



FINAL
Hazardous and Toxic Waste (HTW)
Base Realignment and Closure (BRAC)
Cleanup Team (BCT)
Meeting Minutes
December 11, 2025



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

Agenda

Reference the handout titled "HTW BRAC Cleanup Team Meeting Agenda, Thursday, December 11, 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	
Cervantes	Christina	Chenega for U.S. Army Base Realignment and Closure (BRAC), Fort Ord Office		x
Clancy	Maeve	U.S. Environmental Protection Agency (USEPA)		x
Corr	Erin	U.S. Army Corps of Engineers (USACE)		x
Dillon	Holly	Ahtna		x
Facchini	Hudson	Chenega for BRAC	x	
Faulkner	David	California Department of Toxic Substances Control (DTSC)		x
Gomez	Joseph	USACE		x
Gutierrez	Alberto	DTSC	x	
Hibbits	Betsy	USACE	x	
Kowalski	Bart	Chenega for BRAC	x	
Lieberman	Derek	Ahtna	x	
Leary	Brett	DTSC	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	
Santiago	Stephanie	DASA-ESOH, BRAC		x
Savage	Tom	USACE	x	
Schmidt	Eric	Ahtna	x	
Steckling	Karyn	Central Coast Regional Water Quality Control Board (CCRWQCB)		x
Stiebel	Cary	JBW Federal for BRAC	x	
Valdez	Val	Chenega for BRAC		x

Last Name	First Name	Organization	In-Person	Remote
Weisenfeld	Greg	Chenega for BRAC	x	

Joelle Lobo made announcement about project personnel:

- Stephanie Santiago has returned from maternity leave.
- Betsy Hibbits is replacing MC Kellett as the Senior Project Manager for USACE.
- Joseph Gomez is replacing Deb Lewis as the USACE Project Manager for HTW and Biological contracts.

Maeve Clancy announced that her Supervisor Michael Schulman left the USEPA and Maeve is now the acting Supervisor through the end of February until Michael Collins takes the position.

2. BCT Minutes Status

Regulatory agency comments on the July 2025 HTW BCT meeting minutes were received and responses are in progress. The September HTW BCT minutes are in internal Army review.

3. Community Outreach Update

The handout titled “U.S. Army Fort Ord Environmental Cleanup Community Outreach Update” was reviewed by Jason No. Jason presented details for long-term actions, recent activities, and upcoming activities. Additional discussion included:

- The 6th Five-Year Review outreach planning is starting, with outreach starting in 2026.
- Most of the public inquiries lately have been munitions related. Local homeowner’s association requested information about the prescribed burn. A construction company requested protocol information for munitions while doing work at the Fort Ord Dunes State Park. On November 4, a notice about a detonation was sent out and on November 5 the Fort Ord Environmental Justice Network (FOEJN) had an inquiry about the detonation.
- On November 18, there was a website community inquiry from a group of students from California State University Monterey Bay doing a project about the Fort Ord cleanup. They have not sent in their specific questions yet.
- On November 21, there was a community inquiry from a contractor working on the City of Seaside Campus Town project, requesting Geographic Information System (GIS) layers, which were provided.
- On November 24 and 25, community surveys were sent out via email and the U.S. Postal Service. Approximately 50 surveys have been completed so far.
- On November 25, received a call from the Marina Coast Water District (MCWD) inquiring about the status of their proposed monitoring wells.
- On December 3, an inquiry was received from York school about the fencing along South Boundary Road.
- The Annual Newsletter will be sent out this week and is available online.
- The next Community Involvement Workshop (CIW) will be online and available to the public February 21. The next Technical Review Committee (TRC) meeting will be held on February 24. The CIW will consist of short videos providing quick updates on the topics and will include munitions.
- Responses to community comments on several documents are in progress.
- A list of planned outreach events for 2026 was provided.
- Karyn Steckling requested the 2013 Community Relations Plan be reviewed for potential updates during the upcoming Five-Year Review.

4. Habitat Restoration

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

- Ongoing activities include caretaker and erosion control activities this fall.
 - Removal of invasive tree species encroaching on maritime chaparral habitat in HA 19.
 - Spreading native mulch at HA 37 for erosion control.
 - Collecting native seeds to supplement seed mixes.
- Erosion control activities are ongoing, including broadcasting seed mixes, installing straw wattles, and repairing rills.

5. Operable Unit 2 (OU2)

a. Groundwater Remedy/Monitoring –

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

- Several upcoming key events and future key events were reviewed, including a communications loss that caused low-flow operations at the OU2 groundwater treatment plant (GWTP).
- The GWTP operational data for September – November was reviewed.
- Holly presented sampling data, plume maps, and time-concentrations charts for the A-Aquifer and Upper 180-Foot Aquifer Fourth Quarter 2025 groundwater monitoring program (GWMP) preliminary data.
- Karyn Steckling asked what the red boxes indicate on Tables 3 and 4. Holly said they indicate an increase in chemical of concern (COC) concentration above its aquifer cleanup level (ACL) between the Third Quarter 2025 and Fourth Quarter 2025 groundwater monitoring events. The notes in the handout will be revised to clarify this.
- Karyn reiterated her comment on the OU2 Annual Report that she would like to see OU2 extraction wells EW-OU2-05-A and EW-OU2-06-A operating due to trichloroethene (TCE) concentrations at nearby monitoring well MW-OU2-40-A and so the TCE does not migrate over the edge of the Fort Ord – Salinas Valley Aquitard. Responses to comments are still in progress addressing this request.
- Karyn asked what the treated water was used for at OU2. Derek noted that it was used for Landfill perimeter road dust control during the GWMP quarterly event within the Landfill boundary.

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

- Eric presented Fourth Quarter 2025 key events and planned First Quarter 2026 activities.
 - The Monterey County Health Department inspection was conducted on November 6 and it went well. Two representatives from CCRWQCB, including Karyn, joined the inspection. Karyn noted that she appreciated coordination of the inspection and answering CCRWQCB questions.
 - Annual Landfill mowing was completed on October 13.
 - Owl nest box cleaning will be conducted the week of December 15.
- Eric highlighted that the PG&E power surge affected a variable frequency drive (VFD) for a blower at the landfill gas thermal treatment unit (TTU) and the VFD required replacement.
- Eric reviewed operational data for the TTU. The number of TTU operating hours for 2025 was reduced compared to 2024, with the TTU currently operating for one week and offline for two weeks.

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

The handout titled “Sites 2 and 12 Data and Status” was reviewed by Derek Lieberman. Additional discussion included:

- Derek presented Sites 2/12 recent and future key events. Operational data were presented for the Sites 2/12 GWTP and soil vapor treatment unit (SVTU) for September – November. The current GWTP pulse pumping regime is operational for four weeks and offline for one week. The SVTU is currently offline.
- Derek presented tetrachloroethene (PCE) and TCE groundwater sampling data, time-concentration charts, and plume maps.
- Derek presented soil gas monitoring results and time-concentration charts.
- Derek presented additional soil gas monitoring results for the Jetty Street area in comparison with proposed action levels. Soil gas probe cluster SG-12-16 was in the center of the historical TCE plume footprint and had higher TCE concentrations than other probes in the Third Quarter and Fourth Quarter 2025 sampling events. TCE concentrations at SG-12-17 near the Cinemark increased between the Third Quarter and Fourth Quarter 2025 sampling events. SG-12-24 is closer to the mixed-use commercial and residential buildings and has concentrations well below screening levels.
- There is still more monitoring to be conducted and the Draft Soil Gas Quality Assurance Project Plan (QAPP) Addendum describing the activities is estimated to be issued in January.
- Karyn Steckling asked for clarification about the soil gas rebound being assessed after the SVTU is shut off. Derek Lieberman noted that TCE concentrations in soil gas at SG-12-04 are what have been driving SVTU operations. The TCE concentrations at SG-12-04 typically decrease to near non-detectable levels during SVTU operations but then rebound after the SVTU is shut off.
- Karyn asked for clarification on monitoring criteria for soil gas probe SG-12-02-10. PCE concentrations at this probe are above the PCE soil gas screening level and below the soil gas cleanup level. It was noted that this probe is monitored quarterly due to proximity to the Target store front, but the deeper probes at SG-12-02 are monitored annually. Karyn noted that, since there are higher concentrations in the shallow probe, it could be an indicator of potential vapor intrusion, and there should be a reassessment of vapor intrusion risk due to changes in HVAC [heating, ventilation, and air conditioning] and slab conditions. Karyn recommended conducting indoor air testing to confirm results and stated that the soil vapor concentrations are too high to be considered for site closure and the PCE mass would have to be addressed in the remedy. David Faulkner noted that he agreed with a reassessment.
- Karyn noted that the TCE concentration at SG-12-17 increased to near 300 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which is not a short-term action level, but above the chronic exposure cancer action level of 100 $\mu\text{g}/\text{m}^3$. Ideally, the values would be below the chronic exposure cancer action level. Since the Cinemark has opened, an employee working there would already be half-way through their chronic exposure level.
- Karyn brought up the development that occurred south of Jetty Street without proper vapor intrusion screening because the plans were approved in the early 2000s when vapor intrusion was not an issue. The CCRWQCB is not involved in land use restrictions but is interested in figuring out what went wrong to prevent it from happening again at other sites, and to potentially take a relook at older Fort Ord developments for potential emerging contaminants, vapor intrusion, or new source area issues. The CCRWQCB is interested in knowing how land-use development plans that were approved in the early 2000s are currently being communicated with the Army.

- Derek stated that, in the property transfer process, one of the things the Army has to do is a Finding of Suitability to Transfer (FOST), which involves reviewing all the environmental work that has been completed on the property, and evaluating the environmental condition of the property with respect to its intended reuse once it is transferred. Derek noted that the property in the Jetty Street area was considered safe for its intended reuse at the time of the transfer and the regulatory agencies concurred with this. Under the CERCLA process, the Five-Year Review is meant to capture emerging contaminants and changes in the regulatory framework. The development at Sites 2/12 seems to be an isolated case and there are no similar concerns at other Fort Ord areas. The upcoming Five-Year Review will also evaluate the efficacy of site remedies. Maeve Clancy agreed with this approach for due diligence to see if there are any additional sites that were part of early transfers without deed restrictions at Fort Ord during the Five-Year Review.
- Karyn noted that, in the FOST, Parcel L12.3 had original intended reuse of a warehouse for Shelter Outreach Plus, and it ended up becoming condominium homes. Karyn wondered how there was a change in site use and no record of the decision could be found. Derek stated that it would be looked into it further.
- There was discussion about the Environmental Condition of Property (ECP) category for Parcel L12.3, which was designated ECP Category 3. Category 3 means that contamination was found on the property but not at levels that required any remedial action. Maeve stated that sometimes parcels are categorized this way if they have structures with asbestos-containing material or lead-based paint.
- Maeve asked about the trigger level for the restarting of the SVTU. Derek stated that the trigger level for restarting SVTU operations is still being reviewed and discussed internally. Recently the TCE trigger level was reduced from the soil gas cleanup level of 1,000 $\mu\text{g}/\text{m}^3$ to the Jetty Street area commercial trigger level of 800 $\mu\text{g}/\text{m}^3$ (residential is 200 $\mu\text{g}/\text{m}^3$). Derek stated that this trigger level is derived from short-term action levels for vapor intrusion and the default sub-slab attenuation factor. Karyn noted again consideration of the chronic exposure cancer level of 100 $\mu\text{g}/\text{m}^3$ for TCE when moving towards site cleanup. Derek noted the Soil Gas QAPP Addendum will only address the additional sampling to reassess the TCE soil gas plume in the area and assess for potential vapor intrusion risk of the developed areas in the Jetty Street area. There will also be separate residential and commercial scenarios presented in the QAPP Addendum.

7. Operable Unit Carbon Tetrachloride Plume (OUCTP)

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

- Holly presented key recent and future events.
- The Fourth Quarter 2025 GWMP data are not available for OUCTP at this time and therefore will be presented at the next BCT meeting.

8. Per- and Polyfluoroalkyl Substances (PFAS)

There was no handout for PFAS. An internal Fort Ord PFAS Working Group (FOPWG) meeting will be held next week.

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 currently with Erin Corr.

b. Lead Evaluation at HA 18D and HA 23D – The Lead Explanation of Significant Differences (ESD) is currently with Erin Corr. The timeline is not known yet for this ESD.

c. Explanation of Significant Differences – The TCE ESD is currently with the Fort Ord BRAC Office and will be going to BRAC Headquarters for review. The FFA schedule for this document will be sent soon.

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 Steckling noted that the CCRWQCB just received three documents to review at once over the holidays and extensions may be needed.
- Derek Lieberman said that a priority list of documents can be sent out.
- It was also noted that if one regulatory agency is granted an extension on a document, then by default, the other two regulatory agencies are also granted the same extension time frame.

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 was completed at the Landfill inspection. Karyn noted that another meeting is not needed at this time. The CCRWQCB may engage with DTSC at a later date to discuss stormwater regulations and historical decisions at the site.

12. Calendar Update

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

- The next HTW BCT is scheduled for February 19 at 10:00 am.
- The February CIW online presentations are going live on February 21.
- The February TRC is scheduled for February 24.
- The May HTW BCT is tentatively scheduled for May 8 at 10:00 am.
- The Guided Nature Walk is scheduled for May 9.

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).