fort Ord Reuse Authority (FORA) Fort Ord Reuse Plan, Volume 4, Final Environmental Impact Report (EMC Planning Group 1997). The Site does not lie within any of the hazardous and toxic waste sites identified in this report. A copy of Figure 4.6-3, Hazardous and Toxic Waste Sites (EMC Planning Group 1997) is included in **Appendix H**.

Based on the inferred direction of groundwater flow in the vicinity of the Site to the northwest, along with the information obtained from GeoTracker, Fort Ord Environmental Cleanup Military Munition Response Program, FORA and Ahtna Environmental Inc., the former Fort Ord facility is not considered a REC.

- **Defense Manpower Data Center:** This facility is located at 400 Gigling Road, approximately 1,450 feet southeast of the Site, at a lower relative elevation. This facility is listed on the AST and CUPA databases. AST details including size and contents was not available in the EDR report. Based upon the distance from the Site and location at a lower relative gradient, this facility is not considered a REC.

5.2 LOCAL RECORDS

Tetra Tech sent a Freedom of Information Act (FOIA) records request to the Seaside Fire Department via e-mail on August 23, 2017, requesting copies of environmental records and

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permits related to the Site. As of the date of this report, a response from the Seaside Fire Department had not been received.

Tetra Tech sent a FOIA records request to the Monterey County Department of Environmental Health on August 23, 2017. As of the date of this report, a response from the Monterey County Department of Environmental Health had not been received.

Tetra Tech sent a FOIA records request to the United States Army Garrison, Presidio of Monterey on August 23, 2017. As of the date of this report, a response from the United States Army Garrison, Presidio of Monterey had not been received.

6.0 ADJACENT AND NEIGHBORING PROPERTIES

Section 6.0 provides information on the history of neighboring properties to identify potential environmental impacts to the site.

6.1 NEIGHBORING PROPERTIES - CURRENT

The Site's property is bounded to the north, east, south, and west by former Fort Ord buildings, which are now used for commercial or municipal uses. These include; a Community Church located northwest of the Site, offices of the 340th Brigade Support Battalion located directly north of the Site, an Army National Guard Office building located northeast of the Site, an unoccupied U.S. Army barracks to the east of the Site and a military storage building to the west of the Site. No environmental concerns were observed on neighboring properties at the time of site reconnaissance.

6.2 NEIGHBORING PROPERTIES - HISTORICAL

According to available historical documentation, the neighboring properties were generally developed as part of the former Fort Ord facility. Additional information of the former Fort Ord facility is located in Section 5.1.

7.0 HAZARDOUS MATERIALS AND WASTE MANAGEMENT

7.1 7.1 HAZARDOUS MATERIALS

The facility was vacant at the time of site reconnaissance and no hazardous materials were observed.

7.2 7.2 HAZARDOUS AND NON-HAZARDOUS WASTE MANAGEMENT

The facility was vacant at the time of site reconnaissance and did not contain hazardous or non-hazardous waste at the time of site reconnaissance. Tetra Tech does not consider waste management at the Site to be a concern.

8.0 USER PROVIDED ENVIRONMENTAL INFORMATION AND INTERVIEWS

The objective of the interviews is to obtain information concerning RECs in connection with the Site. This information was obtained verbally, as indicated below.

8.1 INTERVIEW WITH OWNER OR REPRESENTATIVE

Tetra Tech interviewed Ms. Shannon Tonkin, Housing Management Manager with the Housing Authority of the County of Monterey, and Site contact.

According to Ms. Tonkin, she was not aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site, or (3) any notices from any government entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products. Ms. Tonkin stated that the Housing Authority of the County of Monterey has not used the Site since it was transferred to the Housing Authority by the U.S. Army in 2005. Ms. Tonkin stated that when the Site was initially transferred to the Housing Authority it had been used by the U.S. Army as storage for furniture. This furniture was subsequently removed in 2009.

8.2 INTERVIEW WITH PAST OCCUPANTS

The Site was vacant at the time of site reconnaissance and past occupants were not readily available for interview. Based on site operations and review of regulatory data, Tetra Tech does not consider this data gap a REC for the Site.

8.3 INTERVIEW WITH ADJACENT PROPERTY OWNERS

Tetra Tech spoke with two employees of the neighboring Army National Guard property who stated that the building condition had not changed for a considerable period and they were not aware of any potential environmental concerns at the Site.

Further neighboring property owners were not readily available or unwilling to be interviewed during the time of site reconnaissance. Tetra Tech does not consider this data gap a REC for the Site.

8.4 USER PROVIDED INFORMATION

GSA provided a prior Phase I ESA report for the Site completed by Tetra Tech, dated August 31, 2016. The findings of this report were:

- The potential presence of ACM at the Site is considered a BER; and
- The potential presence of LBP at the Site is considered a BER.

No RECs were identified by Tetra Tech in this report (Tetra Tech 2016).

GSA provided no additional information regarding the Site in association with this Phase I ESA.

9.0 DEVIATIONS

There were no deletions or deviations from ASTM E 1527-13 with the exception of the following:

- Interviews with previous landowners were not conducted.
- Interviews with neighboring property landowners were not conducted.
- Time gaps of more than 5 years were noted in available historical information.
- Responses to FOIA requests from local agencies were not received.
- Historical Fire Insurance Maps were not available for the Site.
- Historical Building Permits were not available for the Site.
- Vehicles, buildings and vegetation on the Site prevented direct observations of the ground surface.

Tetra Tech does not believe that the identified deviations impact our ability to render an opinion regarding potential RECs, CRECs, HRECs, or *de minimis* conditions for the Site.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Tetra Tech has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13) for the property located at the southwest corner of Colonel Durham Road and Parker Flats Cut-Off Road, Seaside, Monterey County, California. This assessment has revealed the following findings that relate to the potential for contamination or liability in connection to the Site.

10.1 CONCLUSIONS

The Phase I ESA identified the following findings at the Site:

- Approximately 300 potential PCB-containing FLB were observed throughout the Site building and are considered a BER.
- Asbestos assessment is not in the scope of work or ASTM standard and was not conducted as part of this investigation. However, during the inspection, a limited visual survey for suspect ACMs was performed (no sampling was conducted). ACMs were used in the construction of structures prior to 1980, when use gradually was reduced in the United States. Based on the age of the building constructed on site between 1968 and 1971, the potential presence of ACM at the Site is considered a BER. Tetra Tech observed damaged suspect ACM (9-inch by 9-inch vinyl floor tiles and mastic) in the main lobby area of the Site building and additional areas of undamaged suspect ACM (vinyl floor tiles) in the retail store and office areas.
- A LBP survey was not conducted as part of this investigation. LBP is not an ASTM scope item. Tetra Tech observed evidence of damaged paint in the kitchen area (as indicated by peeling, chipping, or flaking paint) at the time of the site visit. LBP was mainly used prior to 1980, when use began to decline in the United States. Based on the Site building's date of construction prior to 1980, it is Tetra Tech's opinion that the potential presence of LBP at the Site is a BER.

10.2 RECOMMENDATIONS

Based on the conclusions outlined above, Tetra Tech makes the following recommendations to GSA for consideration with respect to the Site:

- Tetra Tech recommends replacement or removal of potentially PCB containing FLB at the Site.
- Tetra Tech recommends ACM and LBP assessments be completed at the Site to evaluate potential ACM and LBP located at the Site prior to future renovation or repair to be completed at the Site.

10.2 LIMITATIONS

The conclusions of the report are professional opinions based solely upon visual site observations, and interpretations of analyses as described in this report. The opinions presented within this report apply to the site conditions existing at the time of the investigations, and interpretation of current regulations. Therefore, opinions and recommendations provided within this report might not apply to future conditions that may exist at the Site.

The resumes of the environmental assessor who conducted the site reconnaissance and prepared the report and the resume of the environmental professional who oversaw completion of this work are provided in **Appendix I**. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10 of this part. We have the specific qualifications based on education, training, and experience to assess a Site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312 and attest to the completeness and accuracy of the information contained in this report.

Report Author

A handwritten signature in black ink, appearing to read 'Eoin Hurst'.

Mr. Eoin Hurst

Technical Reviewer

A handwritten signature in black ink, appearing to read 'Karmen Griffith'.

Ms. Karmen Griffith

Quality Control Coordinator

A handwritten signature in black ink, appearing to read 'Bob Farnes'.

Mr. Bob Farnes

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FIGURES

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**APPENDIX A:
PHASE I ESA SITE PHOTOGRAPHS**

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**APPENDIX B:
ENVIRONMENTAL DATA RESOURCES, INC. REPORT WITH GEOCHECK**

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**APPENDIX C:
AERIAL PHOTOGRAPHS**

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**APPENDIX D:
HISTORICAL TOPOGRAPHIC MAPS**

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**APPENDIX E:
CERTIFIED SANBORN MAP REPORT**

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**APPENDIX F:
HISTORICAL CITY DIRECTORIES**

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**APPENDIX G:
HISTORICAL CHAIN OF TITLE REPORT**

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**APPENDIX H:
ADDITIONAL INFORMATION REVIEWED**

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**APPENDIX I:
ENVIRONMENTAL PROFESSIONAL RESUMES**