



# FINDING OF SUITABILITY TO LEASE (FOSL)

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Dave Barney

BRAC Environmental Coordinator

PMO NE



# DEFINITIONS

- FOST – Finding of Suitability to Transfer
- LIFOC – Lease in Furtherance of Conveyance
- RIA – Review Item Area
- AOC – Area of Concern
- IR – Installation Restoration
- OU – Operable Unit



# BACKGROUND

(Excerpt from March RAB)

- Request for Lease
  - Impact to Transfer?
  - Impact to Clean-up?
- Finding of Suitability to Lease (FOSL)
- Interim Master Lease
  - Duration, Annual Term
- Lease In Furtherance of Conveyance
  - LIFOC, Long Term Lease (50 years)



# BACKGROUND

(Excerpt from March RAB)

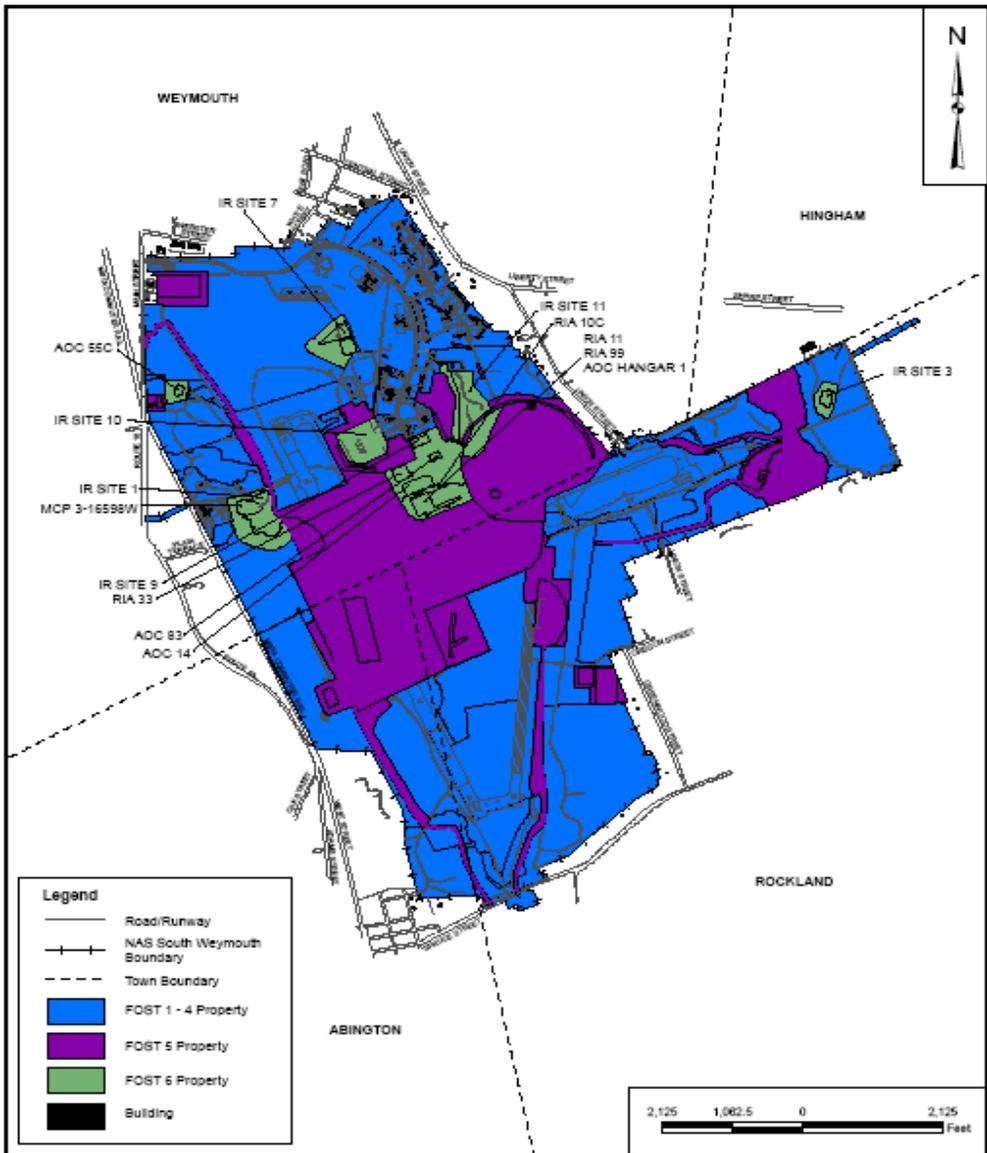
- Interim Master Lease
  - Use Consistent with Past Uses
  - Minimal or No Alterations
- Lease in Furtherance of Conveyance
  - Real Property Interest
  - Improvements with Permission
  - Demolition



# Why LIFOC, Why Now?

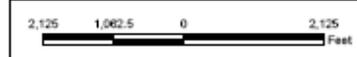
- Clean-up Is Not Complete
  - FOST 5 Sites
  - FOST 6 Sites
- Conveyance Plan Agreed Upon
  - EDC & PBC
- Re-Development Ongoing
  - Phase 1A

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**Legend**

- Road/Runway
- +— NAS South Weymouth Boundary
- - - Town Boundary
- FOST 1 - 4 Property
- FOST 5 Property
- FOST 6 Property
- Building



FOST 1 - 4 SITES, FOST 5 SITES, AND FOST 6 SITES  
 NAVAL AIR STATION SOUTH WEYMOUTH  
 WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
POSTS_6	FILE
TRANSFERRED/PROP.MXD	
REV	DATE
0	5/05/08
FIGURE NUMBER	
FIGURE NO.	



# What Needs to be Done? FOST 5 Sites - Navy

Site IDs	Description
IR 2, OU2	Rubble Disposal Area (Long Term Monitoring)
AOC 60	East Mat Drainage Ditch
AOC 61	TACAN Ditch, Outfall, and associated areas
RIA 62	French Stream
RIA 104	Old Swamp River
RIA 110	Southeast Antenna Field
RIA 111	“Old” Hangar 2
RIA 112	West Mat Stormwater Drainage System
MCP	Fire Fighter Training Area
	Main Gate Encroachment Area



# What Needs to be Done? FOST 6 Sites - Navy/SSTTDC

Site IDs	Description
IR 1, OU1	West Gate Landfill
IR 3, OU3	Small Landfill
IR 7, OU7	Sewage Treatment Plant
IR 9, OU10	Building 81
IR 10, OU11	Building 82
IR 11, OU12	Solvent Release Area
AOC 14	Water Tower
AOC 55C	Disposal Area North of Trotter Road
AOC 83	Hazardous Waste Storage Area
	Hangar 1 Floor Drains



# What Needs to be Done? FOST 6 Sites - Navy/SSTTDC

Site IDs	Description (continued)
RIA 10C	Hangar 1 Lean-to's
RIA 11	Aqueous Fire Fighting Foam Release
RIA 33	AIMD Building Shops
RIA 82	Power House
RIA 99	Radiological Survey



# Contents of a FOSL

- Purpose
- Description of Property
- Summary of Conditions, Notifications, & Restrictions
- Suitability Determination
- Enclosures – Details !



# Contents of a FOSL: PURPOSE

- Alterations & Improvements
  - Building Demolition
  - Utility System Installation
  - Runway Removal
- Environmental Investigations
- Environmental Response Actions



# Contents of a FOSL: DESCRIPTION OF PROPERTY

- Subdivided into Parcels, L-1 to L-15
  - Site Boundary and Buffer Zone
  - Physical Features
- Narrative Description of Parcel
- Reference to Site Information
- Parcel Acreage
- Proposed Zoning





# Contents of a FOSL: SUMMARY OF CONDITIONS, NOTIFICATIONS, & RESTRICTIONS

- Environmental Condition of Property
  - IR, AOC's, RIA's, and MCP Sites
  - Lead and Asbestos in Buildings
  - PCB's and UST's
- Details and References in Enclosures





# Contents of a FOSL: SUMMARY OF CONDITIONS, NOTIFICATIONS, & RESTRICTIONS (cont.)

- Environmental Notifications
  - Hazardous Substance Notification
  - Federal Facilities Agreement
  - Records of Decision
  - Land Use Controls
  - Notification of the FOSL



# Contents of a FOSL: SUMMARY OF CONDITIONS, NOTIFICATIONS, & RESTRICTIONS (cont.)

- Environmental Restrictions
  - Protection of Human Health & Environment
  - Maximum Flexibility w/Maximum Control
  - Media Specific: Soil and Groundwater
  - Activity Specific: Demolition, Digging
- Integrate Site Clean-up w/Development
  - Allows for Remedial Activities
  - Requires Access for Navy, EPA, & DEP



# Contents of a FOSL: SUMMARY OF CONDITIONS, NOTIFICATIONS & RESTRICTIONS (cont.)

- Examples of Restrictions:
  - Groundwater: NO Access without Prior Approval
  - Soil: NO Access without Prior Approval
  - Demolition: NO Demolition without Prior Approval
- Examples of Allowable Uses:
  - Building Demolition
  - Utility Installation



# Contents of a FOSL: SUMMARY OF CONDITIONS, NOTIFICATIONS & RESTRICTIONS (cont.)

- Additional Considerations:
  - Site Control & Security
  - Lease Actions at No Cost to the Government
  - Approved Work Plans & Permits
  - Protection and/or Abandonment of Monitoring Wells



# Next Steps

- FOSL Comment Period to June 18, 2008
- Responsiveness Summary
- Transfer FOST 3 and 4 Parcels
- Enter into Lease in Furtherance of Conveyance
- FOST 5
- FOST 6