

Fort Ord Real Estate Actions Update 2020-01_v1.docx

FOST 11:

1. 2/1/18 – draft deed for Parcels L2.3 and L2.4.1 submitted to SPK-RE for review.
2. 2/20/18 – SPK-RE forwarded draft deed to SPK-OC for review.
3. 8/15/18 – SPK-OC completed deed review, disposal package submitted to USACE HQ for further review.
4. 1/18/19 – SPK-RE submitted deed to FORA, title report in progress.
5. 8/1/19 – FORA submitted draft MOA amendment to BRAC-D, includes FOST 11 parcels and Parcel L36.
6. 9/4/19 – ECP recertification complete.
7. MOA amendment at ODASA, under review at OGC.

FOST 12:

December 2012 – Chief, BRAC-D executed FOST. Deeds in progress:

1. E20c.1 to FORA – draft deed forwarded to OGC March 2014 for review, ELD briefed OGC mid-December 2019.
2. E29b.3.1 to FORA – deed recorded on 6/5/19.
3. S2.1.2 to UC – SPK-RE submitted disposal package to SWD on 2/27/19. ECP recertification executed by Chief, BRAC-D on 5/10/19. USACE-HQ submitted comments on deed to SPK, SWD, OGC, and ELD regarding legal sufficiency. SPK-RE updated information paper for USACE-HQ approval, submitted revised deed language to UC on 7/15/19, but UC requested complete deed because UC counsel changed; SPK-RE sent complete deed to UC on 8/14/19. On 10/8/19 UC said revisions to indemnification provision are insufficient and UC will have additional comments. SPK-RE requested full list of comments on 11/5/19, followed up on 12/9/19 and 1/23/20, UC is working on necessary documentation for internal approvals.

FOST 13:

1. Diocese of Monterey rescinded its PBC request for Parcel L36 on 04/11/05.
2. Requires amendment to Army/FORA MOA to change status of Parcel L36 from PBC to EDC, FO-BRAC submitted draft MOA amendment to ELD on 12/11/16.
3. FO-BRAC resubmitted draft MOA amendment to ELD on 8/2/18.
4. FORA submitted draft MOA amendment to BRAC-D on 8/1/19, includes FOST 11 parcels and Parcel L36.
5. ECP recertification process determined a new FOST is required to reclassify Parcel L36 as Category 1.
6. MOA amendment at ODASA, under review at OGC.
7. Draft FOST in progress.

FOSET 1:

CERCLA Warranty for Parcels L5.1.1 and L5.1.1.1 (FAAF MRS-34): draft submitted to ELD on 9/14/16.

FOSET 4:

CERCLA Warranty for Del Rey Oaks Parcels E29a, E29b.1, E31a, E31b, E31c, and E36 (>): draft submitted to ELD on 9/14/16.

FOSET 5:

1. CERCLA Warranty for City of Monterey Parcel E29.1 (Group 3) scheduled to be issued 2/11/20.
2. CERCLA Warranty for CSUMB Parcel S1.3.2 (Group 2); USEPA remedy complete determination dated 9/27/18; revised draft submitted to ELD on 6/19/19; ELD revisions received on 7/20/19; revised draft resubmitted to ELD on 7/23/19, ELD is coordinating with OGC; submitted to USACE SPK-RE on 10/17/19. Per BRAC-D and ELD, USACE SPK-RE forwarded to FORA. Scheduled to be issued 11/12/19.

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3. CERCLA Warranties for Parcels E4.3.2.2, E4.7.1, E4.7.2, E5a.1, and L5.10.1 (property overlying OUCTP): drafts submitted to ELD on 9/14/16.
4. CERCLA Warranties for Group 3 parcels (Del Rey Oaks/Monterey MRA [4 parcels], Laguna Seca Parking MRA [6 parcels], MOUT Site MRA [2 parcels]) in progress; USEPA remedy complete determination dated 9/27/18. Warranty for MOUT Site MRA scheduled to be issued 12/24/19 as part of MPC deed modification (submitted to ELD on 11/3/19). Warranties for City of Monterey Parcel E29.1 and City of Del Rey Oaks Parcels L20.13.1.2 and L20.13.3.1 scheduled to be issued 02/11/20.
5. CERCLA Warranties for Group 1 parcels (Parker Flats MRA [9 parcels], Seaside MRA [4 parcels]) in progress; USEPA remedy complete determination dated 2/28/19. Warranty for Seaside MRA scheduled to be issued 12/9/19 as part of Seaside deed modification (submitted to ELD on 10/15/19). Warranty scheduled to be issued 12/24/19 as part of MPC deed modification (submitted to ELD on 11/3/19).
6. CERCLA Warranties for Group 4 parcels (Future East Garrison MRA [4 parcels]) in progress; USEPA remedy complete determination dated 2/28/19.
7. CERCLA Warranty for Interim Action Ranges MRA (5 parcels) in progress; USEPA remedy complete determination dated 9/27/18. Warranty scheduled to be issued 12/24/19 as part of MPC deed modification (submitted to ELD on 11/3/19).

Parcel L20.4 (Oil Well Rd) transfer to Bureau of Land Management:

August 2013 – Letter of Transfer (LOT) under review at OGC (revisions/updates may be required due to time lapse). To be executed by DASA (IH&P).

ACSIM	Assistant Chief of Staff for Installation Management
BRAC-D	ACSIM Base Realignment & Closure Division
BRAC-FO	Base Realignment & Closure, Fort Ord Field Office
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (Superfund)
DASA	Deputy Assistant Secretary of the Army
ECP	environmental condition of property
EDC	economic development conveyance
ELD	Environmental Law Division
FORA	Fort Ord Reuse Authority
FOSET	Finding of Suitability for Early Transfer
FOST	Finding of Suitability to Transfer
IH&P	Installations, Housing and Partnerships
MOA	memorandum of agreement
MPC	Monterey Peninsula College
MRA	munitions response area
ODASA	Office of the Deputy Assistant Secretary of the Army
OGC	Office of the Army General Counsel
OUCTP	Operable Unit Carbon Tetrachloride Plume
PBC	public benefit conveyance
SPK	USACE Sacramento District
SPK-OC	USACE Sacramento District Office of Counsel
SPK-RE	USACE Sacramento District Real Estate
SWD	USACE Southwest Division
UC	University of California
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency