



**PRELIMINARY DRAFT**  
**Hazardous and Toxic Waste (HTW)**  
**Base Realignment and Closure (BRAC)**  
**Cleanup Team (BCT)**  
**Meeting Minutes**  
**May 9, 2025**



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

**Agenda**

Reference the handout titled "HTW BRAC Cleanup Team Meeting Agenda, Friday, May 9, 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	
Avelino	Sitlaly	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	
Gutierrez	Alberto	California Department of Toxic Substances Control (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	
Lieberman	Derek	Ahtna	x	
Lippa	Antonio	Ahtna	x	
Lobo	Joelle	U.S. Army BRAC, Fort Ord Office	x	
Martinez	April	USACE		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
Schmidt	Eric	Ahtna	x	

Last Name	First Name	Organization	In-Person	Remote
<b>Sellinger</b>	Amber	California Regional Water Quality Control Board, Central Coast Region (CCRWQCB)		x
<b>Steckling</b>	Karyn	CCRWQCB		x
<b>Stiebel</b>	Cary	PIE Services	x	
<b>Weisenfeld</b>	Greg	Chenega for BRAC	x	

## 2. BCT Minutes Status

The February HTW BCT meeting minutes are in Army back check review.

## 3. Community Outreach Update

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

- The analysis of the 2023 community surveys and interviews is in progress.
- Fort Ord Prescribed Burn Notification Plan was finalized and is available on the Fort Ord Cleanup website.
- The 2025 community surveys and interviews will be conducted this year.
- A few key recent activities were highlighted, including:
  - On February 13, Joelle Lobo U.S. Army BRAC, Fort Ord Office was interviewed and a news article was released by Monterey Weekly about the Community Involvement Workshop and Fort Ord National Monument.
  - On February 20-21, a series of inquiries from a community member via email were received. This is the same community member that Karyn Steckling (Water Board) has been talking with about groundwater. She referred the community member to BRAC and their questions were answered.
  - On March 14, the Fort Ord Environmental Justice Network (FOEJN) made an inquiry requesting support with a report they received.
  - On March 20, Joelle gave a presentation for the Military Officers Association of America.
  - On April 6, an information table was set up at the California Wildlife day, in which 75 people attended.
  - On April 12, an information table was set up at the Marina Earth Day Celebration, in which 141 people attended.
  - On April 13, an information table was set up during the Sea Otter Classic at the Lightfighter Landing Zone, where 9 people visited.
  - On April 15, an inquiry from a community member about the cleanup conducted near East Garrison was answered.
  - On April 15, a notification letter was sent to the Shea Homes community developer about the soil gas investigation in the southern Site 12 area and requesting their development plans. Karyn Steckling with CCRWQCB requested a copy of the notice.
  - On April 16, the California Air Pollution Control Officers Association presentation and tour was held.
  - On April 21-24, announcements were released for the Guided Nature Walk.
  - On April 24, a signed public notice for the Finding of Suitability to Transfer (FOST) Amendment 12 Amendment #2 was published in the Monterey Herald and the Monterey Weekly.

- On April 25, there was a class presentation for 29 students in the Pacific Grove High School AP Environmental Science class.
  - On April 26, there was an information table held at the Del Ray Oaks Earth Day event for 39 participants.
  - On April 27, there was an information table held at the Seaside Earth Day event for 69 participants.
  - On April 29, Guided Nature Walk sign-ups began the event is at full capacity.
  - On April 30, a letter was sent to 20 officials and on May 2 an email was sent to 20 officials about the prescribed burn.
- Upcoming activities were highlighted, including:
  - On May 10, the Guided Nature Walk will be held.
  - On July 26, the Community Involvement Mobile Workshop and Open House will be held
  - On August 29, an information table will be set up at the Monterey County Fair.
- Community Comments were reviewed on the handout, and pictures from the recent events were shared.
- Jason No inquired if the regulatory agencies had any recent correspondence with the Fort Ord Community Advisory Group (FOCAG). FOCAG believes that FOCAG comments on documents were not being added to the Fort Ord Document Library and Jason was curious where that erroneous information came from. The comments are uploaded after the signed hardcopy is received in the mail. DTSC and USEPA have corresponded previously with FOCAG, but not about the document library.
  - Alberto Gutierrez with DTSC noted that FOCAG had been in contact over different topics (Dune State Park) than those inquired about by Jason. Alberto forwarded FOCAG to the appropriate contact.
  - Maeve Clancy with USEPA responded that she had not provided the erroneous information to FOCAG and noted that she typically adds Army/BRAC staff to the cc line when correspondence does occur.
- Maeve Clancy with USEPA noted that FOEJN also contacted the USEPA requesting funding opportunities. The USEPA also noted receiving information through FOCAG about a website called Military Poisons that is fundraising to conduct sampling and a press conference at Fort Ord in October. The BRAC office is aware of the website and the fundraising. Karyn Steckling stated that Military Poisons had noted a Carbon Tetrachloride groundwater issue near the campus town development which appears to be unsubstantiated. Karyn asked if anyone from the BRAC office planned on responding. BRAC was not planning on responding. Karyn Steckling with the CCRWQCB noted that a community member associated with the Military Poisons website had attended a recent CCRWQCB board meeting.
- Karyn received a public record request from a community member, and they were directed to GeoTracker and the Document Library.
- Karyn requested that CCRWQCB is notified of any public notices for the prescribed burn in case there are any community requests for the CCRWQCB.
- Karyn asked about a Monterey Weekly newspaper article. It was a newsletter piece on the Fort Ord National Monument and the cleanup. The article will be shared with Karyn.
- Karyn wanted to see a copy of the letter to Shea Homes. Letter was regarding soil gas sampling in the wells near the development. Joelle stated she would share it with Karyn.
- Karyn asked about the letters to the officials; this was regarding the prescribed burn.

- Karyn asked if there was a way to include the community member names for the community member comments. Because the handouts become public the preference is not to include the names of the folks that have commented.

#### 4. Habitat Restoration

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

- The 2024 Annual Habitat Report is complete and will be available soon on the Fort Ord Document Library.
- Harris Environmental attended the 14<sup>th</sup> Annual Fort Ord Habitat Restoration and Monitoring meeting on April 10 and presented on 2024 Habitat Restoration Activities.
- The spring photo points at all 19 habitat restoration sites were completed.
- The HMP annual monitoring at HAs 38 and 44 was completed.
- Minor erosion control repairs were conducted at HA 28.
- Photos of spring photo points and HMP annual species were shared.

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

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

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

- Table 1 shows that the OU2 groundwater treatment plant (GWTP) was online 100 percent (%) of the time from January to March with a flow rate of approximately 800 gallons per minute (gpm). The concentrations of chemicals of concern (COCs) in the treated water injection sample from March were below the discharge limits. Since treatment began over 10 billion gallons of water has been treated and over 1,000 pounds of COCs have been removed.
- Table 2 shows that no treated water was used from January to March.
- Recent and upcoming key events were discussed as listed in the handout.
- Groundwater data was shared from the First Quarter 2025 groundwater monitoring program (GWMP) at OU2. Data was highlighted with increased concentration compared to the previous event. Trend charts were shared for select Hydraulic Zones 5 and 8 wells, including COCs above their aquifer cleanup levels (ACLs) at MW-OU2-75-A and MW-OU2-08-A.
- Some monitoring wells recommended for adding back to the GWMP in the 2024 OU2 Annual Report were sampled during the First Quarter 2025 GWMP and results were not detected or below their ACLs.
- Karyn Steckling with CCRWQCB asked for insight into the increase of COC concentrations at MW-OU2-08-A.
  - Holly Dillon with Ahtna noted that groundwater elevation changes and Landfills source contamination was disposed at different times, causing bubbles of contaminant mass moving through the area at varying times.
  - There was discussion on the slope of the increase in groundwater elevation at MW-OU2-08-A, which was sharper incline during the previous high precipitation year, and has since levelled off.
  - Karyn inquired if development of residential housing and increased irrigation in the area may have caused an increase in groundwater elevation. Derek Lieberman with Ahtna noted that is not considered a significant source of groundwater.
  - Karyn asked about the previous recommendation to install additional A-Aquifer extraction wells in this area. Joelle Iobo the U.S. Army BRAC, Fort Ord Office noted that is still under consideration.

- Karyn asked if the groundwater elevation increases have gotten near the bottom of the refuse material at the OU2 Landfills.
  - Derek Lieberman with Ahtna noted there is approximately 70 to 90 feet of vadose zone between the bottom of the waste (30 feet below ground surface) and the top of the groundwater A-Aquifer (100-120 feet below ground surface).
  - There was discussion about the OU2 Landfills history, with wastes starting in the 1950s and closure in 1987 with a cover and landfill gas extraction and treatment system.
  - Derek Lieberman noted that there is not continual infiltration picking up contaminant mass and transporting it to GW; moreover, considering the thickness of the vadose zone in this location, there is possibly legacy constituents in this zone that migrate over time.
  - Karyn inquired about the deepest landfill gas vent and Eric Schmidt with Ahtna will have to look into it and get back to Karyn with that information, but the probes bracket the depth of the waste which is approximately 12 to 32 feet below ground surface.
  - Karyn asked if there was any plan to address the groundwater elevation increase. There had been previously a discussion of additional wells in this hydraulic zone. BRAC said they are still looking at that option.
  - Karyn asked why the groundwater elevations continue to increase. Derek stated that we may still be seeing continued effects of the higher than average winter from 2023, but the amount is only about 2 feet, which isn't that significant.

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

- Key events were discussed for recent Second Quarter 2025 events and planned Third Quarter 2025 events as shown in the handout.
- The Monterey County Department of Health quarterly inspection was completed on May 1.
- A summary of the thermal treatment unit (TTU) operations was presented. So far, in 2025, the TTU has operated for 417 hours and removed approximately 33,975 pounds of methane. Changes from the previous year have not yet been evaluated.
  - Karyn Steckling with the CCRWQCB requested a trend showing the pounds of methane removed per year. Derek Lieberman with Ahtna noted that there are trends located in the OU2 Annual Report.
- The methane concentration at the TTU influent was last measured at 33.5%. Generally, the amount of methane removed from the Landfills decreases over time as the Landfills age.
- Eric Schmidt with Ahtna, explained that the methane levels continue to decrease. He recommended reducing from 50 to 40 hours per operational cycle to help slow the drop in methane.
  - Karyn asked if the reduction in hours could potentially impact the protectiveness of methane concentrations around the OU2 Landfills perimeter.
  - Eric noted that the perimeter probes would still be below the five percent methane regulation and that the 10-hour operational reduction would not have a discernible impact.
  - Karyn asked if the three primary methane-contributing extraction wells could be optimized. Eric stated that optimization already occurs. The treatment system currently extracts more volume from the newer Landfills Areas E and F since they have higher methane concentrations than the older areas.
- Karyn requested to continue to be in the loop about scheduled County quarterly Landfills inspections. Joelle noted that sometimes the County is not able to give too much notice beforehand.

- Karyn asked Eric if producing a figure of pounds of methane removed per year could be made. Eric and Derek of Ahtna responded, noting that the figure would not likely provide valuable information and that there are several charts and tables in the Annual Report which already provide this information.

## 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 84.9% of the time in January, 75% of the time in February, and 25.3% of the time in March.
  - The GWTP was offline for a one-week resting phase, on January 27, after being online for 6 weeks.
  - The concentrations of COCs in treated water injection samples from January through March were below the discharge limits.
- Recent and upcoming key events were discussed as listed in the handout.
- Groundwater tetrachloroethene (PCE) results were discussed including First Quarter 2025 GWMP data and some preliminary Second Quarter 2025 results at EW-12-08-180U. The COC concentration trend charts for EW-12-08-180U, MW-12-20-180U, MW-12-24-180U, and EW-12-07-180M were shared.
  - Preliminary results indicate PCE was not detected above the ACL at EW-12-08-180U in the First Quarter 2025. Data continues to indicate the effectiveness of pulse pumping, which is flushing PCE mass out of the interstitial pore spaces. Currently, the GWTP is pulsed with operational cycle of three weeks followed by a one week rest period.
  - Due to the levels of EW-12-07-180M being consistently low, the pump will be removed and turned into a monitoring well.
- Groundwater trichloroethene (TCE) results were discussed including First Quarter 2025 GWMP data. The COC concentration trend charts for MW-02-13-180M and MW-12-14-180M were shared.
  - MW-12-14-180M was above the TCE ACL in the First Quarter 2025 and is adjacent to EW-12-015-180M. EW-12-05-180M has been offline since Fourth Quarter 2023 when the pump failed. The failed pump was recently replaced (May 6).
  - MW-12-14-180M is also located downgradient of soil gas probe cluster SG-12-04 that previously had TCE concentrations above the soil gas cleanup level (SGCL).
  - Karyn requested additional information about the previous operation of EW-12-05-180M. Shaelyn Hession with Ahtna noted that it was operated until December 2023 when the pump failed. The pump was not replaced at the time due to groundwater modeling showing operation was not warranted. The last time TCE was above the ACL at EW-12-05-180M was in September 2013.
- No soil vapor extraction and treatment system (SVETS) sampling was performed in the First Quarter 2025 because the SVETS was offline.
- The First Quarter 2025 Soil Gas Monitoring Program (SGMP) data were presented, and no exceedances were observed. There is no indication that the SVETS will need to be operated in the near future.
- Additional soil gas sampling results in the southern Site 12 area in March for the vapor intrusion investigation was discussed. All results were below the screening and trigger levels. These soil gas probes will be sampled again during the Second Quarter 2025 SGMP conducted this month.
  - Karyn expressed gratitude to the Army for the sampling events in the southern Site 12 area and looks forward to a meeting discussing the results after the second sampling event results are received.

- Maeve Clancy with the USEPA also expressed thanks for the sampling events. The USEPA was originally planning to visit the site with the vapor intrusion and toxicologist USEPA personnel. However, after reviewing the results from the March sampling event, the site visit was cancelled, since the results did not indicate an urgent problem. USEPA looks forward to receiving more data and a more complete picture of the current site conditions in this area.
- Erin Corr with USACE noted that contracting is still in processing and they will update the BCT at the next meeting with the planned schedule for additional sampling efforts.
- Joelle Lobo with BRAC stated that we would share the preliminary data with the agencies on the next round of sampling, which should be available approximately a month after the sampling event.

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

a. Groundwater Remedy/Monitoring – The handout titled “Former Fort Ord Operable Unit Carbon Tetrachloride Plume Data and Status” was reviewed. Additional discussion included:

- Recent and upcoming key events were discussed as listed in the handout.
- No vinyl chloride was detected in A-Aquifer monitoring wells in the First Quarter 2025 monitoring event.
- Table 1 shows the A-Aquifer wells. Increased concentrations were observed at four locations. MW-BW-80-A has the highest concentrations of carbon tetrachloride (CT) but has decreased in the past few sampling events.
- Table 2 shows Upper 180-Foot Aquifer wells and no notable increases in CT concentrations.
- Table 3 shows the Lower 180-Foot Aquifer wells with decreases in CT concentration levels after the First Quarter 2025 sampling event.
- Karyn noted an error on page 10 of the handout showing TCE at FO-29 at ND when it should be around 1 micrograms per liter. Holly stated that she would look into this.<sup>1</sup>
- Karyn asked if the Marina Coast Water District (MCWD) made any changes to the supply well operations that would affect the data. Derek noted there was no indication of significant operational changes. Karyn noted one of the communications received from the Military Poisons website was an incorrect statement that these supply wells were shut down. Karyn reached out to MCWD directly this quarter to get an update and spoke with the water resources manager.

b. TCE in the Lower 180-Foot Aquifer – TCE is not a COC for the Lower 180-Foot Aquifer, but it is being monitored to assess any potential impact on the downgradient drinking water supply wells. Additional discussion included:

- Only one well (MW-BW-59-180) indicates concentrations of TCE above the ACL. The concentration of TCE decreased during the First Quarter 2025 GWMP event.

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

The handout titled “Summary of Fort Ord Per- and Polyfluoroalkyl Substances (PFAS) Working Group (FOPWG) Activities” was reviewed. Additional discussion included:

- The May FOPWG meeting had to be rescheduled and proposed dates will be suggested next week.

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

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<sup>1</sup> Chart FO-29 was corrected for TCE concentration in the Second Quarter 2025 and uploaded to the document library.

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

- a. BRA – The Comprehensive BRA Report is in internal review.
- b. Lead Evaluation at HA 18D and HA 23D – The Lead ESD will be drafted once the TCE ESD is completed.
- c. Explanations of Significant Differences – The Lower 180-Foot Aquifer TCE ESD is in internal review. An update on the schedule will be provided at the next HTW BCT meeting.

## 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 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 HTW Document Schedule” was reviewed, near-term documents were identified. Additional discussion included:

- Karyn noted that the CCRWQCB submitted comments on the PFAS Fact Sheet.
- Karyn noted that extensions were requested for the Groundwater QAPP and the Well Decommissioning QAPP. Joelle was ok with the extension requests.
- MC Kellett with USACE noted that USACE contracting limits are changing and extensions on contracts will not be allowed. Therefore, the regulatory agencies will be notified ahead of time if there are any documents upcoming for review that the comment period cannot be extended due to contract constraints.
  - Karyn asked if this was for all documents or only certain documents. MC clarified that it was for all contractual documents.
- Maeve Clancy with USEPA noted her current family emergency obligation and limits of staff availability at USEPA. Maeve will have limited availability over the next few weeks at least. Maeve noted that she might defer to DTSC or CCRWQCB in the future if necessary.

c. Proposed Changes to HTW Documents – In a previous HTW BCT meeting it was discussed that the QAPP and Annual Report process will be changing and the changes will begin in August. The document changes will consolidate the QAPPs and result in fewer items for the regulatory agencies to review.

## 11. Action Items

The handout titled “HTW BCT 2025 Action Items” was reviewed.

- Action Items #1 and #2 were discussed in agenda item #9.
- Action Item #3 was discussed in agenda item #6.
- Action Item #4 is pending scheduling from Karyn Steckling, who noted it will be scheduled before the next HTW BCT meeting.
- Karyn requested an update on the MCWD new monitoring well installations. Joelle noted that one location is ok to proceed with approval from the BCT via agency letterhead notices and from the County. The second well location requires a modification to the deed. Joelle will send out a permission letter from the Army shortly as an example for the regulatory agencies to use for their letters.
- Karyn asked about the TCE in the Lower 180 ESD, whether there was an updated timeline available for that. Erin stated that the date would be updated in the handouts.
- Karyn asked about MCWD request for monitoring wells at the Former Fort Ord. BRAC was going to send to the Water Board the Army’s email approving one of the locations, and they were requesting BCT approval as well on letterhead. Joelle is coordinating with Army headquarters and Environmental Law Division. It has been determined that for Parcel L35.1 (MCWD parcel) a



deed modification will be needed. There is currently no language that allows access. This will be sent out soon.

## 12. Calendar Update

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

- The Guided Nature Walk is scheduled for May 10.
- The July HTW BCT is scheduled for July 25 at 10:00 am.
- The in-person CIW and bus tour is scheduled for July 26. The bus tour will include groundwater cleanup visit to the OU2 Landfills and OU2 GWTP.
- The September HTW BCT is scheduled for September 18, at 10:00 am.
- Karyn asked whether the bus tours would be for both the groundwater cleanup as well as munitions. Joelle mentioned that touring the landfill and discussing the GWTS is planned.
- Karyn requested that future BCT handouts are sent via email since the CCRWQCB doesn't get a notification when handout attachments are added to the Outlook meeting invite. Erin said they would do that.

## 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 given below.

- **Current QAPPs:**
  - Landfill Gas Revision 9: Final [OU2-702Y](#) (February 2025).
  - Soil Gas Revision 9: Final [BW-2792Y](#) (December 2024).
  - Groundwater Revision 12: Final [BW-2785Z](#) (August 2024).
  - Groundwater Revision 11, Addendum No. 2, OUCTP Upper 180-Foot Aquifer Extraction Well Installation: Final [BW-2928B](#) (May 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).