

OE-0267

SUPERFUND PROPOSED PLAN:

NO ACTION IS PROPOSED FOR SELECTED AREAS AT FORT ORD, CALIFORNIA

United States Army

February 1, 2000

INTRODUCTION

The United States Army is presenting this **Proposed Plan*** for areas at Fort Ord for public review and comment. The areas addressed by this Proposed Plan will be termed **Track 0 (No Action)** areas. This Proposed Plan describes the process and rationale for taking no further action regarding ordnance-related investigations at select areas at Fort Ord (Figure 1). This Proposed Plan also identifies the areas that may be considered for no action at this time.

This Proposed Plan is based on information contained in the **Administrative Record** for Fort Ord. The Administrative Record contains documents used in making decisions for environmental remediation projects at Fort Ord. The Army encourages members of the local community and other interested parties to review these documents and make comments on the Proposed Plan before any action, including a **No Action** decision, is selected and approved. Information on how to make comments on the documents and the location of the Administrative Record is provided on pages 4 and 5 respectively, of this Proposed Plan.

The Army is the responsible party and lead agency for conducting investigations, reporting, and implementing remedial actions at Fort Ord. This Proposed Plan is part of the Army's community relations program, and meets the reporting requirements of Section 117(a) of the **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)** or **Superfund**. Public comments on this Proposed Plan will be accepted during a public meeting and after the public review and comment period. These comments will be considered when the Army, in consultation with

* Words in bold are defined in a glossary at the end of this document

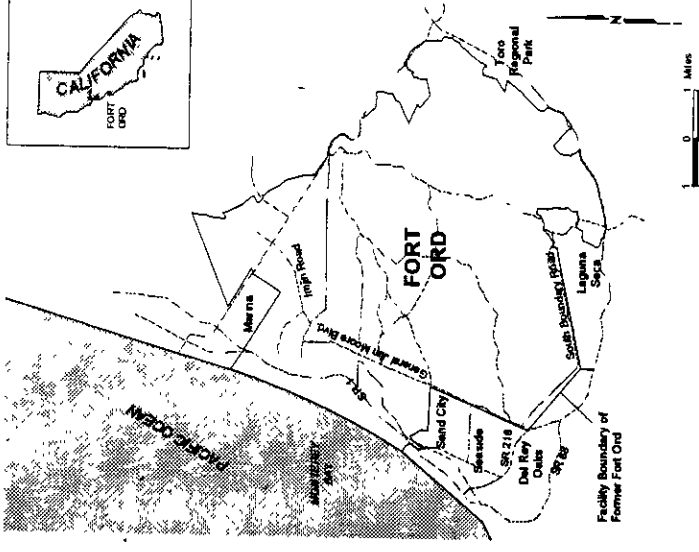


Figure 1. Fort Ord Location Map

Dates to remember:
MARK YOUR CALENDAR
PUBLIC COMMENT PERIOD:
 February 4 - March 5, 2000
 Comments on the Proposed Plan will be accepted at the public meeting and throughout the 30-day comment period.
PUBLIC MEETING:
 February 16, 2000
 The Army will hold a public meeting to explain the Proposed Plan. Oral and written comments will also be accepted at the meeting. The meeting will be held at 6:30 p.m., in Building 4280 (Post Chapel), General Jim Moore Boulevard (formerly North-South Road), former Fort Ord, California.
 For more information, see the Administrative Record or the Information Repositories listed on page 5 of this Proposed Plan.

Department of the Army
Environmental & Natural Resources
ATTN: Gail Youngblood, BEC
P.O. Box 5004
Monterey, California 93944-5004

the U.S. Environmental Protection Agency (EPA) and the Department of Toxic Substances Control (DTSC), a part of the California Environmental Protection Agency (Cal/EPA), makes a final decision in the Record of Decision (ROD) regarding the areas to be considered for No Action related to Ordnance and Explosives (OE) at Fort Ord. Responses to these comments will be included in a responsiveness summary attached to the ROD.

BACKGROUND

Fort Ord is located in northwestern Monterey County, California, approximately 80 miles south of San Francisco (Figure 1). The base comprises approximately 28,000 acres adjacent to Monterey Bay and the cities of Seaside, Sand City, Monterey, and Del Rey Oaks to the south and Marina to the north. A Santa Fe Pacific Railroad track and Highway 1 pass through the western portion of Fort Ord, separating the beach from the rest of the base. Laguna Seca Recreation Area and Toro Regional Park border Fort Ord to the south and southeast, respectively, as well as several small communities such as Toro Park Estates and San Benancio.

Since it was established in 1917, Fort Ord has primarily served as a training and staging facility for infantry troops. From 1947 to 1975, Fort Ord was a basic training center. After 1975, the 7th Infantry Division was based at Fort Ord. Fort Ord was selected for closure in 1991. The majority of the soldiers were reassigned to other Army posts in 1993. Although Army personnel still operate much of the base, the active Army division is no longer stationed at Fort Ord.

Because cavalry, field artillery, and infantry units used portions of the installation for maneuvers, target ranges, and other purposes, OE including artillery and mortar projectiles, rockets and guided missiles, rifle and hand grenades, land mines, pyrotechnics, bombs, and demolition materials, may be present on site.

Fort Ord was placed on the National Priorities List (NPL) of Superfund sites by the U.S. EPA

on February 21, 1990, due to evidence of contaminated soil and groundwater. A Federal Facility Agreement (FFA) was signed by the Army, EPA, DTSC, and the Regional Water Quality Control Board (RWQCB), a part of Cal/EPA. The FFA established schedules for commencing remedial investigations and feasibility studies and requires remedial actions be completed as expeditiously as possible. In 1991, the Basewide Remedial Investigation/Feasibility Study (RI/FS) addressing soil and groundwater contamination began, and Fort Ord was placed on the Base Realignment and Closure (BRAC) List.

A Basewide OE RI/FS Work Plan was developed in 1999 to address OE-related issues. As part of the OE RI/FS, a Literature Review was performed to evaluate OE-related activities at Fort Ord (HIA, 2000a). The results of the Literature Review have identified areas on which OE-related activities are not suspected to have occurred. One hundred and nineteen parcels are being proposed as Track 0 (No Action) areas at this time and are listed in Table 1.

SCOPE AND ROLE OF TRACK 0 AREAS

Definition and Description of an OE Track 0 (No Action) Area at Fort Ord

Track 0 areas at Fort Ord are those that contain no evidence of OE and have never been suspected as having been used for OE-related activities of any kind. These areas consist largely of land that has been developed for commercial or residential use throughout Fort Ord's history, and areas that have no physical or documented evidence of OE-related training. This determination is supported by a Literature Review which consisted of gathering and reviewing information from multiple sources. Historical records reviewed included range control files, historical maps, aerial photographs, historical film footage, real estate records, and newspaper articles. Interviews were conducted with retired military personnel, active Corps of Engineers employees, personnel present as active servicemen at Fort Ord from the 1930s

Table 1. Track 0 Parcel Groupings

Track 0 Parcel Groupings	Parcel	Description
Main Garrison (continued)	L23.1.5	
	L35.1	
	L35.2	
	L20.16.1	
	L20.16.2	
	L20.16.3	
	S1.5.1.1	
	S1.5.1.2	
	S1.5.2	
	L23.4	
L2.2.1		
L5.8.1		
L5.8.2		
L20.17.1		

Table 1. Track 0 Parcel Groupings

Track 0 Parcel Groupings	Parcels	Description
Surplus II	L1.1	This area was included in the 1940 property acquisition. The original property included physical training areas. The area later developed (large portion paved) to include troop housing and motor pools. A portion was investigated for chemical contamination under the RI/FS program (IRP Site 22). There is no evidence to suggest ordnance training. Many site walks were conducted in this area.
	L19.2	
	L19.3	
	L19.4	
	L32.2.1	
	L32.2.2	
	L32.3	
	L32.4.1	
	L32.4.2	
	L23.6	
	L36	
	L37	
	L15.1	
	L7.8	
	L7.9	
Main Garrison	L2.4.2	These parcels include portions of Fort Ord acquired at the time of the original land purchase in 1917 and subsequent purchase in 1940. Construction began in this area in 1940 and included some of the oldest development and construction. The facilities included troop housing, support facilities, and physical training areas. There is no evidence to suggest that ordnance was used on these parcels. Large portions of this area are paved. Several investigations related to potential chemical contamination have taken place on these parcels (IRP Sites 12, 13, 14, 15, 16, 17, 18, 19, 25, 28, and 38). Many site walks were conducted in this area.
	L2.4.3.1	
	L2.4.3.2	
	S1.3.1	
	E2b.1.1.1	
	E2b.1.1.2	
	E2b.1.1.3	
	E2b.1.1.4	
	E2b.1.5	
	E2b.2.1	
	E2b.2.2	
	E2b.2.3	
	E2b.2.4	
	E2b.2.5	
	E2b.3.1.1	
	E2c.2	
	E2c.3.1	
	E2c.3.2	
	E2c.3.3	
E2c.4.1.1		
E2c.4.2.1		
E2d.1		
E2d.2		
L2.1		
L12.2.2		
L12.2.3		
L12.3		
L23.1.1		
L23.1.2		
L23.1.3		
L23.1.4		

through base closure in 1994, and current OE contractors. Other factors considered included physical location of the area, development history, and the results of the remedial investigation and excavation activities at sites with contaminated soil or groundwater.

Special Case areas are also considered for No Action in this Proposed Plan, such as areas where OE was found within waste disposed in a landfill, but no OE-related activities occurred at the area, and the waste has been entirely removed.

Track 0 areas pose no known current or potential threat to human health or the environment from previous OE-related activities. The locations and descriptions of the areas proposed for No Action are shown on Figure 2 and are listed on Table 1. As a base-wide effort, the Army will report to the regulatory agencies any information concerning evidence of ordnance and explosives.

A detailed description of Track 0 areas including: background, investigations, and a rationale for the Track 0 designation, is presented in the Track 0 Technical Memorandum (HLA, 2000b).

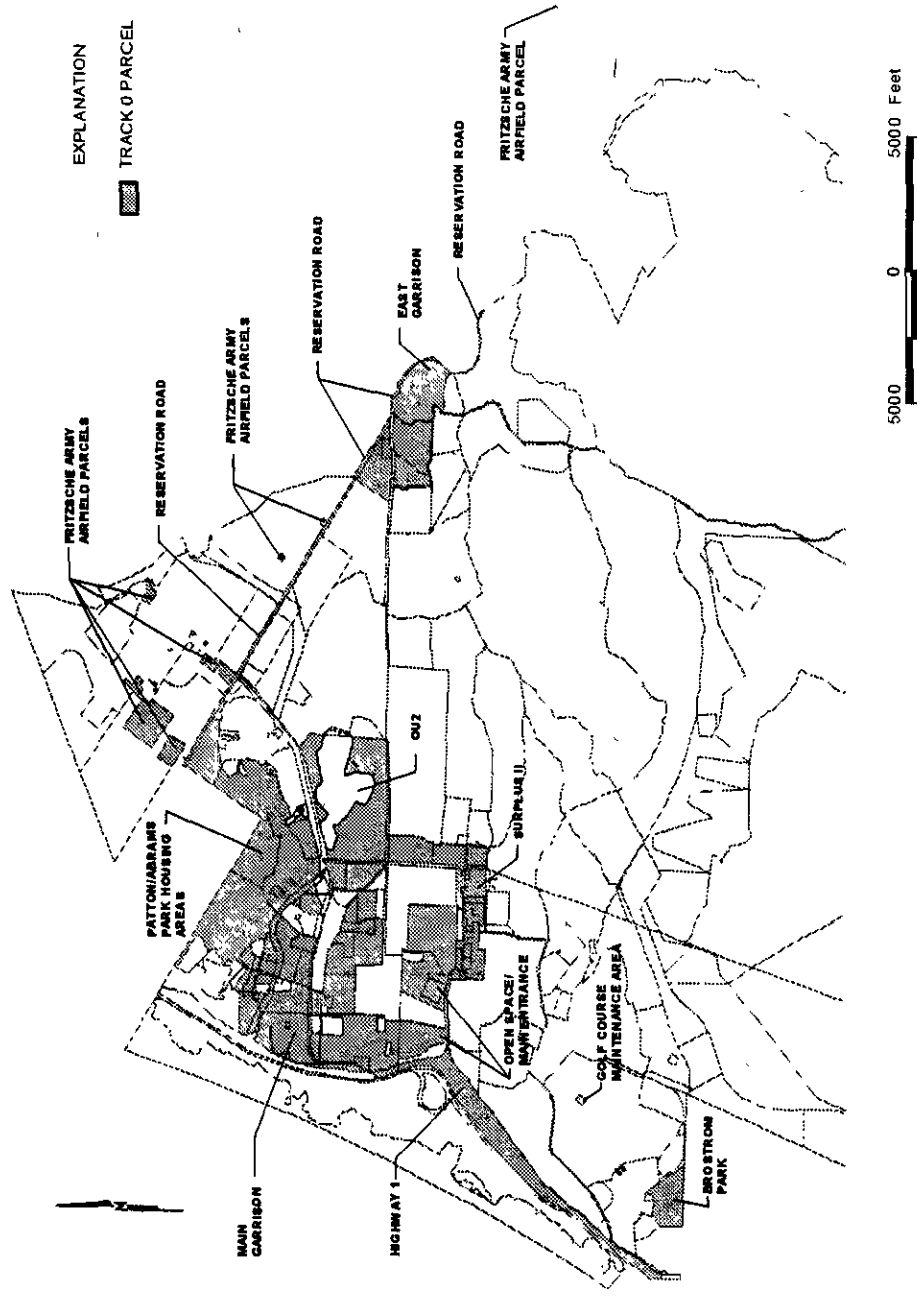


Figure 2. Track 0 Parcels

IMPLEMENTATION OF THE TRACK 0 PLUG-IN PROCESS

In addition to the areas which are currently known to be non-OE areas (Table 1) based on current knowledge outlined in the Literature Review (HLA, 2000a) and the Track 0 Technical Memorandum (HLA, 2000b) and which are proposed for immediate No Action in this Proposed Plan, there are other areas that may be eligible for Track 0 status in the future after further research has been completed in the OE R/FS. The process for documenting No Action decisions for these additional Track 0 areas will be a "plug-in" process. In this plug-in process, the rationale for designating an area as Track 0 will be presented in an Approval Memorandum. The Approval Memorandum will include:

- 1) A description of the area
- 2) A description of the historical use of the area
- 3) A rationale for the designation of an area as Track 0
- 4) A map of the area detailing location and any pertinent available OE-related information.

The Memorandum will be circulated to the regulatory agencies and the public for review.

Following a 30-day public comment period, the Army will forward the Approval Memorandum, public comments, and responses to comments to the regulatory agencies for final review and approval. Agency review of the Approval Memorandum will be completed within 10 working days of its submittal. Approval or modifications of the Approval Memorandum will be confirmed in subsequent written correspondence from the agencies. Notification of these proposed activities will also be distributed to the appropriate local agencies.

When the Army receives approval of a No Action area determination, a notice will be placed in a major local newspaper. Completed and planned No Action area determinations will also be described in the newsletter, the *Advance*, prepared by the Army for local residents.

Figure 3 summarizes the development and public approval of the Track 0 ROD process and Figure 4 summarizes the implementation of the Track 0 "plug-in" process.

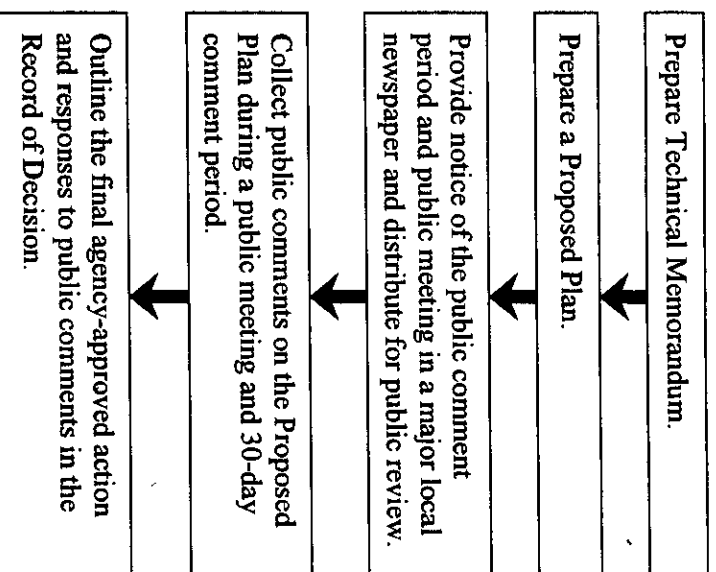


Figure 3. Track 0 ROD Process

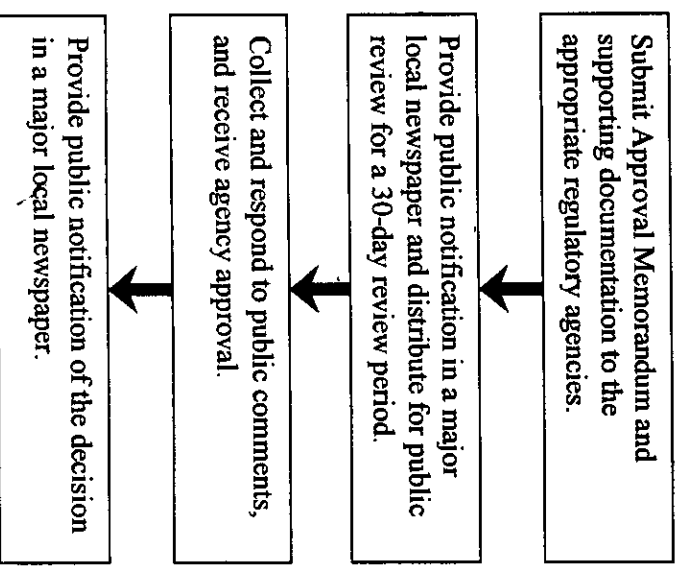


Figure 4. Track 0 Plug-in Process

Table 1. Track 0 Parcel Groupings

Track 0 Parcel Groupings	Parcels	Description
OU 2 Landfill	E2e.1 E2e.2 S1.3.3 S2.5.1.1 S2.5.1.2 S2.5.2.1 S2.5.2.2 E8a.1*	This area consists of open space excluding the OU 2 Landfill. Portions of these parcels were used for various nonordnance training activities including a Rifle Instruction Circle, Camouflage Area, and Proficiency Test Area. There is no evidence to suggest ordnance training in this area. The area of landfill disposal has been capped.
Reservation Road	(*portion) L5.10 L20.10.1 L20.10.2 L20.10.3	Prior to the acquisition of the property by the Army in 1940, Reservation Road was an unimproved Monterey County Road extending from Highway 1 to the East Garrison. The road continued around the perimeter of Fort Ord to Salinas. There is no evidence of ordnance training occurring on or alongside Reservation Road.
Patton/Abrams Park Housing	E2c.1 E4.1.1 E4.2 E4.3.1 E4.5 E5a L5.6.1 L5.6.2*	Parcels include the Patton and Abrams Park Housing Areas constructed in 1962-1969 and 1978-1982, respectively. Prior to construction of the housing areas, portions of the parcels were used for weapons training, set-up, and physical training (i.e., Mortar Square, Wire Entanglement Area, and the Proficiency Test Area). Portion of OE-13A was completely excavated. Parcel L5.6.1 and a portion of L5.6.2 are considered "Special Case" Track 0 areas. Although ordnance was found within landfill materials excavated from Parcel L5.6.1 and a portion of Parcel L5.6.2, the items were related to disposal within these parcels and not associated with ordnance use at OE Site 13A.
Open Space Main Entrance	(*portion) E15.1 L33.1 L33.2 S1.4	These parcels are mostly open space areas near the Fort Ord entrance. Portions of these parcels were developed at the time of the 1940 land purchase (e.g., Parade Ground/airfield). The parcels were used for physical training, weapons training, and set-up (i.e., Machine Gun Square, Rifle Instruction Circle). Secondary development included some building and paving (L33.1 and L33.2). Large portions of the parcels were investigated for chemical contamination under the R/FS program (IRP Sites 20, 23, and 24) and the UST program (e.g., overexcavation of UST 3803). Many site walks were conducted in these parcels.

Table 1. Track 0 Parcel Groupings

Track 0 Parcel Groupings	Parcels	Description
Highway 1	S4.1.2.1 S4.1.2.2 S4.1.3 S4.1.4 S4.1.5	These parcels make up Highway 1 and the right of ways (ROW). Highway 1 was in place before the establishment of Fort Ord.
Golf Course	F2.7.2	This parcel was developed at the time of the golf course construction in 1953. There is no evidence of OE use prior to construction of the golf course.
Brostrom Park	L27	This parcel is adjacent to the City of Seaside. Housing was built on the parcel in 1941 or 1942. The parcel was part of the 1940 land purchase.
East Garrison	E11b.1 E11b.2 E11b.3 E11b.4 L23.3.1 L23.3.2.1 L35.3 L35.6 L35.7 L35.8	These parcels were included in the original land purchase in 1917 and include some of the earliest construction at Fort Ord. The area was used as an encampment for troops stationed at the Presidio of Monterey. Troops utilized nearby small arms ranges as well as Inland Ranges to the southwest. Later training at these parcels included use of a skeet range, physical training area (Leadership Reaction Course), and Heavy Vehicle Driver Training Course. Several areas within these parcels were investigated for chemical contamination under the RI/FS program (IRP Sites 29, 30, 32, and 39A). Many site walks were conducted on these parcels. No evidence suggests ordnance use.
Fritzsche Army Airfield	S2.1.2 S2.1.3 S2.1.4.1 S2.1.4.2 L5.1.2 L5.1.3 L5.1.4 L5.1.5 L5.1.6 L5.1.7 L5.1.8 L5.1.9 L5.1.10 L5.2 L5.3 F7.1 F7.2	These parcels were included in the 1940 land purchase. Parcels include support buildings related to the FAAF, water supply wells, and open space areas associated with the OU 1 treatment system. With the exception of the water supply wells and two airport transmission beacons, these parcels consist of areas investigated for chemical contamination under the RI/FS program. No specific training activities occurred on the parcels; however, some of the parcels do fall within larger training areas (e.g., the Tank Ranging Area and a Basic Driving and Field Communication Course), which were in use prior to construction of the FAAF.

HOW TO MAKE COMMENTS

The local community and interested parties are encouraged to comment on the Track 0 decision process as summarized in this Proposed Plan, as well as on the areas that are being considered for No Action at this time. A public meeting regarding the Proposed Plan will be held on February 16, 2000, at 6:30 p.m. in Building 4280 (Post Chapel), General Jim Moore Boulevard (formerly North-South Road), former Fort Ord, California. Representatives from the Army, EPA, and DTSC will be present at this meeting to explain the Track 0 Proposed Plan, hear concerns, and answer questions.

Written comments will be accepted at the public meeting and throughout the 30-day public comment period from February 4 to March 5, 2000. Correspondence should be postmarked no later than March 5, 2000 and sent to the attention of the U. S. Army Representative at the address provided in the following section.

INFORMATION ACCESS

U.S. Army Representative

Department of the Army
Environmental & Natural Resources
ATTN: Gail Youngblood, BEC
P.O. Box 5004
Monterey, California 93944-5004
(831) 242-7924
Hours: 8:00 a.m. to 5:00 p.m.

Regulatory Representatives

U.S. Environmental Protection Agency
(Region IX)
Superfund Federal Facilities Cleanup Branch
75 Hawthorne Street, Mail Code SFD-8-3
San Francisco, California 94105
Contact: John Chesnutt
(415) 744-2324
Hours: 8:00 a.m. to 5:00 p.m.

Department of Toxic Substances Control,
Region 2
10151 Croydon Way, Suite 3
Sacramento, California 95827-2106
Contact: Rizgar Ghazi
(916) 255-3610
Hours: 8:00 a.m. to 5:00 p.m.

INFORMATION REPOSITORIES

Chamberlin Library
Building 4275 General Jim Moore Boulevard
(formerly North-South Road)
Presidio of Monterey Annex, CA 93944-5006
(831) 242-7680
Hours: Sunday through Thursday 12:00 p.m. to 7:00 p.m.

California State University Monterey Bay
(CSUMB)
Library Learning Center
100 Campus Center, Bldg. 12
Seaside, CA 93955
(831) 582-3872
Hours: Monday through Thursday 8:00 a.m. to 10:00 p.m.
Friday 8:00 a.m. to 5:00 p.m.
Saturday and Sunday 1:00 p.m. to 5:00 p.m.

Seaside Branch Library
550 Harcourt Street
Seaside, CA 93955
(831) 899-2055
Hours: Monday through Thursday 10:00 a.m. to 8:00 p.m.
Friday and Saturday 10:00 a.m. to 6:00 p.m.
Sunday 1:00 p.m. to 5:00 p.m.

Administrative Record Department Location

Fort Ord Administrative Record
Building 4463 Gigling Road
Room 101
Presidio of Monterey Annex, CA 93944-5004
Hours: Monday through Friday 9:00 a.m. to 3:00 p.m.
Other hours can be arranged by appointment
(831) 393-9186

REFERENCES

- Harding Lawson Associates (HLA), 2000a. *Draft Final Literature Review Report Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. Report prepared for the Department of the Army, Corps of Engineers, Sacramento District. January 4.
- _____. 2000b. *Draft Final Track 0 Technical Memorandum, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. Report prepared for the Department of the Army, Corps of Engineers, Sacramento District. January 21.

GLOSSARY

- Administrative Record** – A compendium of all documents relied upon to select a remedial action pertaining to the investigation and cleanup of Fort Ord
- Approval Memorandum** – For the purposes of No Action, a document submitted for regulatory agency review with supporting documentation of eligibility that will serve as a record that no action is necessary at an area upon approval
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund)** – A federal law that addresses the funding for and cleanup of abandoned or uncontrolled hazardous waste sites. This law also establishes criteria for the creation of decision documents such as the RI, FS, Proposed Plan, and ROD.
- Feasibility Study (FS)** – An evaluation of potential remedial technologies and treatment options that can be used to clean up a site
- No Action** – The designation or action taken on a site categorized by at least one of the following characteristics: a site or operable unit that is already in a protective state or a site for which CERCLA can not provide the appropriate authority to take or complete remedial action
- Ordnance and Explosives (OE)** – OE is anything related to munitions designed to cause damage to personnel or material through explosive force or incendiary action including bombs, warheads, missiles, projectiles, rockets, antipersonnel and antitank mines, demolition charges, pyrotechnics, grenades, torpedoes and depth charges, high explosives and propellants, and all similar and related items or components explosive in nature or otherwise designed to cause damage to personnel or material
- Proposed Plan** – A report specifically prepared for public review and comment that summarizes the content and conclusions of a Plan of Action or Study
- Record of Decision (ROD)** – A report documenting the final action, approved by the regulatory agencies, that is required at Superfund sites
- Remedial Investigation (RI)** – Exploratory inspection conducted at a site to delineate the nature and extent of chemicals and in this case OE present
- Superfund** – See Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) above