

Fort Ord Real Estate Actions Update 2025-05-09_BCT

Finding of Suitability to Transfer (FOST) 12 Parcel E20c.1:

- Priority: 1
- Recipient: Seaside; 70.26 acres
- FOST Amendment No. 2 to clarify environmental condition of property (ECP) under CERLCA 120(h)(3).
 - 12/26/24 – issued for public review/comment, comments requested by 1/27/25.
 - Comments received from FOCAG and Nina Beety.
 - 4/7/25 – U.S. Environmental Protection Agency (USEPA) concurrence received.
 - 4/9/25 – final FOST Amendment No. 2 executed (OTH-259C).
- Quitclaim deed to Seaside – U.S. Army Corps of Engineers (USACE) Sacramento District (SPK) Office of Counsel (OC) determination of legal sufficiency received 6/24/24, transmitted to Headquarters (HQ)-USACE.
- 4/15/25 – HQ-USACE RE and OC approval of draft quitclaim deed.
- 4/23/25 – draft quitclaim deed sent to Seaside.
- 4/29/25 – Seaside executed quitclaim deed.
- 5/7/25 – quitclaim deed transmitted to HQ-USACE RE for execution.
- Target transfer – Fiscal Year (FY) 25 Q3

FOST 11 Parcels L2.3 and L2.4.1:

- Priority: 2
- Recipient: Seaside; 27.03 acres
- Quitclaim deed to Seaside – SPK-Real Estate (RE) updating for SPK-OC review; SPK-RE to review deed package for completeness; title report completed in 2019.
- Covenant to Restrict Use of Property (CRUP; soil disturbance) – draft per Parker Flats Munitions Response Area Track 2 Munitions Response Site (MRS) Record of Decision (ROD), sent to Department of Toxic Substances Control (DTSC) and USEPA 8/21/23.
 - USEPA requested update to its mailing address.
 - DTSC sent revised version of CRUP to U.S. Army Legal Services Agency, Environmental Law Division (ELD) week of 12/4/23 and ELD completed review. ELD coordinating with DTSC.
 - Per 1/17/24 email, DTSC prioritizing FOST 12 Parcel S2.1.2 CRUP.
 - 9/5/24 – ELD comments on revised draft CRUP submitted to Base Realignment and Closure, Fort Ord Field Office (BRAC-FO).
 - 9/23/24 – draft CRUP sent to DTSC for review.
 - 11/1/24 – DTSC comments received.
 - 1/10/25 – comment resolution meeting between BRAC-FO and DTSC.
 - 1/24/25 – DTSC proposed revision, forwarded to ELD and Office of the Deputy Chief of Staff G-9 BRAC Branch (BRAC G-9) on 1/28/25.
 - 4/14/25 – revised draft CRUP sent to DTSC.
- FOST Amendment No. 2 in progress.
- Target transfer – FY26 Q4

Finding of Suitability for Early Transfer (FOSET) 1:

- Priority: 3
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Warranty for City of Marina Parcels L5.1.1, 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, and L5.3 (MRS-34): SPK-RE preparing deed package.

FOSET 4:

- Priority: 4
- CERCLA Warranty for City of Del Rey Oaks (DRO) Parcels E29a, E29b.1, E31a, E31b, E31c, and E36 (MRS-DRO.1, MRS-DRO.2, MRS-43).

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- Deed chain of title from the Redevelopment Agency of DRO to DRO recorded 4/26/24.

Parcel F1.3:

- Priority: 5
- Recipient: Bureau of Land Management; 806.7 acres
- SPK-RE provided fed-to-fed (FTF) disposal checklist on 3/26/24.

FOST 12 Parcel S2.1.2:

- Priority: 6
- Recipient: University of California (UC); 46.32 acres
- Quitclaim deed to UC – tabled pending further PFAS actions for this parcel.
- CRUP (groundwater) – tabled pending further PFAS actions for this parcel.
- Target transfer – FY28 Q4