

## Errata Sheet

**Final Finding of Suitability to Transfer  
Naval Air Station Joint Reserve Base – Willow Grove  
Shenandoah Woods Housing Complex  
Warminster, Pennsylvania  
(Approximately 55.12 Acres)  
As signed on 22 September 2015**

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This Errata Sheet outlines a correction to the Finding of Suitability to Transfer (FOST) for the Shenandoah Woods Housing Complex, Warminster, Pennsylvania. The reuse of the property is updated and a July 6, 2017 Site Inspection Report for Exhibit D is attached. Accordingly, the following erratum is listed below:

### **SECTION 2.0 Property Description**

1. Add the following update regarding future land use to the bottom of Page 3 of 18:

“In 2014, an environmental contamination issue emerged at the adjacent former NAWC Warminster. Perfluorinated compounds were detected in groundwater at levels above the EPA Safe Drinking Water Act Health Advisory levels. This environmental issue resulted in the need for extended due diligence by Warminster Township culminating in their position that the 29 acre land parcel (including 155 units of housing) is not developable due to the groundwater restrictions inhibiting construction and site development.

In 2017, the Township ultimately reached the conclusion that it was no longer in the public interest for them to continue pursuing future residential redevelopment of the 29 acre land parcel, as outlined in the HLRA's Redevelopment Plan, and that it now desired to acquire the property for community recreation purposes and open space uses. The Township proposes to demolish and remove the existing structures and improvements, and return the property to an open space condition.

The Navy's Quitclaim Deed will ensure that the property is used exclusively and in perpetuity for community recreation purposes and open space uses.

Regarding the remaining property, approximately 26 acres with 24 housing units were approved for a Department of Interior, Public Benefit Conveyance to Warminster Township for parks and recreation purposes, and the remaining 20 units of housing were approved for homeless use by the Aldie Foundation.”

2. The following language is added to the end of the last paragraph, found on page 4 of 18:

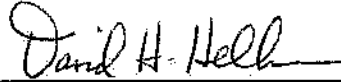
“, and July 6, 2017.”

FINDING OF SUITABILITY TO TRANSFER

This FOST Errata was reviewed and concurred by the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency. Based on the information contained in the FOST, as amended by this Errata Sheet, and the notices and covenants that will be contained in the deed, the property is suitable for transfer.

Aug 21, 2017

Date



\_\_\_\_\_  
David H. Hellman  
Deputy Director  
NAVFAC BRAC Program Management Office  
Washington, DC

Attachment:

July 6, 2017 Site Inspection Report for Exhibit D  
Regulator Comments and Responses for Exhibit H

6 July 2017

MEMORANDUM FOR THE RECORD

Subj: SHENANDOAH WOODS HOUSING COMPLEX WARMINSTER, PENNSYLVANIA  
VISUAL SITE INSPECTION ON 6 JULY 2017

Ref: (a) FOST of Subject Property, September 2015

Encl: (1) Site Photographs, 6 July 2017

1. This memorandum documents a visual site inspection of the Shenandoah Woods Housing Complex, Warminster, Pennsylvania. The purpose of the 6 July 2017 site inspection was to verify site information of reference (a).
2. Attendees: Martin Schy, James Rugh, and Jennifer Good from NAVFAC BRAC Program Management Office.
3. No significant changes to conditions identified in paragraph 3.0 of reference (a) were observed.
4. Photographs of the property are provided in enclosure (1).

A handwritten signature in black ink, appearing to read 'W. LIN', with a horizontal line extending to the right.

W. LIN  
BRAC Environmental Coordinator  
NAVFAC BRAC PMO

**Site Photographs**

**Naval Air Station Joint Reserve Base – Willow Grove  
Shenandoah Woods Housing Complex  
Warminster, Pennsylvania**

**6 July 2017**



**Photo 1**  
**Typical Shenandoah Woods Housing Units**



**Photo 2**  
**Typical Shenandoah Woods Housing Unit**



**Photo 3**  
**Bus Stop Shelter**



**Photo 4**  
**Maintenance Building**



**Photo 5**  
**Recreation Area**



**Photo 6**  
**Stormwater Retention Pond**



**Photo 7**  
**Gas Main**



**Photo 8**  
**Water Main Valve**





**Photo 7**  
**Power Transfer Station**



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029

August 8, 2017

Mr. Willington Lin  
Deputy Base Closure Manager and  
BRAC Environmental Coordinator  
NAVFAC BRAC Program Management Office East  
4911 South Broad Street, Building 679  
Philadelphia, PA 19112

Subject: Errata Sheet to September 2015 Finding of Suitability to Transfer (FOST), Naval Air Station Joint Reserve Base – Willow Grove, Shenandoah Woods Housing Complex, Warminster, Pennsylvania

Dear Mr. Lin:

The U.S. Environmental Protection Agency (EPA) Region III has reviewed the Errata Sheet which outlines the corrections to the *Final Finding of Suitability to Transfer, Naval Air Station Joint Reserve Base – Willow Grove, Warminster, Pennsylvania as signed 22 September 2015*. The Errata Sheet updates the future land use based on Warminster Township's decision to no longer use the 29-acres land parcel for residential redevelopment. Warminster Township now intends to acquire the property for community recreation purposes and open space land use. The updated land use remains consistent with the findings in the FOST.

This letter serves as EPA's concurrence and should accompany the subject document in an administrative record for the FOST which is available to the public for review. If you have any questions regarding the above, please contact me at (215) 814-3374.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Barbieri", is positioned below the "Sincerely," text.

Andrea Barbieri  
Remedial Project Manager  
Hazardous Site Cleanup Division  
US EPA, Region 3

Electronic cc: Sarah Kloss, EPA  
Colin Wade, PADEP

August 15, 2017

Mr. Willington Lin  
Deputy Base Closure Manager and BRAC Environmental Coordinator  
NAVFAC BRAC Program Management Office East  
4911 South Broad Street, Bldg. 679  
Philadelphia, PA 19112-1303

Re: Finding of Suitability for Transfer Errata  
Shenandoah Woods Housing Complex  
Naval Air Station Joint Reserve Base Willow Grove

Dear Mr. Lin:

The Pennsylvania Department of Environmental Protection (DEP) has reviewed the Errata to the September 2015 Finding of Suitability for Transfer (FOST) for the Shenandoah Woods Housing Complex located in Warminster Township, Bucks County, Pennsylvania.

DEP previously concurred with the findings in the 2015 FOST that all removal and remedial actions necessary to protect human health and the environment had been taken and that property is transferable under CERCLA Section 120(h)(4).

DEP understands that the purpose of this Errata is to update the 2015 FOST to reflect a change in future land use at this property; from future residential use to future recreational and open space uses. DEP concurs with the FOST Errata.

DEP reserves all rights and authorities relating to information not contained or referenced in this document, whether such information was known when this document was issued or discovered after such issuance. Please contact Ragesh Patel by email at [rapatel@pa.gov](mailto:rapatel@pa.gov) or by telephone at 484.250.5719 if you have any questions regarding DEP's concurrence with the FOST Errata.

Sincerely,



Sachin Shankar, P.E.  
Assistant Regional Director  
Southeast Regional Office

cc: Mr. R. Patel  
Mr. Cherry  
File  
Re 30 (rc17ecb) 227.1