



**Final  
Hazardous and Toxic Waste (HTW) Base Realignment  
and Closure (BRAC) Cleanup Team (BCT)**

**Meeting Minutes**

**February 13, 2025**

BRAC Conference Room and Microsoft Teams Teleconference  
Former Fort Ord, California



**Agenda**

Reference the handout titled "HTW BRAC Cleanup Team Meeting Agenda, Thursday, February 13, 2025 at 10:00 AM, Former Fort Ord, California."

**1. Attendance and Announcements**

Last Name	First Name	Organization	In-Person	Remote
Anderson	Thor	Harris Environmental	x	
Bayliff	Kyle	U.S. Army Corps of Engineers (USACE)		x
Cervantes	Christina	Chenega for BRAC		x
Clancy	Maeve	U.S. Environmental Protection Agency (USEPA)	x	
Corr	Erin	USACE	x	
Dillon	Holly	Ahtna Global, LLC (Ahtna)		x
Facchini	Hudson	Chenega for BRAC	x	
Faulkner	David	California Department of Toxic Substances Control (DTSC)		x
Gutierrez	Alberto	DTSC	x	
Henson	Alex	Ahtna	x	
Hession	Shaelyn	Ahtna		x
Kellett	MC	USACE	x	
Kowalski	Bart	Chenega for BRAC	x	
Lam	Nancy	USACE	x	
Leary	Brett	DTSC	x	
Lewis	Deborah	USACE	x	
Lieberman	Derek	Ahtna	x	
Lippa	Antonio	Ahtna	x	
Lobo	Joelle	U.S. Army BRAC, Fort Ord Office	x	
Mauck	Andrew	Ahtna	x	
No	Jason	Chenega for BRAC	x	
Nozaki	Chieko	JBW Federal for BRAC	x	
Rogers	Keegan	Ahtna		x
Santiago	Stephanie	U.S. Army DCS, G-9 BRAC		x
Savage	Tom	USACE		x
Sayas	Alyssa	Ahtna	x	

Last Name	First Name	Organization	In-Person	Remote
Schmidt	Eric	Ahtna	x	
Sellinger	Amber	California Regional Water Quality Control Board, Central Coast Region (CCRWWQCB)		x
Steckling	Karyn	CCRWWQCB		x
Stiebel	Cary	JBW Federal for BRAC	x	
Valdez	Val	Chenega for BRAC		x
Walak	Kelsey	USACE		x
Weisenfeld	Greg	Chenega for BRAC	x	
Wells	Alexa	USACE		x

Joelle Lobo acknowledged the recent changes in the Federal administration and advised that there is no current indication these changes will impact the Army BRAC program and it will move forward as usual.

## 2. BCT Minutes Status

The HTW BCT meeting minutes for the December meeting are currently under review with the Army and will be distributed for regulatory agency review soon.

## 3. Community Outreach Update

The handout titled “U.S. Army Fort Ord Environmental Cleanup Community Outreach Update” was reviewed. Additional discussion included:

- Jason No referenced the Draft 2025 Community Outreach Events factsheet as still ongoing.
- Fort Ord Prescribed Burn Plan is in the draft phase. Jason No advised he will be beginning the 2025 Community Survey and Interviews.
- A County Supervisor’s office inquiry was received through the Presidio of Monterey Public Affairs Office on December 11, 2025.
- The Finding of Suitability to Transfer (FOST) 12 Amendment #2 public comment period announcement was published on the website and in two local newspapers, the Monterey Herald and Monterey County Weekly, on December 26, 2025. The public comment period was seven days. Two community member requests were received to extend the comment period. On January 2, 2025, the FOST 12 Amendment #2 Public Comment Period Extension was announced in local newspapers, extending it to thirty days and ending on January 27, 2025.
- On January 3, 2025, a community inquiry was received on the information line requesting information regarding water quality.
- On January 8, 2025, the information kiosks were updated.
- On January 21, 2025, Marina Coast Water District (MCWD) inquired about installing two monitoring wells.
- On January 28, 2025, the Community Relations Office line received an inquiry requesting additional information about the FOST 12 Amendment #2 public comment period.
- On January 28, 2025, the Online Community Involvement Workshop website was announced. 713 mailers were distributed on February 5, 2025. Newspaper advertisements were published in the Monterey Herald and Monterey Weekly on February 6, 2025. An email announcement to 2,144 recipients was sent on February 7, 2025. The Online Community Involvement Workshop went live on FortOrdCleanup.com on February 8, 2025. On February 7, 2025, an inquiry was made by a local radio station regarding the Online Community Involvement Workshop. On

February 11, 2025, the Monterey County Weekly newspaper inquired about additional information regarding the Online Community Involvement Workshop. A small informative article was published in the paper on February 13, 2025.

- On February 7, 2025, Fort Ord Environmental Justice Network made an inquiry to the Community Relations Office line.
- A Technical Review Committee meeting was held on February 11, 2025.
- On February 11, 2025, the Community Relations Office line received an inquiry from a community member regarding property transfers.
- Upcoming activities were highlighted, including the Guided Nature Walk on May 10, 2025.
- Karyn Steckling with CCRWQCB advised that the CCRWQCB was contacted by a former service member about the drinking water quality in 1982 while he was stationed at Fort Ord. It was confirmed that the Army was supplying drinking water to the Fort Ord community at the time. Joelle Lobo advised to have the service member contact Jason No. Karyn Steckling asked what year the testing of drinking water began. Joelle said CCRWQCB could send the question to the Army and the Army would review the records to determine the date.

#### **4. Habitat Restoration**

The handout titled “Site 39 Inland Ranges Habitat Restoration Status Update” was reviewed. Additional discussion included:

- Thor Anderson noted that erosion control is being performed to maintain 19 sites. However, erosion has not been significant, so only minor maintenance is needed. The team is currently making erosion repairs at Historical Areas (HAs) 26 and 37.
- Photos of erosion control activities and a cougar pawprint at HA 37 were shown.
- The Draft Final 2024 Habitat Restoration Annual Report and data deliverables are currently in progress. The Final report is anticipated to be available in March. The 13<sup>th</sup> Annual Habitat Restoration and Biomonitoring meeting is scheduled for April 10, 2025.

#### **5. Operable Unit 2 (OU2)**

##### **a. Groundwater Remedy/Monitoring –**

The handout titled “Operable Unit 2 Data and Status” was reviewed. Additional discussion included:

- The Fourth Quarter 2024 event was completed and included data from November and December. Table 1 shows that the OU2 groundwater treatment plant (GWTP) was online 98 percent (%) of the time in November and 93% of the time in December. Downtime in December is the result of a PG&E transformer shut down and a regional windstorm power outage. Cumulatively since 1995 the OU2 GWTP has treated over 10 billion gallons of water and removed 1,000 pounds of chemical of concern (COC) mass. The treated water injection sample from December was below the discharge limits.
- Table 2 shows that there were 700 gallons of treated water used in November at the OU2 Landfills.
- Recent and upcoming key events were discussed as listed in the handout.
- Table 3 shows COC data from Fourth Quarter 2024 OU2 A-Aquifer sampling. Red boxes were used to identify increases in COC concentration compared to Third Quarter 2024, which was observed in wells EW-OU2-12-A, MW-OU2-08-A, MW-OU2-81-A, and MW-OU2-83-A.
- Karyn Steckling with CCRWQCB inquired about the repair status of two extraction wells. Holly Dillon with Ahtna said that the failed pump replacement on EW-OU2-04-A started this week and the issues with EW-OU2-17-A are still in the troubleshooting phase.

- Karyn Steckling inquired about the timeframe of installing new A-Aquifer extraction wells at OU2. Derek Lieberman stated that a timeframe cannot be provided at this time. Erin Corr added that this matter is one of many things on the list of objectives to complete and funding is a factor. Joelle Lobo advised that the Army is working on determining priorities.
- Karyn Steckling inquired about TCE detections at MW-OU2-40-A and whether there are any downgradient monitoring wells in this area near the edge of the Fort Ord-Salinas Valley Aquitard (FO-SVA). Derek Lieberman with Ahtna responded that, though there are not many wells right at the edge of the FO-SVA, there is a conceptual site model for OU2 based on groundwater flow directions and historical TCE plume migration indicating migration of the plume from the A-Aquifer over the edge of the FO-SVA and into the Upper 180-Foot Aquifer. He added that the suspected source of TCE in the area of MW-OU2-40-A is back diffusion from the FO-SVA.
- Karyn Steckling inquired about the cause of the increased COC concentrations at MW-OU2-08-A. Derek Lieberman said that there could be different possible causes for the increase or a combination of things. He noted that there are COC plumes upgradient of MW-OU2-08-A as shown on the Third Quarter 2024 map in the presentation, but the plume contours are based on a snapshot of COC concentrations in individual wells at that time and may not be a completely accurate depiction of the extent of the plumes downgradient toward MW-OU2-08-A. Another possible reason could be the changes in groundwater elevation, with decreasing elevation potentially leaving COC mass in the unsaturated zone and increasing elevation causing COCs to go back into the aquifer.
- David Faulkner with DTSC inquired about whether there are any soil gas monitors near MW-OU2-08-A and if there are any correlations with COC increases. Derek Lieberman said that there is no soil gas monitoring in this area and there is no vapor intrusion risk associated with the increase in COC concentrations because groundwater in this area is typically more than 100 feet below ground surface and vapor intrusion studies done nearby for OUCTP showed no risk. Holly Dillon added that these chlorinated volatile organic compounds (VOCs) are denser than water, which results in higher concentrations typically being observed deeper in the water column and lower concentrations near the water table. Karyn Steckling noted that lower concentrations of dissolved VOCs in the shallow groundwater could also be due to infiltration of rainwater.

b. Landfills Operations and Maintenance (O&M) – The handout titled “Former Fort Ord Operable Unit 2 Landfills Data and Status, HTW BCT, February 13, 2025” was reviewed. Additional discussion included:

- Key events were discussed for the First Quarter 2025 as listed in the handout.
- The photo on the handout is from 2002 and shows the borrow source area between Landfills Area E and Area F in the foreground and the engineered cover system under construction on a portion of Area E in the background.
- The First Quarter 2025 scheduled events were discussed as shown in the handout.
- A summary of the thermal treatment unit (TTU) operations was presented. In 2025 so far, the TTU has operated for 108 hours and removed approximately 8,935 pounds of methane.
- TTU influent methane concentration is at 35% and continues to decrease. An adjustment in the operation schedule may be needed if the decline continues. Methane levels and VOC concentrations continue to decrease.
- A new figure was included in the handout displaying surface water flow along the Area E Phase 2 vertical explanation area of the Landfill. This was prepared in response to Karyn Steckling’s request in the CCRWQCB’s January 24, 2025 comment letter on the Draft Final Annual GWMR.
- Karyn Steckling with the CCRWQCB inquired about attending the County quarterly inspection. Joelle Lobo said Karyn is welcome to attend and the Army can also provide a tour for her at any time if needed.

- Karyn Steckling inquired about setting up a separate call relating to only the Landfills. Joelle Lobo agreed. Erin Corr requested Karyn prepare an agenda with topics and questions to be provided before the meeting so the Army may prepare.

## 6. Sites 2 and 12 (Sites 2/12)

The handout titled "Sites 2 and 12 Data and Status" was reviewed. Additional discussion included:

- The GWTP operated 0% of the time in November and 50.3% in December. The GWTP was offline due to the effluent pump failure.
- The soil vapor treatment unit (SVTU) remained offline in November and December because soil vapor concentrations were below the Soil Gas Cleanup Levels.
- Recent and upcoming key events were discussed as listed in the handout.
- The Fourth Quarter 2024 and some preliminary First Quarter 2025 GWMP tetrachloroethene (PCE) results were discussed.
  - Groundwater data for Fourth Quarter 2024 shows concentrations of PCE declining below the aquifer cleanup level (ACL).
  - First Quarter 2025 preliminary data for PCE concentrations at EW-12-08-180U after 3 weeks and 6 weeks of operation were both non-detect, but the concentration increased to 3.4 micrograms per liter (µg/L) after the last one-week resting phase.
  - Progress has been good with pulse pumping and this strategy will continue.
  - The time-concentration chart for MW-12-20-180U shows intermittent increases in PCE concentrations, but it is currently non-detect.
- The soil vapor extraction and treatment system (SVETS) has been offline since August 2024.
- The Fourth Quarter 2024 Soil Gas Monitoring Program (SGMP) data were presented.
- Maeve Clancy with USEPA inquired about the encampment situation at the Sites 2/12 GWTP.
  - Derek Lieberman said that people were camping in heavy brush and the tree line between Highway 1 and the Sites 2/12 GWTP. One person was also encamped against the southern side of the GWTP, and they were using an exterior 110-volt power outlet. The Army worked with the City of Marina to clean up the area and conduct vegetation removal to deter camping.
  - Joelle Lobo noted that additional signage stating this area is federal property was displayed on the GWTP compound fence.
  - Maeve Clancy followed up by asking how frequently staff visit the site.
  - Derek Lieberman said that Ahtna personnel visit three times per week. Greg Weisenfeld of Chenega added that the Army conducts daily check-ins.
- Maeve Clancy with USEPA mentioned the email she had sent in early January regarding vapor intrusion and asked if the Army has a plan to sample soil gas in the area of the new mixed-use (commercial and residential) development near the Marina movie theater.
  - Joelle Lobo stated that contracting is in process for a QAPP addendum and four quarters of sampling. The Draft Quality Assurance Project Plan (QAPP) is expected to be issued this summer. Additionally, the Army would take Maeve's email into consideration and based on agreed upon decision criteria, indoor air sampling may be conducted after fewer than four quarters of sampling.
  - Erin Corr noted that discussion with the regulatory agencies regarding the sampling plan prior to the QAPP release would be prudent.

- Maeve inquired if there was any way sampling could happen sooner than after the currently estimated QAPP approval time. Joelle Lobo advised that contracting timelines are hard to negotiate. Maeve asked if sampling could be performed under the existing QAPP. Erin Corr said this will need to be looked into and would like to set up a meeting to discuss. Maeve requested a meeting in the next month. Joelle agreed to a meeting to include all the BCT members.

## **7. Operable Unit Carbon Tetrachloride Plume (OUCTP)**

The handout titled “Former Fort Ord Operable Unit Carbon Tetrachloride Plume Data and Status” was reviewed. Additional discussion included:

- A remedial summary was presented, and recent and upcoming key events were discussed as listed in the handout.
- Fourth Quarter 2024 results for OUCTP A-Aquifer were shared.
  - Vinyl chloride was not detected in 4Q2024.
  - Table 1 shows the following wells had an increase in carbon tetrachloride (CT) concentrations compared to Third Quarter 2024: EW-BW-160-A, MW-BW-32-A, MW-BW-36-A, MW-BW-48-A, MW-BW-85-A, MW-BW-89-A, MW-BW-90-A, and MW-BW-91-A. The time-concentration chart shows CT concentrations at MW-BW-80-A in Hydraulic Zone 5. MW-BW-80-A had an increase in CT concentrations above the ACL starting in 2018 at Station 2 and a second shallow passive diffusion bag (PDB) sampler was added at Station 1. A recent decrease in CT concentrations at this well has been observed.
  - Table 2 shows the analytical results for the Upper-180 Foot Aquifer. Sampling of extraction well EW-OU2-13-180 was conducted during well installation. Baseline sampling with PDB samplers indicated about 1 µg/L of CT throughout the saturated screen interval, but the concentration is currently over 3 µg/L. Other wells with CT above the ACL increased compared to the previous event. This is likely due to seasonal variations and increases are normal as shown in the trend chart for MP-BW-46-170.
  - A draft map of the Fourth Quarter 2024 CT and TCE plumes in the Lower 180-Foot Aquifer was shared and compared to the Third Quarter 2024 map. It was noted that the extent of the CT plume had increased. Table 3 shows the Fourth Quarter 2024 OUCTP Lower 180-Foot Aquifer & Supply Well Resample. The original sampling was conducted in November 2024 and resampling of supply wells FO-29, FO-30, and FO-31 was conducted in January 2025. Sampling in November shows increased CT concentrations in FO-29, FO-30, MW-BW-04-180, and MW-OU2-72-180. After the resampling in January, all the supply wells showed CT concentrations either decreased or were non-detect. The Army met with MCWD in January about the CT concentration increases in supply wells.
  - The time-concentration charts show new maximum CT concentrations; however, these levels are still below the ACL.
  - The chart showing TCE concentrations in the Lower 180-Foot Aquifer shows consistent levels in the last few years.
- Karyn Steckling with the CCRWQCB inquired about a remedy for the supply wells in the Lower 180-Foot Aquifer. She asked if any parameters or funding are in place if CT exceeds the ACL.
  - Joelle Lobo advised that the contingency plan in place includes steps to take if CT concentrations reach the ACL in a supply well. Additionally, the Army is meeting with MCWD quarterly and is working towards potential design elements and funding.

- Erin Corr shared that the specifics related to the wellhead treatment contingency plan are found in the *Final Operable Unit Carbon Tetrachloride Plume Lower 180-Foot Aquifer Remedial Design* (October 2010).
- Karyn Steckling inquired about whether sampling for chloromethane has been considered for enhanced in situ bioremediation (EISB) treatment for the A-Aquifer to demonstrate full degradation of the CT.
  - Eric Schmidt with Ahtna said that post-treatment testing is done for methane, ethene, and ethane as breakdown products.
  - Karyn asked if testing is currently being completed for dissolved methane.
  - Derek Lieberman confirmed that testing for dissolved methane occurs during the post-treatment period after an EISB deployment, but this is no longer being sampled and analyzed for during quarterly monitoring events and does not need to be because the remedial action objective per the OUCTP Record of Decision (ROD) is only for treatment of CT, not full degradation.
  - Karyn responded that based on her review of the current dataset, it appears CT is still spreading, and biotransformation of CT is no longer happening.
  - Derek disagreed with Karyn's assertion and referenced the figures presented in the annual reports that show the current and historical maximum extents of the CT plume indicating a significant reduction in the CT plume after EISB deployments. He noted that several EISB deployments have been conducted throughout OUCTP in the A-Aquifer to remediate CT and EISB has been demonstrated to be effective. He also clarified that there is a monitored natural attenuation (MNA) component of the remedy as described in the OUCTP RAWP.
  - Karyn asked if groundwater monitoring at OUCTP is associated with MNA.
  - Derek confirmed that groundwater monitoring in those areas where the CT plume remains will continue until concentrations decrease below the ACL.

## **8. Per- and Polyfluoroalkyl Substances (PFAS)**

The handout titled "Summary of Former Fort Ord Per- and Polyfluoroalkyl Substances (PFAS) Working Group (FOPWG) Activities" was reviewed. Additional discussion included an overview and photos of the In-Person FOPWG Meeting and Site Tour held on January 15, 2025. Additionally, Erin Corr noted that the DoD released new guidance about RSLs, which will be discussed at a future FOPWG meeting.

## **9. Basewide Range Assessment (BRA) and Lead Evaluation Status**

There was no handout for the BRA and Lead Evaluation Status. Discussion included:

a. BRA – the Comprehensive BRA Report is progressing.

b. Lead Evaluation at HA 18D and HA 23D – The Lead Explanation of Significant Differences (ESD) will be sent out following review of the TCE ESD.

c. Explanations of Significant Differences – The TCE ESD will be issued draft in early 2025. The Lead ESD will be issued draft following the TCE ESD.

## **10. Federal Facility Agreement (FFA) Schedule**

a. Status Update – The FFA schedule is provided to the agencies with the upcoming primary documents with the month the Draft and Draft Final versions will be issued. Draft versions of primary documents have a 60-day review period, and Draft Final versions have a 30-day review period.

**b. Document Schedule** – The handout titled “Former Fort Ord Document Schedule” was reviewed, and near-term documents were identified.

- The OU2 Well Decommissioning Work Plan Addendum Draft is currently under regulatory agency review. DTSC/RWQCB requested an extension, and the new comment due date is February 23, 2025.
- Erin Corr advised that, in the summer, QAPPs will become more consolidated, with one general governing QAPP supplemented with smaller work plans for site-specific work.
- Karyn Steckling with the CCRWQCB inquired on the status of the OUCTP A-Aquifer well installation in Hydraulic Zone 5.
  - Joelle Lobo said the Army Real Estate is working on this.
  - Erin Corr added that the wells will be outside of the former Fort Ord boundaries, so the Army is working on obtaining access and communicating with property owners in this area.

## 11. Action Items

The handout titled “HTW BCT 2024 Action Items” was reviewed.

- Action Item #3 was discussed. Karyn Steckling with the CCRWQCB requested additional information on this update, which Erin Corr noted.
- Adding a Landfills-specific meeting to the calendar was also discussed as an additional action item.

## 12. Calendar Update

The calendar was reviewed for upcoming community outreach and HTW BCT meeting event dates and community event dates:

- The PFAS Working Group Meeting was previously scheduled for March 12, 2025, but the CCRWQCB had conflicts. Erin Corr said that she would send out an email to reschedule.
- The next HTW BCT meeting is scheduled for May 9, 2025.
- The Guided Nature Walk is scheduled for May 10, 2025.
- The subsequent HTW BCT meeting is scheduled for July 25, 2025.

## 13. Final Questions

Karyn Steckling with the CCRWQCB inquired about the MCWD monitoring well installations. She requested a map or figure to review showing an overlay of groundwater COC plumes and where the monitoring wells are proposed. She also asked if there would be any benefit for the Army to have groundwater data from these wells.

- Joelle Lobo said that she will ask MCWD if they will share data.
- Karyn Steckling responded that since MCWD is currently asking for approval for construction of these wells, if there is any benefit for the Army to have access to these wells for monitoring purposes, now seems like the appropriate time to get an agreement together.

## HTW Governing Document References

The latest QAPPs in use and decision documents, including Records of Decision (RODs) and Explanations of Significant Differences (ESDs) are listed below. These are typically final documents not currently being reviewed. These documents can be used as references for site COCs, ACLs, monitoring, remedies, and project decision criteria. Fort Ord document numbers are given below.

- **Current QAPPs:**
  - Landfill Gas Revision 9: Final [OU2-702Y](#) (Jan 2025).
  - Soil Gas Revision 9: Final [BW-2792Z](#) (Dec 2024).



- Groundwater Revision 12: Final [BW-2785Z](#) (August 2024).
- **Decision Documents:**
  - OU2:
    - ROD: [OU2-480](#) (1994).
    - ESD No. 1: [OU2-406](#) (1995).
    - ESD No. 2: [OU2-458](#) (1996).
    - ESD No. 3: [OU2-523](#) (1997).
    - ESD No. 4: [OU2-656](#) (2006).
  - Sites 2/12:
    - ROD: [RI-025](#) (1997).
    - ESD: [BW-2794](#) (2016).
  - OUCTP:
    - ROD: [OUCTP-0021D](#) (2007).
  - Site 39:
    - ROD: [RI-025](#) (1997).
    - ROD Amendment: [RI-041E](#) (2009).