

**FINDING OF SUITABILITY TO TRANSFER
(FOST)
AMENDMENT #2**

Former Fort Ord, California

**rack 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2
(FOST 12)**

9 April 2025

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April 2025

1. PURPOSE AND BACKGROUND

The purpose of this Finding of Suitability to Transfer (FOST) Amendment #2 is to update the December 2012 FOST 12 (Enclosure 5) for Parcel E20c.1 at the former Fort Ord.¹ The FOST Amendment is in preparation for the transfer of Parcel E20c.1 to the City of Seaside consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. Site maps of the property are attached (Enclosure 1).

Parcel E20c.1 was included in FOST 12, which also covered Parcels E29b.3.1 and S2.1.2. FOST 12 was issued for regulatory agency and public comment from 25 August 2012 to 24 September 2012, and comments received were reviewed and incorporated, as appropriate. A copy of the regulatory/public comments were included at Attachment 7 to FOST 12, with the U.S. Department of the Army (Army) responses to comments provided in Attachment 8.

2. AMENDMENT

The former Fort Ord FOST 12, dated 14 December 2012, is amended as follows:

Section 4.2. Storage, Release, or Disposal of Hazardous Substances:

A description of Parcel E20c.1 was not included in Section 4.2 because there was no evidence that non-munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities. Section 4.2 is revised to clarify that munitions and explosives of concern (MEC) are potentially hazardous substances under specific conditions:

There is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities. There is evidence of past training involving military munitions on portions of the property (see Section 4.9); however, MEC are not expected to be present and a removal or remedial action is not required (i.e., Parcel E20c.1 is ECP Category 3).

To make a determination of whether MEC recovered at Fort Ord are hazardous waste, and thus hazardous substances under CERCLA, testing for the Resource Conservation and Recovery Act (RCRA) characteristics of ignitability or reactivity would be necessary during munitions

¹ FOST Amendment #1 changed the identified transferee. The original transferee, the Fort Ord Reuse Authority (FORA), ceased operations in 2020 and is no longer an entity that may hold title to real property. The City of Seaside assumed responsibilities as the successor in interest of FORA.

response, or documentation of a reaction indicating a characteristic. MEC may exhibit the characteristic of ignitability if they have either of the following properties:

1. Capable of causing fire by functioning under standard temperature and pressure through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burn so vigorously and persistently that it creates a hazard.
2. Contain an oxidizer (e.g., perchlorate) that yields oxygen readily to stimulate combustion of organic matter.

MEC may exhibit the characteristic of reactivity if they have either of the following properties:

1. Capable of detonation or explosive reaction if subjected to a strong initiating source or if heated under confinement.
2. Readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure.

Personnel perform munitions responses for the purpose of addressing the explosives safety status of the material recovered. These personnel have graduated from military explosive ordnance disposal school or equivalent civilian certified unexploded ordnance (UXO) school. These individuals are highly trained and qualified to perform munitions responses; however, their training is not required nor expected to include testing or identifying RCRA hazardous waste characteristics that may be associated with some recovered MEC items. The recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or documented with respect to RCRA hazardous waste characteristics. It is not possible to determine whether a MEC item will exhibit a characteristic merely by the type of munition. However, a summary of the areas in which possible training involving military munitions occurred is provided in Table 1 – Description of Property (Attachment 3) and the CERCLA 120(h)(3) Notice, Description, and Covenant at Attachment 4 will be included in the Deed.

Section 5. Adjacent Property Conditions

Since FOST 12 was finalized in December 2012, the evaluation for munitions response actions at Munition Response Site (MRS)-15 SEA 04 and MRS-44EDC through the remedial investigation/feasibility study (RI/FS) process per the provisions of the Fort Ord Federal Facility Agreement (FFA, 1990), as amended (FFA, 2007), and as part of the ongoing former Fort Ord Military Munitions Response Program (MMRP) was completed. Paragraphs in Section 5 relevant to MRS-15 SEA 04 and MRS-44EDC are revised to:

MRS-15 SEA 04 is south of Parcel E20c.1 on the opposite side of Eucalyptus Road. MRS-15 SEA 04 included firing points and some targets associated with two small arms ranges (Ranges 18 and 46) and firing points for a mortar and antitank weapons range (Range 48). During munitions response, the Army removed 205 MEC and 737 MD items (ESCA RP Team, 2017). All MD removed was evaluated and determined to be inert. A Residential Quality Assurance (RQA) Pilot Study and Implementation Study was conducted in 2008, 2009, and 2011 in the

designated future residential reuse portion of MRS-15 SEA 04. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A baseline DGM survey target investigation was performed in approximately 23.8 acres of the designated future residential reuse portions of MRS-15 SEA 04. A soil scrape and post-scrape DGM survey target investigation was completed in approximately 7 acres of the baseline DGM survey area in MRS-15 SEA 04. Following the soil scrape and post-scrape DGM survey and target investigation, a verification DGM survey and target investigation was conducted over approximately 1.5 acres of the soil scrape area. Magnetometers were used to detect subsurface anomalies for investigation and removal of military munitions encountered to the depth of detection (Army, 2018). MRS-15 SEA 04 is also within IRP Site 39 and, for the Basewide Range Assessment (BRA), MRS-15 SEA 04 was identified as Historical Area 115 (HA-115). HA-115 included portions four ranges: Range 18/HA-18D (small arms), Range 46/HA-46D (small arms), Range 48/HA-48D (small arms, anti-tank weapons), and HA-50D (identified as “Booby Traps Training Area” on a 1945 training facilities map).

MRS-44EDC is located on the east side of Parcel E20c.1. For the BRA, MRS-44 was identified as HA-174. To facilitate the transfer of property, MRS-44 was divided into MRS-44EDC and MRS-44PBC. Thirty-eight MEC and 951 MD items were removed from MRS-44EDC. All MD removed was evaluated and determined to be inert. An RQA Implementation Study was conducted in 2011 and 2012 for the designated future residential reuse portion of the Parker Flats MRA Phase II, including a portion of MRS-44EDC. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for the portion of MRS-44EDC designated for future residential reuse (Army, 2018).

The presence of these sites on property adjacent to Parcel E20c.1 does not present an unacceptable risk to human health and the environment because:

- Munitions responses (e.g., investigation, removal) were performed with all MEC detected removed. Based on the results of the investigations and removal actions, no further removal activities are recommended for all adjacent sites described above.

Attachment 2. Environmental Documentation:

The list of documents providing information on environmental condition of the property in FOST 12 Attachment 2 is revised and updated to add documents pertaining to the completion of the RI/FS process for MRS-15 SEA 04 and MRS-44EDC. A complete list of documents providing information on the environmental condition of the property since the Environmental Baseline Survey was conducted in 1994 as part of the Community Environmental Response Facilitation Act (CERFA) Report (ADL, 1994) is attached (Enclosure 2).

Attachment 3. Tables:

Table 1 in FOST 12 Attachment 3 is revised to provide more detail regarding CERFA Parcels, MRSs and HAs, and associated remedial actions that support the DOD Environmental Condition

of Property (ECP) category for the Property (see Section 3) and transfer of the Property under CERCLA §120(h)(3) (Enclosure 3).

Attachment 4. CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions:

Per the change to Table 1 described above, Section I.A. in FOST 12 Attachment 4 is revised to identify Table 1 for inclusion as an exhibit in the final deed:

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Exhibit ____ **[FOST Table 1 – Description of Property (Attachment 3) should be included as an exhibit in the final deed]**, attached hereto and made a part hereof.

3. ENVIRONMENTAL CONDITION OF PROPERTY:

The DOD Environmental Condition of Property (ECP) category for the Property is as follows:

ECP Category 3: Parcel E20c.1

Parcel E20c.1 will be subject to the same CERCLA §120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions presented in FOST 12. Similarly, the deed transferring Parcel E20c.1 will contain the same Environmental Protection Provisions, including a notice of the potential presence of MEC, as presented in FOST 12.

4. PUBLIC COMMENT PERIOD

The USEPA Region IX, the California Department of Toxic Substances Control (DTSC), and the public were notified of the initiation of this FOST Amendment. The comment period was from December 26, 2024 to January 27, 2025. No regulatory comments were received during the comment period. Public comments received during the comment period were reviewed and incorporated, as appropriate. A copy of the public comments and the Army Response are included at Enclosure 6.

5. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the proposed transfer of the property have been reviewed in accordance with NEPA to ascertain the need for supplemental documentation. The results of this review are documented in the *Record of Environmental Consideration, Former Fort Ord Parcel E20c.1, Conveyance to the City of Seaside*. There are no significant new circumstances or information relevant to environmental concerns and bearing on the proposed action or its impact. There are also no substantial changes in the proposed action that are relevant to environmental concerns. Therefore, supplementation of the Environmental Impact Statement (EIS) is not required and the EIS continues to adequately cover the action.

6. FINDING OF SUITABILITY TO TRANSFER

ECP Category 3, CERCLA 120(h)(3), Contaminated Property:

Based on the above information and the Environmental Condition of Property Update (Enclosure 4), I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the property is transferable under CERCLA section 120(h)(3). In addition, all DOD requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the deed for the property. The deed will also include the CERCLA 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions.

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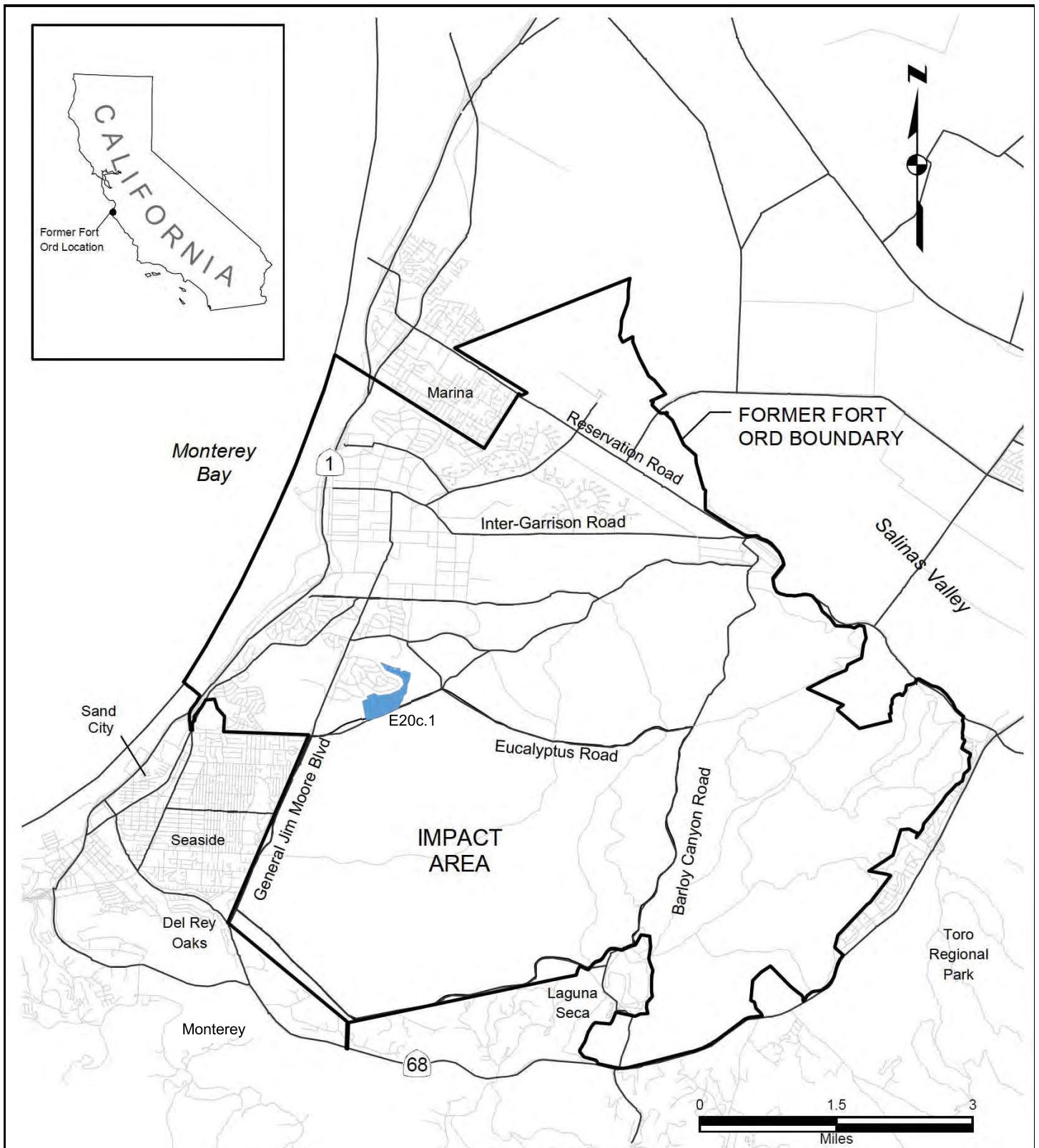
RICHARD C. RAMSDELL
Chief, Base Realignment and Closure
Office of the Deputy Chief of Staff, G-9

6 Enclosures

- Encl 1 – Site Maps of Property
- Encl 2 – Environmental Documentation
- Encl 3 – Table 1 – Description of Property
- Encl 4 – Environmental Condition of Property Update
- Encl 5 – FOST 12
- Encl 6 – Public Comments and Army Response to Comments

ENCLOSURE 1

SITE MAPS OF THE PROPERTY

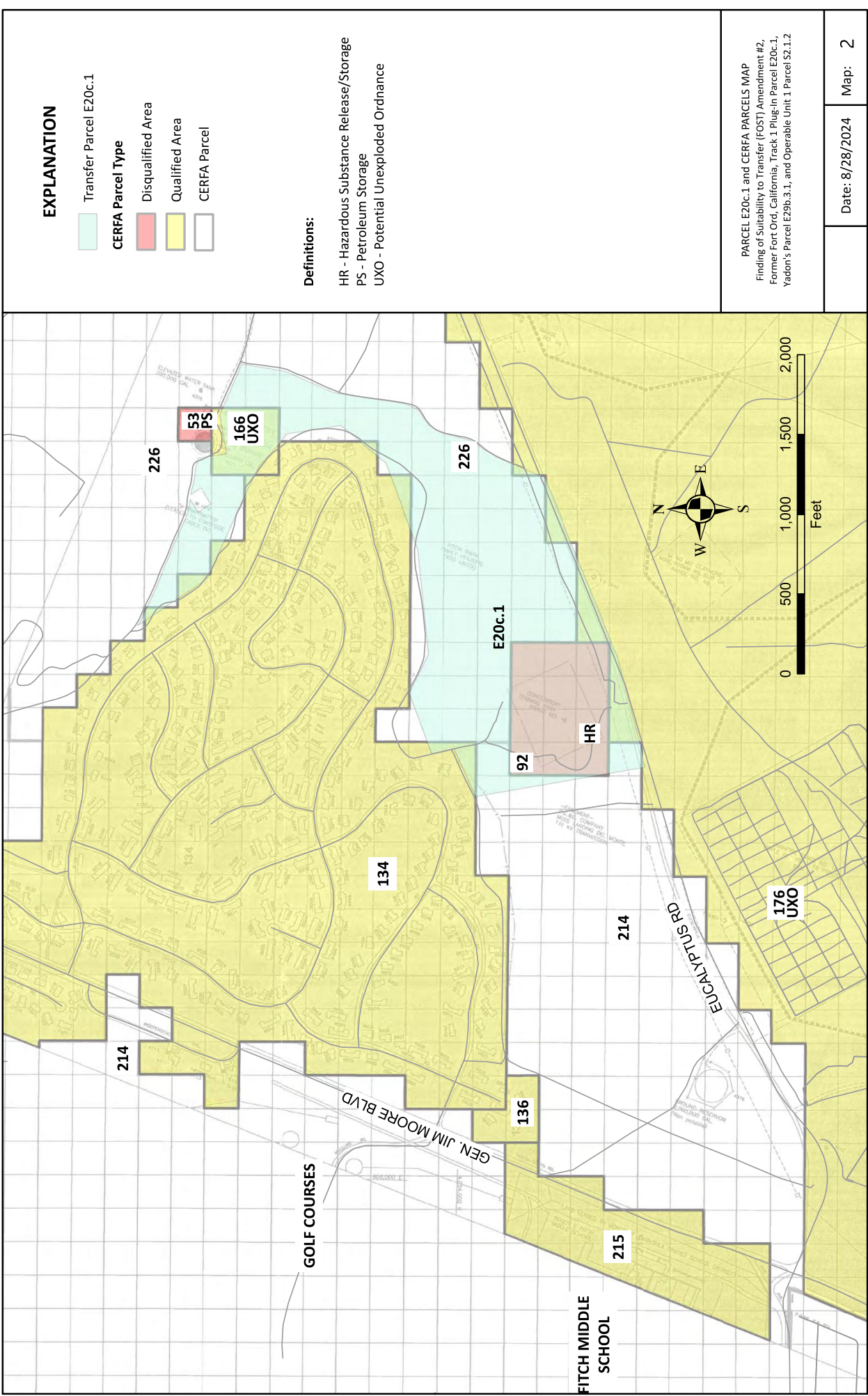


Former Fort Ord Location

Finding of Suitability to Transfer (FOST) Amendment #2,
Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1,
Yadon's Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2

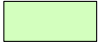
Map

1





Legend

- | | | |
|---|---|--|
|  Parcel E20c.1 |  Munitions Response Site (from Archives Search Report) |  Boundary of Former Fort Ord |
|  Other Parcels Track 0/1 |  Other Munitions Response Sites |  Boundary of IRP Site 39/Impact Area |



Parcel E20c.1 and Munitions Response Sites

Finding of Suitability to Transfer (FOST) Amendment #2,
Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1,
Yadon's Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2

Map

3

ENCLOSURE 2

ENVIRONMENTAL DOCUMENTATION

California Department of Health Services (DHS), 1997. Memorandum documenting that, with respect to radiological issues, the buildings listed in the memorandum are acceptable for unrestricted release. October 1.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), 2011. Letter acknowledging designated areas described in the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*” require no further action regarding munitions response. October 31. [OE-0741A.4](#).

Environmental Services Cooperative Agreement Remediation Program Team (ESCA RP Team), 2008. *Final Technical Information Paper, Phase II Seaside Munitions Response Area Roadway Alignment and Utility Corridor (Pollution Report and Removal Action Activity Report)*, Former Fort Ord, Monterey County, California. September 26. [ESCA-0117](#).

ESCA RP Team, 2011. *Final Technical Information Paper, Phase II Seaside Munitions Response Area Outside Roadway Alignment and Utility Corridor (Pollution Report and Removal Action Activity Report)*, Former Fort Ord, Monterey County, California. March 25. [ESCA-0251B](#).

ESCA RP Team, 2017. *Final Group 1 Remedial Investigation/Feasibility Study, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, Monterey County, California*. May 4. [ESCA-0318B](#).

ESCA RP Team, 2019. *Revised Final Land Use Controls Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats Munitions Response Areas, Former Fort Ord, Monterey County, California*. December 19. [ESCA-0361E](#).

Fort Ord Reuse Authority (FORA), 1997. *Fort Ord Reuse Plan*. June 13.

Federal Facility Agreement (FFA), 2007. *United States Environmental Protection Agency Region 9 and the State of California and the Department of the Army, Federal Facility Agreement, CERCLA Section 120, Amendment No. 1 Related to Early Transfer Property Referenced in FOSET 5. In the Matter of: The United States Department of the Army, Fort Ord*. July 26. [BW-0119B](#).

Harding ESE, 2002. *Draft Final Field Investigation and Data Review, Solid Waste Management Units, Fort Ord, California*. July 30. [BW-1496A](#).

HLA, 1998. *Underground And Aboveground Storage Tank Management Plan Update, Former Fort Ord and Presidio of Monterey, Monterey County, California*. March 13.

HLA, 2000. *Draft Final Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. January 4. [OE-0245H](#).

MACTEC Engineering and Consulting, Inc. (MACTEC), 2004. *Final Track 1 Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. June 21. [OE-0421M](#).

Parsons, 2006. *Final Technical Information Paper MRS-SEA.1-4, Time-Critical Removal Action and Phase I Geophysical Operations, Former Fort Ord, Monterey, California, Military Munitions Response Program*. February 11. [OE-0495K](#).

Shaw Environmental, Inc. (Shaw), 2012. *Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2*. January 17. [BW-2300L](#).

Uribe & Associates (U&A), 1997. *Above Ground Storage Tank Inventory, Former Fort Ord Complex*. February 21.

USA Environmental, Inc. (USA), 2000. *Final OE Sampling After Action Report, Inland Range Contract, Former Fort Ord, California, Site OE-24A*. December 28. [OE-0263A](#).

U.S. Department of the Army (Army), 1997. *Record of Decision, Fort Ord, California, Disposal and Reuse Supplemental Environmental Impact Statement*. June 18. [BW-1790](#).

Army, 2002. *Draft Final First Five-Year Review Report For Fort Ord Superfund Site, Monterey, California*. August 23. [BW-2167G](#).

Army, 2005a. *Record of Decision, No Further Action Related to Munitions and Explosives of Concern – Track 1 Sites; No Further Remedial Action with Monitoring for Ecological Risks from Chemical Contamination at Site 3 (MRS-22); Former Fort Ord, California*. April 6. [OE-0526](#).

Army, 2005b. *Track 0 Plug-In Approval Memorandum, Selected Parcels – Group C, Former Fort Ord, California*. July 1. [OE-0527C](#).

Army, 2007. *Final Second Five-Year Review Report, Fort Ord Superfund Site, Monterey, California*. September 17. [BW-2437](#).

Army, 2011. *Final Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*. September. [OE-0741A](#).

Army, 2012a. *Final 3rd Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September. [BW-2632](#).

Army, 2012b. *Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)*. December 14. [OTH-259](#).

Army, 2017. *Final 4th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September 8. [BW-2834](#).

Army, 2018. *Record of Decision, Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California*. September 25. [ESCA-0359](#).

Army, 2022. *Final 5th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September. [BW-2925](#).

Army, 2024. *U.S. Army Base Realignment and Closure, Environmental Condition of Property Report Update No. 1, Parcel E20c.1, Former Fort Ord, California, For Transfer to the City of Seaside*. December. Enclosure 4

Army, 2024. *Record of Environmental Consideration, Former Fort Ord Parcel E20c.1, Conveyance to the City of Seaside*. December.

U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM), 1996. *Industrial Radiation Study No. 27-83-0981-6-95, Facility Close-Out and Termination Study, Fort Ord, California, 10 January 1994 – 30 September 1995*. May 15. [BW-1483](#).

USACHPPM, 1997. Memorandum recommending the properties identified in the USACHPPM Industrial Radiation Historical Data Review No. 27-43-E2HU-1-94, be released for unrestricted use to the general public. May 2. [OTH-099](#).

U.S. Army Corps of Engineers (USACE), 1994. *U.S. Department of Defense, Base Realignment and Closure, Ordnance and Explosive Waste, Archives Search Report (Supplement No. 1) Fort Ord, California, Monterey County, California*. November. [OE-0010](#).

USACE, 1996. *Final Supplemental Environmental Impact Statement, Fort Ord Disposal and Reuse*. June. [BW-1538](#).

USACE, 1997a. *U.S. Department of Defense, Ordnance and Explosives, Revised Archives Search Report, Former Fort Ord, Monterey County, California*. [OE-0022](#).

USACE, 1997b. *Installation-Wide Multispecies Habitat Management Plan (HMP) for Former Fort Ord, California*. April. [BW-1787](#).

U.S. Army Environmental Hygiene Agency (USAEHA), 1994. *Industrial Radiation Survey Protocol No. 27-43-E2HU-1-94, Seventh Infantry Division and Fort Ord, Fort Ord California, 10 January – 15 April 1994*. [BW-2387](#).

USAEHA, 1994. *Industrial Radiation Survey, No. 27-43-E2HU-2-94, Facility Close-Out and Termination Survey, Fort Ord, California, 10 January 1994 – 15 April 1994*. June 6. [BW-2386](#).

U.S. Environmental Protection Agency (USEPA) Region IX, 1994. *Fort Ord Uncontaminated Property Identification*. April 19. [BW-1658A](#).

USEPA, 2011. Letter concurring with the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*.” October 20. [OE-0741A.3](#).

USEPA, 2019. *Remedial Action Completion at Group 1 – Seaside and Parker Flats (Phase II) and Group 4 – Future East Garrison Munitions Response Areas, Former Fort Ord, California*. February 28. [ESCA-0370](#).

ENCLOSURE 3

TABLE 1 – DESCRIPTION OF PROPERTY

Property Description	ECP Parcel Designation¹	Condition Category	Remedial Actions²
CERFA Parcel 92, a portion of Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures. CERFA Parcel 92 encompasses MRS-24A (see below and Table 2 – Notification of Munitions and Explosives of Concern [MEC]).	92 D-HR(P)	1	CERFA Parcel 92 was categorized as disqualified due to a probable release of hazardous substances indicated by the presence of several drums, household refuse and an individual observed during a helicopter survey. The U.S. Department of the Army (Army) investigated the suspected release area, removed the debris, conducted a literature review, and interviewed Army contractors and staff associated with the site. Through this process, the Army determined there was no evidence of storage, release or disposal of hazardous substances on the site and no further action was necessary.
CERFA Parcel 134, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	134 Q-A(P)/L	1	CERFA Parcel 134 was categorized as qualified because of lead-based paint and potential asbestos-containing materials in the Fitch Park housing area adjacent to Parcel E20c.1; however, Parcel E20c.1 is not within nor overlapped by Fitch Park and does not include any buildings or structures.
CERFA Parcel 166, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	166 Q-X(P)	1	CERFA Parcel 166 was categorized as qualified due to the potential presence of UXO and/or explosive waste in the “Officers’ Club Foxhole” where military munitions items were discovered in 1993 (smoke grenade and M1 ammunition); however, no other military munitions items have been discovered and the presence of nearby potable water supply and satellite television infrastructure make it unlikely actual training occurred in this part of Parcel E20c.1.

Property Description	ECP Parcel Designation¹	Condition Category	Remedial Actions²
CERFA Parcel 176, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	176 Q-X(P)	1	CERFA Parcel 176 encompasses the former Impact Area; however, Parcel E20c.1 is not within nor overlapped by the Impact Area, which is south of Eucalyptus Road.
CERFA Parcel 214, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	214 P	1	CERFA Parcel 214 was designated as uncontaminated; however, U.S. Environmental Protection Agency (USEPA) unable to concur because of potential presence of residual pesticides and herbicides at a golf course located within Parcel 214. Parcel E20c.1 is not within, overlapped by, adjacent to, or associated with the golf course.
CERFA Parcel 226, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	226 P	1	USEPA concurred CERFA Parcel 226 is uncontaminated in a letter dated April 19, 1994. ³
MRS-24A/HA-126, wholly within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	Not applicable	3	MRS-24A was investigated (sampled) for the presence of MEC in 1996, 1997, and 2000. Three MEC items and munitions debris (MD) were removed. In 2003, site walks were conducted in accessible areas of MRS-24A. MD was found, but no MEC were found. MRS-24A was used for training with practice rifle grenades, which are inert, and no MEC associated with practice rifle grenade training are expected. The Army determined meets Track 1, Category 3 criteria and no further investigations for military munitions at MRS-24A are required. ⁴ The USEPA concurred with and the California Department of Toxic Substances Control (DTSC) acknowledged this

Property Description	ECP Parcel Designation ¹	Condition Category	Remedial Actions ²
			determination in letters dated October 20 and October 31, 2011, respectively.^{5,6} For the Basewide Range Assessment (BRA) MRS-24A was identified as HA-126.⁷ The investigation of HA-126 included a literature review. Due to the low number of MEC items identified at the site, the BRA recommended no further action for chemical contamination (metals, explosive compounds, and total petroleum hydrocarbons [TPH]) related to military munitions.
Investigation Area, partially within Parcel E20c.1 – 70.26-acre mixed-use development parcel; currently open space with no structures.	Not applicable	3	One hundred percent of the Investigation Area, likely the live grenade training area associated with MRS-24C, was investigated. Sampling was conducted in a portion of the Investigation Area south of MRS-24C in 1997. No MEC were identified within the Investigation Area. The Army conducted a site walk in the Investigation Area in January 2006. No MEC were identified during the site walk; however, grenade safety levers were located. Two digital geophysical mapping (DGM) surveys were completed at two grids within the Investigation Area in October 2009 and February 2010. MD was found, but no MEC were identified. The Army identified evidence of past training involving military munitions; however, MEC are not expected to be present at the site and the Army determined the Investigation Area is a Track 1, Category 3 variant site and no further investigations for military munitions are required.⁸ The USEPA concurred with and the DTSC acknowledged this determination in letters dated October 20 and October 31, 2011, respectively.^{5,6}
Parcel E20c.1, exclusive of MRS-24A/HA-126 and the Investigation Area		3	In 2003, site walks were conducted in accessible areas. MD was found and one M306 series high explosive (HE) 57mm projectile (MEC) was found in the southeastern portion of Parcel E20c.1, which is not consistent with the past use of the parcel. Therefore, the item is considered incidental, potentially associated with training

Property Description	ECP Parcel Designation ¹	Condition Category	Remedial Actions ²
			activities conducted in the adjacent former Impact Area south of Eucalyptus Road. In 2004, the Army conducted a systematic subsurface investigation in ten grids in the center of Parcel E20c.1. No MEC were found during the investigation and 228 MD items, primarily fragments from MKII hand grenades, were found. The Army conducted a site walk in Parcel E20c.1 near MRS-24C in January 2006. No MEC were identified during the site walk; however, grenade safety levers were located. In October 2006, the Army conducted an inspection in the northwestern portion of Parcel E20c.1 of ten grids in two clusters of five grids each. No MEC were found during the inspection. MKII hand grenade fragments (MD) were identified in all ten grids inspected. A DGM survey was conducted with an EM61 MK2 time-domain metal detector in the central portion of Parcel E20c.1 in October 2007. There was no indication of widespread or concentrated grenade fragments. The Army performed an additional site walk with Schonstedt magnetic locators in January 2008 in the central portion of Parcel E20c.1 between grids where concentrated grenade fragments were identified in the 2004 grid sampling. MKII grenade fragments and expended small arms were observed, but no MEC were identified. From December 2007 to July 2008, the Fort Ord Reuse Authority conducted munitions responses in Parcel E20c.1 as part of a roadway alignment project for Eucalyptus Road. In January 2008, an M306 series target practice 57mm projectile (MEC) was identified within Parcel E20c.1 north of Eucalyptus Road. The item is not consistent with the past use of the parcel; however, 57mm items were found in the former Impact Area south of Eucalyptus Road during previous investigations. Therefore, the item is considered incidental, potentially associated with training activities conducted in the Impact Area.

Property Description	ECP Parcel Designation ¹	Condition Category	Remedial Actions ²
			In March 2008, in cooperation with DTSC, the Army conducted an investigation of anomalies from the October 2007 DGM survey. Thirty-five anomalies were selected for investigation with DTSC's input, and were reacquired and excavated. One MKII fragment was found in addition to other debris not related to military munitions. The Army determined no evidence of past training involving military munitions was found on Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area) and Parcel E20c.1 meets Track 1, Category 1 criteria and no further investigations for military munitions are required.⁴ The USEPA concurred with and the DTSC acknowledged this determination in letters dated October 20 and October 31, 2011, respectively.^{5,6}

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred. (including no migration of these substances from adjacent areas)

Category 2: Areas where only release or disposal of petroleum products has occurred.

Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

¹ ECP Parcel Designations are from the Final Community Environmental Response Facilitation Act (CERFA) Report, Fort Ord, Monterey, California. Fort Ord Document Library No. BW-1658

CERFA Parcel Codes:

- P: CERFA Parcel [uncontaminated]
- D: Disqualified Parcel
- Q: CERFA Parcel with Qualifier
- HR: Release or Disposal of Hazardous Substances
- HS: Storage of Hazardous Substances
- PR: Release or Disposal of Petroleum Products
- PS: Storage of Petroleum Products
- A: Asbestos-Containing Building Materials

L: Lead-Based Paint
X: Unexploded Ordnance
(P): Probable

² Munitions Response actions are also described in Table 2 – Notification of Munitions and Explosives of Concern.

³ USEPA, 1994. Fort Ord Uncontaminated Property Identification. April 19. Fort Ord Document Library No. BW-1658A

⁴ Track 1 – sites at the former Fort Ord where military munitions were suspected to have been used, but based on the results of the Munitions Response (MR) Remedial Investigation (RI) each site falls into one of the following three categories:

Category 1: There is no evidence to indicate military munitions were used at the site (i.e., suspected training did not occur);

Category 2: The site was used for training, but the military munitions items used do not pose an explosive hazard (i.e., training did not involve explosive items); or

Category 3: The site was used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site specific evaluations conducted in the Track 1 MR RI/FS. Field investigations identified evidence of past training involving military munitions, but training at these sites involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. In the unlikely event that a live item of the type previously observed at the site is found, it is not expected that the item would function by casual contact (i.e., inadvertent and unintentional contact).

⁵ USEPA, 2011. Letter concurring with the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California.*” October 20. Fort Ord Document Library No. OE-0741A.3

⁶ DTSC, 2011. Letter acknowledging designated areas described in the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*” require no further action regarding munitions response. October 31. Fort Ord Document Library No. OE-0741A.4

⁷ Shaw Environmental, Inc. (Shaw), 2012. Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2. January 17. Fort Ord Document Library No. BW-2300L

⁸ The results of historical research and field investigations indicate previous training with military munitions at the Investigation Area; however, per Army policies observed at the time, any dud or discarded grenades would have been removed and destroyed. Therefore, it is unlikely a MEC hand grenade would be present at the site. During the most recent investigation that covered the entire Investigation Area, no MEC item was found, while MD from HE hand grenades (fragments and empty grenade bodies) was found.

ENCLOSURE 4

ENVIRONMENTAL CONDITION OF PROPERTY REPORT UPDATE NO. 1

PARCEL E20C.1

**FORMER FORT ORD, CALIFORNIA
FOR TRANSFER TO THE CITY OF SEASIDE**

February 2025



**U.S. Army Base Realignment and Closure
Environmental Condition of Property Report Update No. 1
Parcel E20c.1
Former Fort Ord, California**

For Transfer to the City of Seaside

Prepared by

U.S. Army Base Realignment and Closure, Fort Ord Office

February 2025

TABLE OF CONTENTS

ACRONYMS AND ABBREVIATIONS	ii
CERTIFICATION	iii
CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL	iv
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	1
1.1 Fort Ord Background	1
1.2 Property Description	3
1.3 Objective	3
1.4 Regulatory Requirements.....	3
1.5 1994 ECP Findings.....	4
2.0 ECP UPDATE METHODOLOGY	7
2.1 Records Review.....	7
2.2 Interviews.....	7
2.3 Site Reconnaissance	7
3.0 ECP UPDATE FINDINGS	7
3.1 Findings from Records Review	7
3.2 Interview Summary	9
3.3 Findings from Site Reconnaissance	10
4.0 CERFA CATEGORY UPDATE	10
5.0 CONCLUSIONS.....	13
6.0 REFERENCES.....	13

APPENDICES

Appendix A Maps

Map 1 Former Fort Ord Location

Map 2 Parcel E20c.1 and CERFA Parcels

Map 3 Parcel E20c.1 and Munitions Response Sites

Appendix B Environmental Database, Inc. Report

Appendix C Previous Reports and Supporting Documentation

Appendix D Aerial Photography Analysis

Appendix E Interview Questionnaires

Appendix F Photographs

ACRONYMS AND ABBREVIATIONS

AR	Army Regulation
Army	U.S. Department of the Army
ASTM	ASTM International
BEC	BRAC Environmental Coordinator
BRA	Basewide Range Assessment
BRAC	Base Realignment and Closure
CCRWQCB	California Regional Water Quality Control Board – Central Coast Region
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
DoD	U.S. Department of Defense
DTSC	California Department of Toxic Substances Control
ECP	Environmental Condition of Property
ESCA	Environmental Services Cooperative Agreement
FFA	Federal Facility Agreement
FORA	Fort Ord Reuse Authority
FOST	Finding of Suitability to Transfer
MEC	Munitions and Explosives of Concern
MR	Munitions Response
PCBs	polychlorinated biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RI/FS	Remedial Investigation/Feasibility Study
RQA	Residential Quality Assurance
USEPA	U.S. Environmental Protection Agency
U.S.C.	United States Code
UXO	Unexploded Ordnance

CERTIFICATION

All information/documentation provided accurately reflects the condition of Fort Ord Property that is to transfer to the City of Seaside. The report meets the Department of Defense (DoD) requirements of an update for an Environmental Condition of Property Report.



03/03/2025

Stephanie N. Santiago
BRAC Program Manager
Headquarters Department of the Army
Office of the Deputy Chief of Staff G-9
BRAC Branch, IS Environmental Division (DAIN-ISE)

Date

CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL

In accordance with the requirements of 40 Code of Federal Regulations (CFR) §312 concerning the results of inquiry by an environmental professional:

“I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312 of 40 Code of Federal Regulations Part 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have performed all appropriate inquiries in conformance with the standards and practices set forth in 40 Code of Federal Regulations Part 312. All information and documentation provided accurately reflects the environmental condition of the property. This Environmental Condition of Property Report Update is in general accordance with the U.S. Department of Defense requirements for completion of an Environmental Condition of Property Report”



Derek S. Lieberman, P.E.
Senior Program Manager/Chief Scientist
Ahtna Global, LLC

02/27/2025

Date

EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) Report Update for the former Fort Ord, California, Parcel E20c.1 provides new information and site conditions since the Environmental Baseline Survey was conducted in 1994 as part of the Community Environmental Response Facilitation Act (CERFA) Report (ADL, 1994). Parcel E20c.1 (the “Property”) consists of approximately 70.26 acres of undeveloped land in the central portion of the former Fort Ord that was previously used as a training facility for infantry troops. The ECP Report Update was performed in compliance with ASTM International (ASTM) D6008-22, *Standard Practice for Determining the Environmental Condition of Federal Property* (ASTM, 2022). The ECP Report Update included a detailed search and review of available information and records for the Property, interviews of current and former occupants, and site reconnaissance and visual inspection. Based on the components of this ECP Report Update and review of supplemental investigations, the Property is Standard ECP Area Type 3 (areas in which release, disposal, or migration of hazardous substances has occurred, but in concentrations that do not require removal or other remedial response). This classification was selected because the property conditions do not present an unacceptable risk to human health and the environment.

1.0 INTRODUCTION

The Base Realignment and Closure (BRAC) Fort Ord Office prepared this ECP Report Update for the former Fort Ord, California, Parcel E20c.1, to facilitate transfer of real property from U.S. Department of the Army (Army) control consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. §§9601 et. seq.) §120(h) and U.S. Department of Defense (DoD) policy. This ECP Report Update provides new information and site conditions since the Environmental Baseline Survey conducted in 1994 as part of the CERFA Report (ADL, 1994).

1.1 Fort Ord Background

The former Fort Ord is located along the Pacific Ocean in northwest Monterey County, approximately 80 miles south of San Francisco, California (Appendix A, Map 1). The former military installation covered about 28,000 acres, is bounded by Monterey Bay to the west and the Santa Lucia Range to the south, and is surrounded by the cities of Del Rey Oaks, Marina, Sand City, and Seaside. State Route 1 and the former Union Pacific Railroad right-of-way traverse through the western portion of the former Fort Ord, separating the Monterey Bay beachfront from the rest of the installation. Laguna Seca Recreation Area and Toro Regional Park also border Fort Ord to the south and southeast, respectively, and several small communities are located along State Route 68.

The original Fort Ord site was established in 1917 with the purchase of 16,324 acres of land near the former East Garrison. The base was originally named the Gigling Field Artillery Range and was used by Army units stationed at the Presidio of Monterey as a maneuver area and field artillery and target range. In 1933, the site was renamed Camp Ord. Five years later, construction of the East Garrison began, which included administrative buildings, mess halls, tent pads, and a sewage treatment plant.

In 1938, additional agricultural property was purchased for the development of the Main Garrison and the beachfront property was donated to the Army, after which the base was renamed Fort Ord. The Main Garrison was constructed between 1940 and the 1960s, starting in the northwestern corner of the base and expanding southward and eastward. During the 1940s and 1950s, an area within the Main Garrison was utilized as a small airfield. In the early 1960s, construction of the Fritzsche Army Airfield (FAAF) was completed. The smaller Main Garrison airfield was then decommissioned and its facilities were redeveloped as motor pools and other facilities.

Fort Ord was used as a staging area during World War II, the Korean War, and the Vietnam War. In 1947, Fort Ord became the headquarters for the 4th Replacement Training Center under the U.S. Army Training and Doctrine Command. From 1957 to 1974, the base was used as a basic infantry training center.

Fort Ord was designated in 1974 as headquarters for the reactivated 7th Infantry Division, which was converted to a light infantry division in 1983. From 1975 until base closure in 1994, Fort Ord accommodated both infantry and artillery units under the authority of the U.S. Army Forces Command. By 1990, Fort Ord supported a total population of approximately 33,800 personnel.

In 1990, Fort Ord was placed on the U.S. Environmental Protection Agency (USEPA) National Priorities List, primarily due to volatile organic compounds found in groundwater beneath the Fort Ord Landfills. Fort Ord was closed in 1994 under the BRAC Act. Environmental remediation at the former Fort Ord is being completed pursuant to CERCLA §121, the National Oil and Hazardous Substances Pollution Contingency Plan, and the Federal Facility Agreement (FFA) signed by representatives of the Army, USEPA, the California Department of Health Services (now the California Department of Toxic Substances Control [DTSC]), and the California Regional Water Quality Control Board – Central Coast Region (CCRWQCB), and the Defense Environmental Restoration Program (DERP, 10 U.S.C. §2701 et. seq.). The Federal Facility Agreement became effective on November 19, 1990 (FFA, 1990).

In November 1998, the Army began to evaluate military munitions at former Fort Ord in an Ordnance and Explosives Remedial Investigation/Feasibility Study (basewide OE RI/FS), now termed the basewide Munitions Response Remedial Investigation/Feasibility Study (basewide MR RI/FS), consistent with CERCLA. In April 2000, an agreement was signed between the Army, USEPA, and DTSC to evaluate military munitions and conduct munitions response activities at the former Fort Ord subject to the provisions of the FFA. In March 2007, the Army and the Fort Ord Reuse Authority (FORA) entered into an Environmental Services Cooperative Agreement (ESCA) for the Army to provide FORA funding to complete munitions response actions required for remedy implementation. In accordance with the ESCA and FFA Amendment No. 1, FORA was responsible for completion of the CERCLA remedial activities on approximately 3,300 acres of the former Fort Ord with funding provided by the Army, except for those responsibilities retained by the Army.

1.2 Property Description

Parcel E20c.1 (the “Property”) consists of approximately 70.26 acres of undeveloped land in the central portion of the former Fort Ord, north of the former Impact Area and south of the Fitch Park residential area (Appendix A, Map 2). Access to the Property is currently unrestricted. The Property was previously used as a training facility for infantry troops. The Property lies within a tract of land the Government purchased from private landowners in 1917. There is no evidence of activity on the Property until the 1940s, when a practice rifle grenade range and a live grenade range were present in the area; however, these uses were discontinued sometime prior to 1954. The 1956 Fort Ord facility map indicates the Property is in a restricted fire area and includes a Reconnaissance, Selection, and Occupation of Position (RSOP) area, which was used to assess and prepare for movement of platoon-based or battery-based field artillery; however, the RSOP area is not considered a location where munitions firing would occur. No training sites are present in the Property on training maps from 1964 through 1988 and there is no evidence the Property was used for training activities from 1989 through Fort Ord closure in 1994 (Army, 2011).

1.3 Objective

The Army’s ECP process characterizes the existing environmental conditions at a given site. A factual environmental characterization of the BRAC property is documented in the CERFA Report (ADL, 1994). The CERFA Report documented the assessments and studies that supported the assignment of the CERFA categories of installation parcels. This ECP Report Update only addresses Parcel E20c.1.

The objective of this ECP Report Update is to characterize the existing environmental conditions on the Property owned by the Army and to revise, as appropriate, the ECP category or categories that were assigned in the CERFA Report. The scope included document reviews, a visual site inspection, and personnel interviews to determine any changes to the environmental condition of the Property.

1.4 Regulatory Requirements

In 1994, Arthur D. Little, Inc. prepared the CERFA Report for Fort Ord on behalf of the U.S. Army Environmental Center to establish a baseline for the environmental condition of property that could be used by the Army in decision-making activities associated with future real property transactions, and to determine the environmental baseline condition of the property in preparation for a real property disposal.

This ECP Report Update meets the Department of Defense (DoD) preparation requirements for an ECP Report. The ECP was performed to collect reliable information regarding the environmental condition of the Property to determine the Property’s suitability for out-grant or transfer, and to meet the requirements under §120(h)(1) and (3)(A)(i) of CERCLA, 40 CFR Part 373, Section 15-5 of Army Regulation (AR) 200-1 (Army, 2007), and DoD Base Redevelopment and Realignment Manual, 4165.66-M, Section C8.3 (DoD, 2006). The information gathered during this assessment will be used to assist the Army in making informed decisions about the transfer of the Property by reducing uncertainty regarding its environmental condition. The Army prepares an ECP for the following purposes:

- Summarize historical, cultural, and environmental conditions and include references to publicly available related reports, studies, and permits.
- Provide an accurate summary of the environmental condition of the property.
- Provide information used to make disposal decisions regarding the property.
- Provide the public with information relative to the environmental condition of the property.
- Assist in community planning for the reuse of BRAC property.
- Assist federal agencies during the property screening process.
- Provide information for prospective buyers.
- Assist prospective new owners in meeting the requirements under USEPA's "All Appropriate Inquiry" regulations. The USEPA issued the All Appropriate Inquiry Rule on November 1, 2005 (40 CFR Part 312).
- Provide information about completed remedial and corrective actions at the property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

This update contains the information required to comply with the provisions of 42 U.S.C. §9620(h)(3), which requires a notice that accompanies contracts for the sale, and deeds entered into for the transfer, of federal property on which hazardous substances may have been stored, released, or disposed.

The ECP Report Update was performed in compliance with ASTM D6008-22, *Standard Practice for Determining the Environmental Condition of Federal Property* (ASTM, 2022). Although many of the ECP development activities may be considered "due diligence" functions, the ECP Report Update is not prepared to satisfy a real property purchaser's duty to conduct an "all appropriate inquiry" to establish an "innocent purchaser defense" to CERCLA 107 liability. Any such use of the ECP by any party is outside the control of the DoD and its components and beyond the scope of the ECP Report Update. The DoD, its components, its officers, employees, or contractors make no warranties or representations that any ECP Report Update satisfies any such requirements for any party.

1.5 1994 ECP Findings

The CERFA Report (ADL, 1994) used the following definitions to categorize property at the former Fort Ord:

CERFA parcel – A portion of the installation real property for which investigation revealed no evidence of storage for one year or more. Release or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. CERFA parcels include areas where polychlorinated biphenyl (PCB)-containing equipment is in operation, but there is no evidence of release. CERFA parcels also include any portion of the installation that once contained related environmental, hazard, or safety issues including unexploded ordnance (UXO) located on firing ranges or impact areas, radon, stored (not in use) PCB-containing equipment, products that contained radionuclides being used for their intended purposes, asbestos contained within building materials, and lead-

based paint applied to building material surfaces, but that has since been removed or fully remediated.

CERFA parcel with qualifier(s) – A portion of the installation real property for which investigation reveals no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. The parcel does however contain related environmental, hazard, or safety issues, including UXO located on firing ranges or impact areas, radon, radionuclides contained within products being used for their intended purposes, asbestos contained within building materials, lead-based paint applied to building material surfaces, or stored (not in use) PCB-containing equipment.

CERFA disqualified parcel – A portion of the installation real property for which investigation reveals evidence of a release, disposal, or storage for more than one year of a CERCLA hazardous substance, petroleum, or petroleum derivative; or a portion of the installation threatened by such a release or disposal. CERFA disqualified parcels also include any portion of the installation where PCB, asbestos-containing material, lead-based paint residue, or any ordnance has been disposed of, and any locations where chemical ordnance has been stored. Additionally, CERFA disqualified parcels include any areas in which CERCLA hazardous substances or petroleum products have been released or disposed of and subsequently fully remediated.

CERFA excluded parcel – A portion of the installation real property retained by the Department of Defense, and therefore not explicitly investigated for CERFA. CERFA-excluded parcels also include any portions of the installation that have already been transferred by deed to a party outside the federal government, or by transfer assembly to another federal agency.

For the purposes of the CERFA Report, Fort Ord was parceled per U.S. Army Environmental Center guidelines (ADL, 1994):

- A 1-acre grid was superimposed on the Fort Ord map to define the boundaries of the parcels.
- Parcels were delineated along the lines of the grids in polygonal shapes.
- A numeric x,y-coordinate system was used to identify the location of parcels.
- The minimum parcel size was 1 acre; any remaining areas less than 1 acre were absorbed into the nearest parcel. The entire 1-acre grid square was shaded to correspond to the appropriate parcel category.
- After disqualified and qualified parcels had been delineated, the remaining areas were defined as CERFA parcels.
- Parcels were labeled according to the system outlined in the CERFA Report to indicate the CERFA category and environmental concerns.
- To the extent practical, individual housing areas and schools were defined as separate parcels.

- If a specific grid included activities that would disqualify the area, and the presence of materials that would categorize the area as CERFA with qualifier was also identified within the same grid, the area was categorized as disqualified.
- All UXO areas were identified. UXO areas within the parcels that had already been disqualified were identified on the map and the parcels was listed as disqualified; UXO areas that did not fall within disqualified parcels were identified as distinct CERFA parcels with the UXO qualifier, separate from the other CERFA with qualifier parcels.

For the purposes of disposal of former Fort Ord property, parcel boundaries, including those for Parcel E20c.1, were developed based on evaluation of alternative reuse scenarios in the Environmental Impact Statement (EIS), Fort Ord Disposal and Reuse (USACE, 1993a) and the Supplemental EIS, Fort Ord Disposal and Reuse (USACE, 1996) in conjunction with concurrent development of the Fort Ord Reuse Plan (FORA, 1997) and the Installation-Wide Habitat Management Plan for Former Fort Ord (USACE, 1997b). This process was separate from CERFA Report and did not consider CERFA parcel boundaries; therefore, the Property boundaries are not congruent with CERFA parcel boundaries and the Property is overlapped by six CERFA parcels with different environmental conditions, as described below and shown on Map 2 in Appendix A.

CERFA Parcel 92 was categorized as disqualified due to a probable release of hazardous substances indicated by the presence of several drums, household refuse, and an individual observed during a helicopter survey in 1993.

CERFA Parcel 134 was categorized as qualified because of lead-based paint and potential asbestos-containing materials in the Fitch Park residential area adjacent to the Property.

CERFA Parcel 166 was categorized as qualified due to the potential presence of UXO and/or explosive waste in the “Officers’ Club Foxhole” where military munitions items were discovered in 1993 (smoke grenade and M1 ammunition).

CERFA Parcel 176 encompasses the former Impact Area, a training area with known or potential UXO and/or explosive waste.

CERFA Parcel 214 was designated as uncontaminated; however, the USEPA was unable to concur with this designation because of the potential presence of residual pesticides and herbicides at a golf course located within CERFA Parcel 214 (USEPA, 1994).

The Property is mostly within CERFA Parcel 226 (Appendix A, Map 2), which USEPA concurred was uncontaminated (USEPA, 1994).

The CERFA Report (ADL, 1994) used regulatory information from the Environmental Database, Inc. report dated November 11, 1993. Environmental Database, Inc. provides a regulatory database summary that consolidates standard federal, state, local, and tribal environmental record sources based on ASTM D6008-recommended minimum search distances from the Property. A copy of the complete Environmental Database, Inc. report is included in Appendix B.

2.0 ECP UPDATE METHODOLOGY

2.1 Records Review

A detailed search and review of available information and records for the Property in the possession of the Army was conducted and a review of reasonably obtainable federal, state, and local government records for adjoining property was conducted. The documents within the Fort Ord Administrative Record and document library were also reviewed. Records reviewed included standard environmental records sources and environmental investigation/documents that were completed subsequent to finalization of the CERFA Report in 1994. Additionally, available aerial photographs were analyzed for patterns of land use and human activities, as well as direct and indirect evidence of the potential existence of a REC since 1994 when the CERFA Report was completed.

2.2 Interviews

Interviews of current and former occupants involved in operations on the Property were conducted to aid in identifying a recognized environmental condition on the Property and other information necessary to determine standard environmental condition of property types. Personnel from the Fort Ord BRAC Office were identified as Key Site Managers and interviewed, including the BRAC Environmental Coordinators (BECs) for Fort Ord.

2.3 Site Reconnaissance

Specific site reconnaissance and visual inspections were conducted on June 7, 2024 and January 30, 2025 to characterize on-site conditions and assess surrounding property uses and natural surface features that may have affected the condition of the Property. The site reconnaissance focused on changes made to the site and operations since the CERFA Report was completed in 1994, and identifying evidence of RECs on the Property.

3.0 ECP UPDATE FINDINGS

3.1 Findings from Records Review

Records reviewed included standard environmental records sources and environmental investigation/documents that were completed subsequent to finalization of the CERFA Report. Records indicate that there have been changes and there are additional records relating to the Property (Appendix C).

CERFA Parcel 92. The Army investigated the suspected release area, removed the debris, conducted a literature review, and interviewed Army contractors and staff associated with the site. Through this process, the Army determined there was no evidence of storage, release, or disposal of hazardous substances on the site and no further action was necessary (Army, 2012b).

CERFA Parcel 134. The Property is not within nor overlapped by Fitch Park and does not include any buildings or structures (Army, 2012b).

CERFA Parcel 166. No other military munitions items have been discovered and the presence of nearby potable water supply and communications infrastructure make it unlikely actual military training occurred in this part of the Property (Army, 2012b).

CERFA Parcel 176. The Property is not within nor overlapped by the Impact Area (Army, 2012b).

CERFA Parcel 214. The Property is not within, overlapped by, adjacent to, nor associated with the golf course (Army, 2012b).

The “Investigation Area,” a suspected former live hand grenade training area, lies partially within the Property (Appendix A, Map 3). Evidence of past training involving military munitions was identified; however, no munitions and explosives of concern (MEC) were found within the Investigation Area and MEC are not expected to be present based on operational history. Therefore, the Army determined no further investigations for military munitions at the Investigation Area are required (Army, 2011). The USEPA concurred with this determination (USEPA, 2011) and DTSC acknowledged this determination (DTSC, 2011).

Munitions Response Site (MRS) 15 SEA 04 is south of the Property on the opposite side of Eucalyptus Road (Appendix A, Map 3). MRS-15 SEA 04 included firing points and some targets associated with two small arms ranges (Ranges 18 and 46) and firing points for a mortar and antitank weapons range (Range 48). During munitions response, the Army removed 205 MEC and 737 munitions debris (MD) items. All MD removed were evaluated and determined to be inert. A Residential Quality Assurance (RQA) Pilot Study and Implementation Study was conducted in 2008, 2009, and 2011 in the designated future residential reuse portion of MRS-15 SEA 04. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A baseline DGM survey target investigation was performed in approximately 23.8 acres of the designated future residential reuse portions of MRS-15 SEA 04. A soil scrape and post-scrape DGM survey target investigation was completed in approximately 7 acres of the baseline DGM survey area in MRS-15 SEA 04. Following the soil scrape and post-scrape DGM survey and target investigation, a verification DGM survey and target investigation was conducted over approximately 1.5 acres of the soil scrape area. Magnetometers were used to detect subsurface anomalies for investigation and removal of military munitions encountered to the depth of detection (Army, 2018). MRS-15 SEA 04 is also within Installation Restoration Program (IRP) Site 39 and, for the Basewide Range Assessment (BRA), MRS-15 SEA 04 was identified as Historical Area 115 (HA-115). HA-115 included portions four ranges: Range 18/HA-18D (small arms), Range 46/HA-46D (small arms), Range 48/HA-48D (small arms, anti-tank weapons), and HA-50D (identified as “Booby Traps Training Area” on a 1945 training facilities map).

MRS-24A is within the Property (Appendix A, Map 3). MRS-24A was used for training with practice rifle grenades, which are inert, and no MEC associated with practice rifle grenade training are expected. The Army determined no further investigations for military munitions at MRS-24A are required (Army, 2011). The USEPA concurred with this determination (USEPA, 2011) and DTSC acknowledged this determination (DTSC, 2011).

MRS-24B is located on the south side of the northern extent of the Property within the Fitch Park residential area (Appendix A, Map 3). For the BRA, MRS-24B was identified as HA-127. Historical training maps indicate the MRS/HA was used as a practice hand grenade range in

the 1940s. A munitions response (investigation) was conducted in 1997 and one M228 practice hand grenade fuze was recovered, which was determined to be inert (i.e., MD). Based on a review of existing information, MEC are not expected to be found at MRS-24B and no further action related to MEC is required for this site (Army, 2005a).

MRS-24C is located on the north side of the southern extent of the Property (Appendix A, Map 3). For the BRA, MRS-24C was identified as HA-128. A munitions response (investigation) was completed in the vicinity of MRS-24C in 1997. Detected anomalies were excavated at various depths down to 2 feet. Within the boundary of MRS-24C, 40 MD (38 grenade fragments and 2 grenade fuzes) were recovered. The MD was evaluated and determined to be inert. MRS-24C meets the Track 1, Category 1 criteria because there is no evidence to indicate military munitions were used at the site (suspected training did not occur). The Army determined no further investigations for military munitions at MRS-24C are required (Army, 2011). The USEPA concurred with this determination (USEPA, 2011 and DTSC acknowledged this determination (DTSC, 2011).

MRS-44EDC is located on the east side of the Property (Appendix A, Map 3). For the BRA, MRS-44 was identified as HA-174. To facilitate the transfer of property, MRS-44 was divided into MRS-44EDC and MRS-44PBC. Thirty-eight MEC and 951 MD items were removed from MRS-44EDC. All MD removed was evaluated and determined to be inert. An RQA Implementation Study was conducted in 2011 and 2012 for the designated future residential reuse portion of the Parker Flats MRA Phase II, including a portion of MRS-44EDC. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for the portion of MRS-44EDC designated for future residential reuse (Army, 2018).

MRS-49 is located on the north side of the Property (Appendix A, Map 3). For the BRA, MRS-49 was identified as HA-179. The site was reportedly used as a rifle grenade range in the 1940s and 1950s with use ending when the Officers' Club was built. Several MD items were found during munitions response (expended smoke signal, expended smoke grenade, candle housing for a 105mm illumination projectile) and live and expended small arms ammunition. Based on a review of existing information, MEC are not expected to be found at MRS-49 and no further action related to MEC is required for this site (Army, 2005a).

Available aerial photographs from 1998 through 2022 (Appendix D) were analyzed for patterns of land use and human activities, as well as direct and indirect evidence of the potential existence of a REC since 1994 when the CERFA Report was completed. Evidence of the Army's munitions response activities on the Property and adjacent properties is apparent in the aerial photographs. Otherwise, there was no direct and indirect evidence of the potential existence of a REC.

3.2 Interview Summary

Interviews were conducted with the BECs on November 8 and December 2, 2024 to identify any changes in the environmental condition of Army property since the CERFA Report

was completed (Appendix E). No new information was obtained from the interviews beyond the findings of the records review.

3.3 Findings from Site Reconnaissance

The site reconnaissance and visual inspections were conducted on June 7, 2024 and January 30, 2025 to observe the environmental condition of Army property in preparation for transfer of Parcel E20c.1. Property inspection forms are not included in this ECP Report Update because the property is currently in use as undeveloped open space and there are no buildings or environmental remediation sites to inspect. No environmental issues of concern were identified; however, the site reconnaissance and visual inspection conducted on January 30, 2025 by the BEC was triggered by a report that construction activities on adjacent property had encroached on the Property. During the site reconnaissance and visual inspection, the BEC confirmed some work, including equipment staging, grading, trenching, and installation of approximately 208 feet of 20-inch diameter reclaimed water pipe had occurred on the northern boundary of the Property, though there was no evidence of release, disposal, or migration of hazardous substances associated with these activities. The project proponent was determined to be Monterey One Water, the sewer treatment provider in northern Monterey County, and the U.S. Army Corps of Engineers delivered a cease and desist letter on February 12, 2025. Photographs of the Property are included in Appendix F.

4.0 CERFA CATEGORY UPDATE

The ASTM D6008-22 establishes the criteria for evaluating the environmental condition of property. ASTM D5746-98R16 establishes the criteria for assigning the ECP Type (1 through 7) following evaluations. Both are intended to comply with CERFA (Pub. L. 102-426) and guidance established thereunder. CERFA directs federal agencies to evaluate all property on which federal government operations will be terminated to identify uncontaminated parcels. The CERFA Report (ADL, 1994) and supporting documentation summarizing CERFA designations for land at Fort Ord predate ASTM D5746-98R16 and the CERFA Report does not recommend an Area Type for the Property. However, based on the description of the Property in the CERFA Report, the Property was ECP Area Type 6. These classifications were selected based on:

- Observations during the 1993 site visit of a cleared area with debris and several drums and a subsequent investigation that indicated potentially hazardous substances may have been disposed of in a small area at the southwest corner of the cleared area and a spill had been cleaned up in that area.
- The presence of the “Officers’ Club Foxhole,” where military munitions items were discovered in 1993, and the adjacent former Impact Area.

Table 1 describes the CERFA designations.

Table 1
CERFA Designations

ECP Area Types	Definition
Area Type 1	Areas where no release or disposal of hazardous substances or petroleum products above <i>de minimis</i> quantities has occurred, and to which there has been no migration of such substances from adjacent areas.
Area Type 2	Areas in which release or disposal of petroleum products above <i>de minimis</i> quantities has occurred.
Area Type 3	Areas in which release, disposal, or migration of hazardous substances has occurred, but in concentrations that do not require removal or other remedial response.
Area Type 4	Areas in which release, disposal, or migration of hazardous substances has occurred, but all removal or other remedial actions necessary to protect human health and the environment have been taken.
Area Type 5	Areas in which release, disposal, or migration of hazardous substances has occurred, and removal or remedial actions are underway, but not all required actions have been taken.
Area Type 6	Areas in which release, disposal, or migration of hazardous substances has occurred but required remedial actions have not been implemented.
Area Type 7	Areas that are unevaluated or require additional evaluation.

Based on the components of this ECP Report Update and review of supplemental investigations, the Property is Standard ECP Area Type 3. This classification was selected because the presence of the sites described in Section 3.0 do not present an unacceptable risk to human health and the environment:

- Munitions responses (e.g., investigation, removal) were performed with all MEC detected removed and no further removal activities are recommended.
- Based on the results of site reconnaissance, site investigations, and/or remediation, the Comprehensive BRA Report (Shaw, 2012) recommends no further action for chemical contamination (metals, explosive compounds and total petroleum hydrocarbons [TPH]) related to military munitions for these sites.
- Current surrounding land uses include residential and undeveloped open space, which is designated for future residential use. Activities associated with these land uses are not likely to result in a REC in connection with the Property.

The Army conducted munitions responses on the Property as part of the Track 1 MR RI/FS and the Track 1 Plug-In Approval Memorandum, which is the decision document for the site, determined no further action is necessary and the USEPA and DTSC concurred with this determination. According to the Fort Ord MMRP database, five MEC items (UXO) were found on the Property. These are considered to be incidental (likely associated with the Impact Area adjacent to the Property) because they are unrelated to historical site activities (a former live hand grenade range partially within the Property [Investigation Area] and a former practice rifle grenade range wholly within the Property [MRS-24A]). Practice rifle grenades were inert, and operational procedures at the former live hand grenade mitigate the likelihood of uncontrolled release or disposal of potential hazardous substances.

Military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site-specific evaluations conducted in the Track 1 MR RI/FS. For MRS-24A, field investigations identified evidence of past training involving military munitions, but training involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. For the Investigation Area, the results of historical research and field investigations indicate previous training with military munitions; however, per Army policies observed at the time, any dud or discarded grenades would have been removed and destroyed. Therefore, it is unlikely a MEC hand grenade would be present at the site. During the most recent investigation that covered the entire Investigation Area, no MEC item was found, while MD from HE hand grenades (fragments and empty grenade bodies) was found. In the unlikely event that a live item of the types previously observed at the site is found, it is not expected that the item would function by casual contact (i.e., inadvertent and unintentional contact).

Additionally, there is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on the property in excess of the 40 CFR Part 373 reportable quantities; however, there is evidence of past training involving military munitions on portions of the property. To make a determination of whether MEC recovered at the former Fort Ord are hazardous waste, and thus hazardous substances under CERCLA, testing for the Resource Conservation and Recovery Act (RCRA) characteristics of ignitability or reactivity would have been necessary during munitions response, or documentation of a reaction indicating a characteristic. MEC may exhibit the characteristic of ignitability if they have either of the following properties:

1. Capable of causing fire by functioning under standard temperature and pressure through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burn so vigorously and persistently that it creates a hazard.
2. Contain an oxidizer (e.g., perchlorate) that yields oxygen readily to stimulate combustion of organic matter.

MEC may exhibit the characteristic of reactivity if they have either of the following properties:

1. Capable of detonation or explosive reaction if subjected to a strong initiating source or if heated under confinement.
2. Readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure.

Personnel perform munitions responses for the purpose of addressing the explosives safety status of the material recovered. These personnel have graduated from military explosive ordnance disposal school or equivalent civilian certified UXO school. These individuals are highly trained and qualified to perform munitions responses; however, their training is not required nor expected to include testing or identifying RCRA hazardous waste characteristics that may be associated with some recovered MEC items. The recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or

documented with respect to RCRA hazardous waste characteristics. It is not possible to determine whether a MEC item will exhibit a characteristic merely by the type of munition. However, hazardous substances are potentially on the Property because the military munitions found during munitions responses might have been hazardous substances, but this was not determined through testing.

5.0 CONCLUSIONS

As stated in Section 1.0, the purpose of this ECP Report Update is to provide information and documentation that would have resulted in a change to the CERFA designation of Area Type 6 for the Property. Based on the components of this ECP Report Update and review of supplemental investigations, the Property is Standard ECP Area Type 3.

6.0 REFERENCES¹

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¹ At the end of references included in the Fort Ord Administrative Record and document library are the Document Numbers (e.g., BW-1234). To find the referenced document, this number may be typed into the Online Search tool at: <http://www.fortordcleanup.com/documents/search/>. Please note the referenced documents were available in the Fort Ord Administrative Record and document library at the time this document was issued; however, some may have been superseded by more current versions and were subsequently withdrawn.

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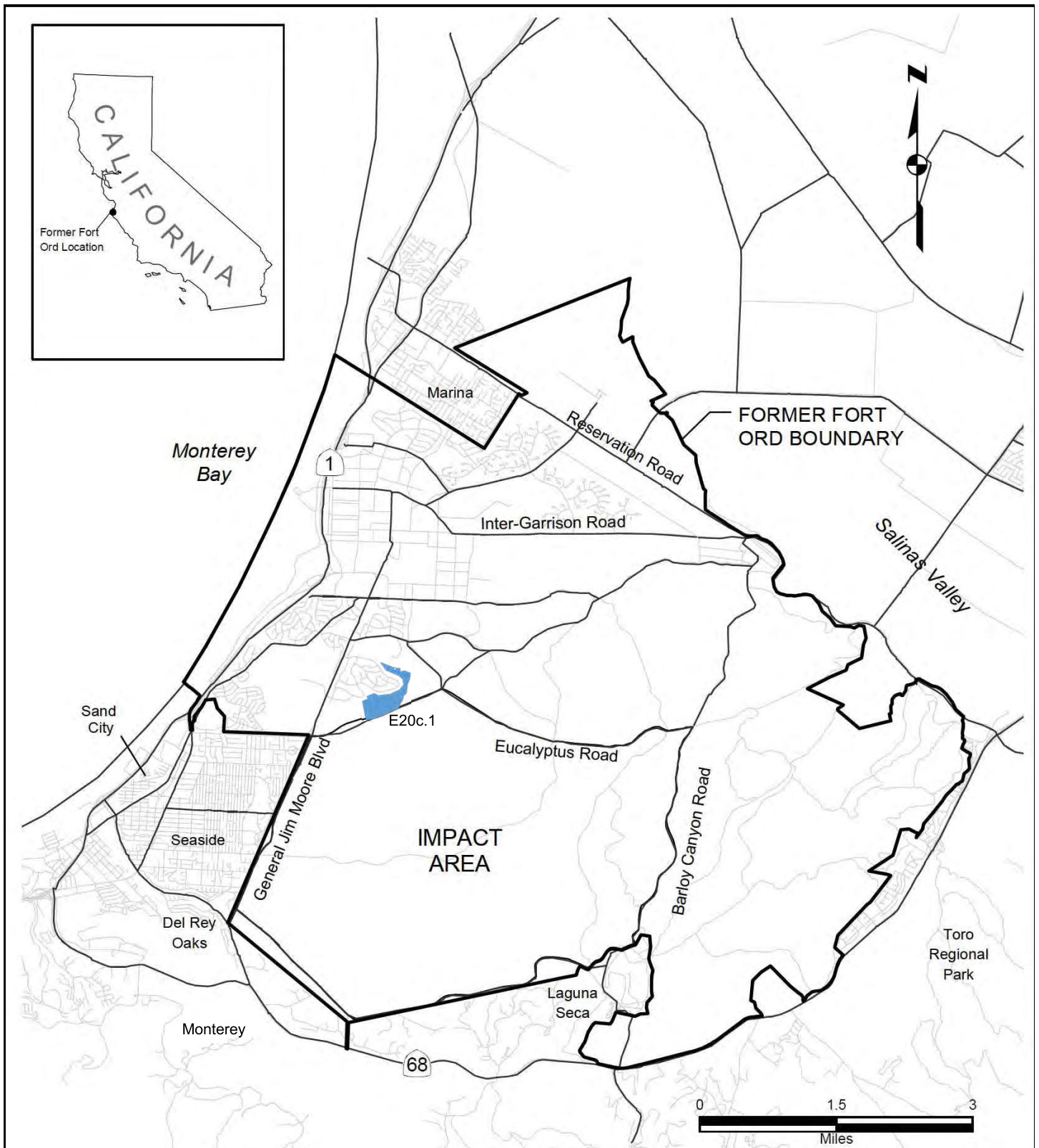
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Appendix A

Maps

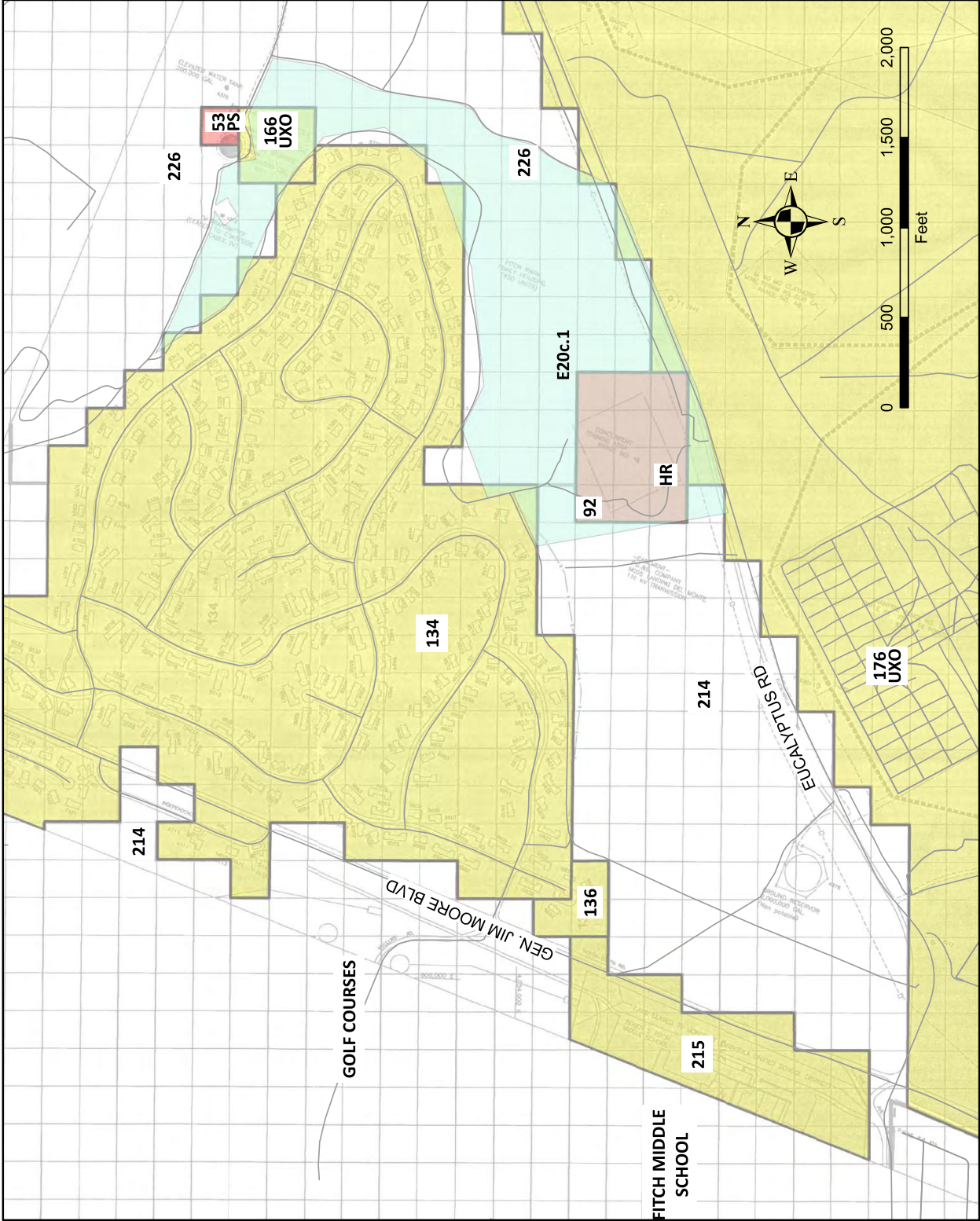


Former Fort Ord Location

U.S. Army Base Realignment and Closure,
Environmental Condition of Property Report Update
No. 1, Parcel E20c.1, Former Fort Ord, California

Map

1



EXPLANATION

Transfer Parcel E20c.1

CERFA Parcel Type

Disqualified Area

Qualified Area

CERFA Parcel

Definitions:

HR - Hazardous Substance Release/Storage

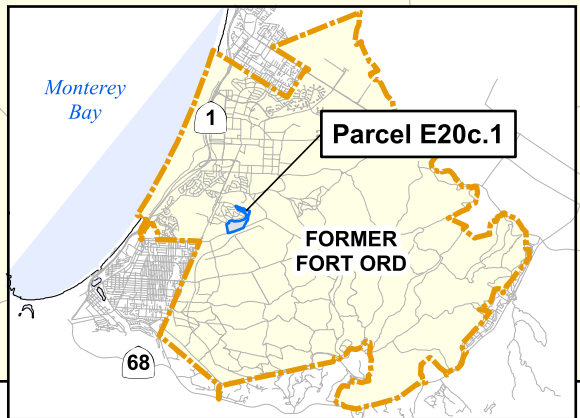
PS - Petroleum Storage

UXO - Potential Unexploded Ordnance

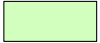
PARCEL E20c.1 and CERFA PARCELS MAP
U.S. Army Base Realignment and Closure
Environmental Condition of Property Report Update No. 1
Parcel E20c.1
Former Fort Ord, California

Date: 8/28/2024

Map: 2



Legend

- | | | |
|---|---|--|
|  Parcel E20c.1 |  Munitions Response Site (from Archives Search Report) |  Boundary of Former Fort Ord |
|  Other Parcels Track 0/1 |  Other Munitions Response Sites |  Boundary of IRP Site 39/Impact Area |



Parcel E20c.1 and Munitions Response Sites

Environmental Condition of Property Update No. 1,
Former Fort Ord, California, Track 1 Plug-In Parcel
E20c.1

Map

3

Appendix B

Environmental Database, Inc. Report

This report is in no way to be taken as a declaration of the legal status of any property herein mentioned.

The information contained in this report has been gathered from government sources and was the latest available to us at compilation time. While every reasonable attempt has been made to ensure the accuracy of the information contained herein; it is understood that we cannot guarantee the accuracy of the information from the original sources, nor can we guarantee that no transcription or plotting errors have occurred.

For reports that contain maps it is understood that the purpose of these maps is to give the user a "working approximation" of the positions of reported site locations. Due to the level of accuracy for both the base maps themselves and the reported location information, these maps should not be used for purposes more correctly served by professional surveys.

Plotting of environmental information on our maps is dependent in part, on the accuracy of the street grid as represented in our map files. Should the client suspect the existence of, or during the field inspection should the client encounter, streets that are not shown on our maps, this should be brought to our attention to further improve the accuracy of the information contained in this report.

It is to be understood that the publishers of this report are not engaged in rendering legal, accounting or other expert-professional service. The proper use to which this information should be put is best determined by the purchaser.



ENVIRONMENTAL DATABASE, INC.

7061 S. University Blvd. • Suite 300
Littleton, Colorado 80122
(303) 794-8389 • 1-800-982-4627 • Fax (303) 794-0049

November 11, 1993

Ms. Susan Coons
Arthur D. Little Company
5670 Willshire Blvd
Suite #2300
Los Angeles, CA 90036

Client Job #: None Given
Client PO #: None Given

Search Area: Fort Ord Military Base - Fort Ord, CA

Dear Ms. Coons:

The Customized data search we performed on the above referenced property encountered the following occurrences. There are two (2 copies each) maps with this project:

<u>Database Searched</u>	<u>On Site</u>	<u>In Search Area</u>	<u>Location Unknown</u>	<u>Advisory</u>	<u>Search Radius</u>	<u>Totals</u>
NPL/Superfund Sites. . .	0	0	0	.0	1 Mile . .	0
EPA CERCLIS Sites. . .	0	2	3	.0	1 Mile . .	5
ERNS Spills.	0	.14	2	.0	1 Mile . .	16
RCRA Corrective Actn . .	0	0	0	.0	1 Mile . .	0
RCRA D Landfills . . .	0	0	2	.0	1 Mile . .	2
RCRA Facilities. . . .	0	.25	4	.0	1 Mile . .	29
State Superfund. . . .	0	0	7	.0	1 Mile . .	7
State Landfills. . . .	0	0	2	.1	1 Mile . .	3
Leaking UST's.	0	9	9	.0	1 Mile . .	18

Additional details about this job search are included with the enclosed reports. If there are any questions, please call us at 1-800-982-4627 or 303-794-8389.

Sincerely,

Jacqui R. Little
Jacqui R. Little
Database Administrator

EDI Project #: 5419

DATABASE UPDATE DATES & MAP STATUS EXPLANATIONS

<u>Databases</u>	<u>Date Of Agency Update</u>
NPL/Superfund Sites	04/03/93
EPA CERCLIS Sites	04/03/93
ERNS Hazardous Material Spills.....	08/15/92
RCRA Corrective Action	03/01/93
RCRA D Landfills	03/01/93
RCRA Facilities (All Categories)	09/01/92
State Superfund Sites	05/23/93
State Landfills	05/23/93
Leaking UST's	05/23/93

Please note that numerous spills were listed in the database as Pacific Ocean or Monterey Bay, we did not included these because of the lack of location information. Several occurrences that have good address information were not mapped due to poor address control on the Monterey County Base Map. In addition, Fort Ord is listed in most of the databases (e.g. NPL) but was not included as per job specifications.

Map Status Explanations

IN SEARCH AREA - SITE MAPPED:

This represents a site which was mapped upon your request.

IN SEARCH AREA - SITE NOT MAPPED:

This represents a site which was within your search area, but which you requested not to be mapped.

LOCATION UNKNOWN - SITE NOT MAPPED:

This represents a site which we were unable to exclude from your search area because of insufficient address/location information. We are including this report for your reference in case it might be in your area of investigation.

ADVISORY ONLY - SITE NOT MAPPED:

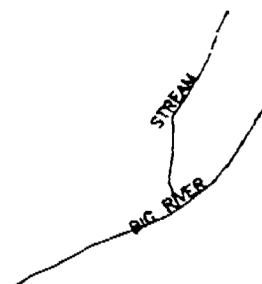
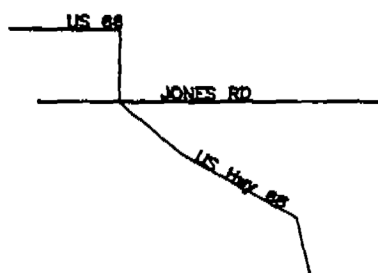
This represents a site address which was found to be outside your search area, but which may encroach on your project area. We have included these reports for your reference.

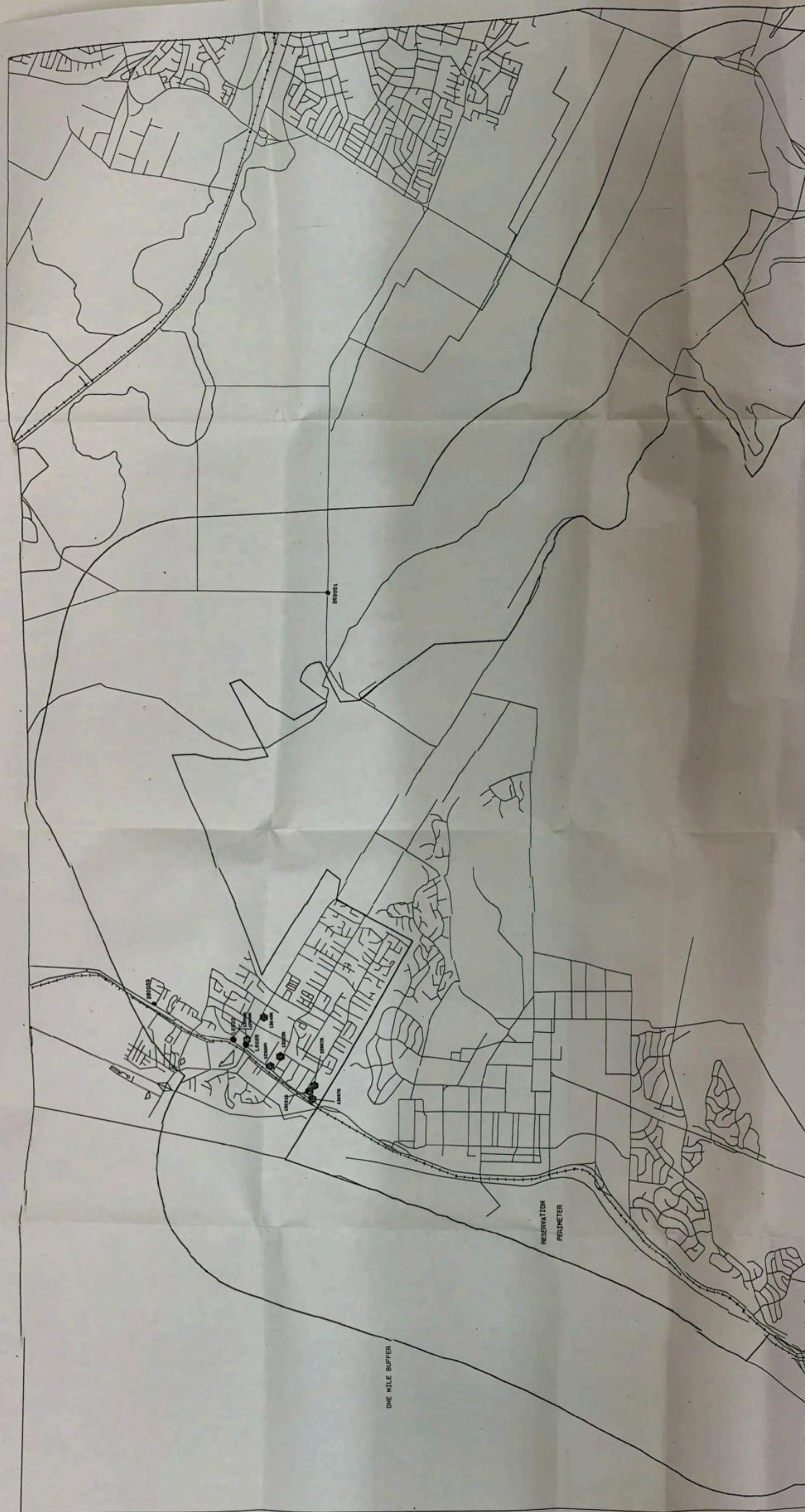
MAP LEGEND

ENVIRONMENTAL SITE SYMBOLS

	SITE FOR ENVIRONMENTAL DATA-SEARCH	
	NPL/SUPERFUND SITE	
	CERCLA SITE	
	SARA III/TRIS SITE (TOXIC RELEASE INVENTORY FACILITY)	
	ERNS SITE (REPORTED HAZARDOUS MATERIAL SPILL)	
	RCRA CORRECTIVE ACTION SITE	
		
		STATE CERCLIS/CORTESE SITE

CULTURAL FEATURES





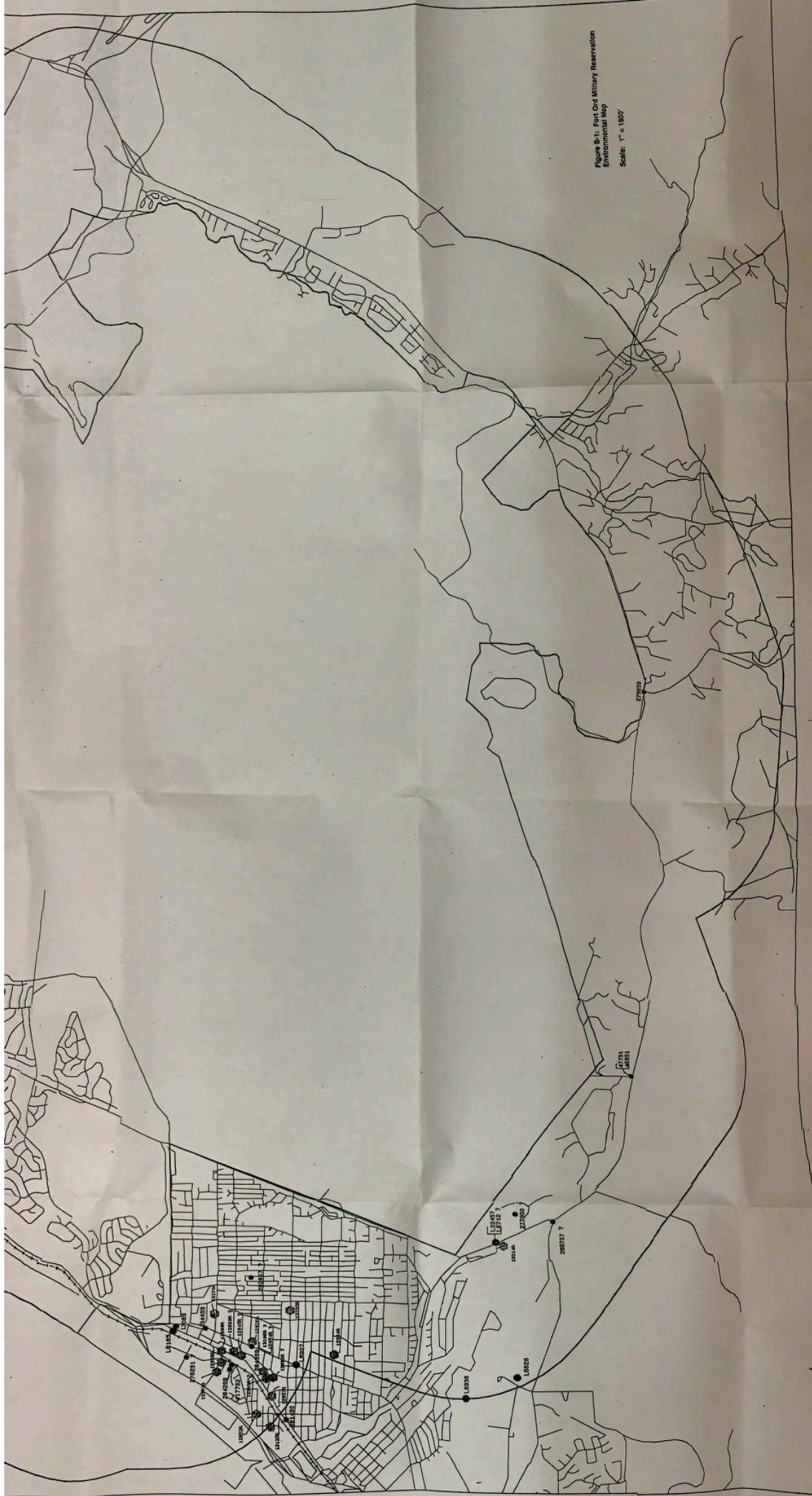


Figure B-1: Fort Ord Military Reservation
Environmental Map
Scale: 1" = 100'

DATABASE REFERENCE SHEET

EPA INFORMATION SYSTEMS

NPL/Superfund Sites: National Priority Listing Sites - those sites that pose an immediate public health hazard and immediate (cleanup) response is necessary. EPA (Environmental Protection Agency) database. Also found in CERCLA.

NPL/Superfund Potentially Responsible Parties: Potentially Responsible Parties (PRP's) are individuals, businesses, municipalities, and other entities that been identified by the EPA has being potentially liable to held fund (or repay) environmental cleanup costs. EPA database.

Civil Enforcement Docket: EPA information system used to track civil judicial cases against PRP's and other entities.

CERCLA Sites: EPA database that tracks the sites found on the CERCLIS data system (Comprehensive Environmental Response, Compensation and Liability Information System). These usually abandoned/inactive hazardous waste sites are under review to determine the extent of the public health hazard.

SARA III TRIS Facilities: Also known as SARA Title 3 Facilities. SARA = Superfund Amendments and Reauthorization Act. Also referenced as Emergency Planning and Community Right-To-Know Act Section 313 Form R reporting. These facilities have at least 10 full-time employees, and either use, manufacture, import, and/or process any one of the toxic chemicals referenced in 40 CFR 372 Subpart D. EPA database.

Hazardous Material Spills: The EPA maintains the Emergency Response Notification System (ERNS) that is the information repository housing information on Hazardous Spills nationwide. This information repository is based on reports filed by local agencies such as fire & police; County agencies; State entities; and Federal agencies such as the Coast Guard and the National Response Center and the EPA as well.

RCRA Corrective Action: These facilities permitted under RCRA (Resource Conservation and Recovery Act) to handle hazardous waste have been found to have waste handling problems. The facilities are undergoing Corrective Action Activities to correct the problems and resume normal operations. EPA database.

RCRA D Landfills: These are landfills that have accepted hazardous waste during their operation. These landfills can be currently operating or closed. The majority of sites in this system are inactive. EPA database.

RCRA Notifier Facilities: The source of this data comes from the EPA RCRIS (Resource Conservation and Recovery Information System) computer system. These facilities have been permitted to handle hazardous waste as defined in the Resource Conservation and Recovery Act (RCRA).

The facility types found in RCRIS are -

Large Quantity Generators: generate more than 1000 kg hazardous waste/month, or > 1 kg acutely hazardous waste/calendar month. Or

generate 1 kg or less and/or accumulate more than 1 kg of residue, soil, etc. from acutely hazardous waste per calendar month

Small Quantity Generators: generate more than 100 and less than 1000 kg of hazardous waste during any calendar month & accumulate less than 6000 kg of hazardous waste at any time or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt: generate 100 kg or less of hazardous waste during any calendar month, and accumulate less than 1000 kg of hazardous waste at any time or generate 1 kg or less of acutely hazardous waste per calendar month and accumulate at any time generate or accumulate 100 kg or less of contaminated residue

Transporter: facility engaged in the transportation of hazardous waste.

Treatment/Storage/Disposal (TSD) Facility: facility is engaged in the treatment, storage, or disposal of hazardous waste.

FINDS Facilities: The EPA Facility Index System (FINDS) references any facility or event that has ever received an EPA ID number. The EPA program office that issued the ID number is also listed.

Permitted CLEAN AIR Facilities: EPA information system that contains the permit, compliance, and emissions inventory for facilities requiring a permit under the Clean Air Act.

NPDES Plants (PCS): This EPA database lists the facilities permitted in the National Pollution Discharge Elimination System. The Permit Compliance System (PCS) warehouses the data made available. Facilities found in this database are those that discharge to a surface water system from a point (identifiable) source.

STATE INFORMATION SYSTEMS

State Superfund/Cleanup Sites: Each State has the right to assemble and maintain a list of State designated - hazardous waste cleanup sites. Some States use the EPA CERCLIS as their reporting system, other States have a unique database independent of the EPA sites.

Landfills/Solid Waste Disposal Sites: This list tracks the active & closed landfill and waste disposal sites reported by each state agency.

Leaking Underground Storage Tanks (LUST): This State list tracks all reported Leaks and releases from Underground Storage Tanks. The majority of these incidents involve petroleum dispensing facilities.

Registered Underground Storage Tanks (RUST): The State information system tracks the known and permitted registered underground storage tanks. The majority of these sites involve petroleum dispensing facilities. Some states are also including Aboveground Tanks.

CERCLA SITE REPORT

Map Status: IN SEARCH AREA - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 1997C

EPA Region: 09

EPA ID Number: CAD981403942

Site Name: MARINA WELL #9

Address: 1 MI E OF HWY 1 & DEL MONTE BL

City: MARINA

County: MONTEREY

State: CA

Zip Code: 93933

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN

Site Incident Category: UNKNOWN - NOT GIVEN

Site Classification: NO DETERMINATION

Site Description: NORTH OF FORT ORD AT BOUNDARY.

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED
AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:

RCRA Flag: UNKNOWN - NOT GIVEN

===== EPA Events That Have Taken Place At The Site =====		
EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	05/01/86
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	10/01/87

CERCLA SITE REPORT

Map Status: IN SEARCH AREA - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2513C

EPA Region: 09

EPA ID Number: CAD982399974

Site Name: OLD SAND CITY DUMP

Address: EAST OF HWY 101 A FREMONT BLVD

City: MONTEREY

County: MONTEREY

State: CA

Zip Code: 93940

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: PRIVATE

Site Incident Category: UNKNOWN - NOT GIVEN

Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED
AND/OR FINAL NPL

Further Action Flag:

CERCLIS Status:

RCRA Flag: UNKNOWN - NOT GIVEN

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	04/01/88
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	11/06/89
SCREENING SITE INSPECTION	EPA FUND-FINANCED	10/01/92

CERCLA SITE REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2245C

EPA Region: 09

EPA ID Number: CAD981997695

Site Name: SAN JOAQUIN DRUM CO

Address: NEAR SALINAS

City: SALINAS

County: MONTEREY

State: CA

Zip Code: 93901

USGS Hydrological Unit: 18060011

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN

Site Incident Category: UNKNOWN - NOT GIVEN

Site Classification: UNKNOWN - NOT GIVEN

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED
AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:

RCRA Flag: UNKNOWN - NOT GIVEN

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	06/01/87
HAZARD RANKING DETERMINED		06/01/87
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	06/01/87
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	04/01/88
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	05/01/88
SCREENING SITE INSPECTION	EPA FUND-FINANCED	06/01/87

CERCLA SITE REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2302C

EPA Region: 09

EPA ID Number: CAD982358251

Site Name: AEROJET GENERAL CORP

Address: 1321 SALINAS HWY

City: MONTEREY

County: MONTEREY

State: CA

Zip Code: 93940

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: PRIVATE

Site Incident Category: UNKNOWN - NOT GIVEN

Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED
AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:

RCRA Flag: UNKNOWN - NOT GIVEN

EVENT	LEAD	DATE
DISCOVERY	STATE, FUND FINANCED	12/01/87
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	12/13/88

CERCLA SITE REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 561C

EPA Region: 09

EPA ID Number: CAD009118928

Site Name: AMSTAR CORP SPRECKELS SUGAR DIV F-1

Address: SPRECKELS BLVD

City: SPRECKELS

County: MONTEREY

State: CA

Zip Code: 93962

USGS Hydrological Unit: 18060005

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN

Site Incident Category: UNKNOWN - NOT GIVEN

Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED
AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:

RCRA Flag: UNKNOWN - NOT GIVEN

===== EPA Events That Have Taken Place At The Site =====		
EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	08/01/80
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	12/01/87
SCREENING SITE INSPECTION	EPA FUND-FINANCED	05/31/89

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2699S1

Report Number: 91-4228

Date Spill Was Reported: 05/23/1991

Date Of Spill: 05/22/1991

Spill Location:
BLANCO ROAD AT COOPER RD

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

FUNGICIDE "ALLETTE" 00000015.00 POUNDS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #17205

Action Taken: CLEANUP BY MONTEREY CO RDS, SUPERVISED BY CODOH

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2762S1

Report Number: 91-4292

Date Spill Was Reported: 05/29/1991

Date Of Spill: 05/28/1991

Spill Location:
850 PLAYA AVENUE

City: SAND CITY

Zip Code: 93953-

County: MONTEREY

Material And Amount Spilled

PAINT THINNER/OIL/BASE PAINT 00000015.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

CAOES #17161/FD/CODOH/DFG/RWQCB

Action Taken: CLEANUP BY CODOH

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2779S0

Report Number: 90-8589

Date Spill Was Reported: 07/11 1990

Date Of Spill: 07/10 1990

Spill Location:

RYAN RANCH INDUSTRIAL PARK OFF -HWY 1618

City: DEL REY OAKS (NR)

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

METHYLENE CHLORIDE 00000025.00 Gallons

Environments Possibly Effected By The Spill:

UNKNOWN NAMED CREEK

Agencies Notified Of Spill:

CAOES #11772

Action Taken: CREEK DIKED OF. PUB WORKS TO PUMP OUT AND REMOVE.

Description:

Comments: ** (THEY DIDN'T FOLLOW THEIR SPILL PLAN)

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2790S9

Report Number: 89-1566

Date Spill Was Reported: 04/28 1989

Date Of Spill: 04/27 1989

Spill Location:

ST RT 68 AT LAURELES GRADE

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000075.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description: OVERTURNED TRUCK

Comments: CAOES-89-05927

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2800S9

Report Number: 89-1493

Date Spill Was Reported: 04/25 1989

Date Of Spill: 04/25 1989

Spill Location:
3350 DEL MONTE BLVD APARTMENT COMPLEX

City: MARINA

Zip Code:

County: MONTEREY

Material And Amount Spilled

GASOLINE 00000002.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description: VEHICLE GAS LEAK

Comments: CAOES-89-05796

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2814S0

Report Number: 90-9669

Date Spill Was Reported: 08/29 1990

Date Of Spill: 08/28 1990

Spill Location:

DELMONTE AVENUE AND BROADWAY

City: SEASIDE

Zip Code: 93955-

County: MONTEREY

Material And Amount Spilled

HYDROCHLORIC ACID 00000003.00 Other

Environments Possibly Effected By The Spill:

NONE

Agencies Notified Of Spill:

CAOES #12649

Action Taken: ** INTO DRAINS. / NEUTRALIZED AND FLUSHED BY FIRE DEPT.

Description: QUANTITY=QUARTS

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2842S9

Report Number: 89-4274

Date Spill Was Reported: 10/30 1989

Date Of Spill: 10/30 1989

Spill Location:

City: SAND CITY

Zip Code: 93955-

County: MONTEREY

Material And Amount Spilled

ANHYDROUS AMMONIA 00000005.00 Pounds

Environments Possibly Effected By The Spill:

NONE

Agencies Notified Of Spill:

Action Taken:

Description:

Comments:

Potentially Responsible Party Information=====

PRP: MONTEREY FISH CO
841 FIR AVE
SAND CITY
CA 93955-

Telephone: 408-394-1442

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2843S9

Report Number: 89-1117

Date Spill Was Reported: 03/30 1989

Date Of Spill: 03/30 1989

Spill Location:
SPARKLE CLEANERS T DIMAGGIO

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

PERCHLOROETHYLENE' 00000010.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description:

Comments: CAOES-89-05475

Potentially Responsible Party Information=====

PRP: SPARKLE CLEANERS T DIMAGGIO
1760C FREMONT BLVD
SEASIDE
CA 93955

Telephone: 408-375-6710

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2844S9

Report Number: 89-1964

Date Spill Was Reported: 05/25 1989

Date Of Spill: 05/25 1989

Spill Location:
1943 FREEMONT STREET

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

OIL SUBSTANCE 00000440.00 Gallons

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

Action Taken:

Description: 8 55GAL DRUMS FOUND BEHIND ADDRESS

Comments: CAOES-89-06267/CA DEPT OF FOREST WARREN FIELD STATES
WILDLIFE IN AREA

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2897S7

Report Number: 87-1561

Date Spill Was Reported: 01/05 1987

Date Of Spill: 01/05 1987

Spill Location:

HWY-218 FR:HWY-68/DEL OAKS, MONTEREY

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000100.00 Gallons

Environments Possibly Effected By The Spill:
STORM DRAIN

Agencies Notified Of Spill:

CA-F+G/CO ENV HEALTH/USCG-12TH

Action Taken: CITY F.D./CALTRANS + CO ENV HEALTH = C/UP.

Description: RUPTURED SADDLE-TANKS ON TRUCK

Comments:

Potentially Responsible Party Information=====

PRP: NORTHERN REFRIGERATED TRANSPRT

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2928S7

Report Number: 87-3774

Date Spill Was Reported: 09/02 1987

Date Of Spill: 09/02 1987

Spill Location:
DARLENE BERKELO

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

INSECTICIDE 00000002.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

FD/CODOH/CA-OES/CF&G/RWQCB

Action Taken: HOSED TO SURROUNDING LAWN BY FD/FD=CU

Description: LEAKING CONT./LEAK TO CONCRETE FLOOR IN STORAGE BLDG.

Comments: *CHLORDANE MALATHION, AROMATIC SOLVENTS.

Potentially Responsible Party Information=====

PRP: DARLENE BERKELO
HANNAN ASSEMBLED #1773 WARING
SEASIDE
CA 93955

Telephone: 408-899-2306

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 4177S2

Report Number: 92-5151

Date Spill Was Reported: 07/17/1992

Date Of Spill: 07/17/1992

Spill Location:
895 FIR ST

City: SAND CITY

Zip Code: 93955-

County: SEASIDE

Material And Amount Spilled

AMMONIA UNKNOWN UNKNOWN
UNKNOWN

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken: NO WATERWAYS, NO CLEANUP

Description:

Comments: ROADWAY WAS NOT CLOSED

Potentially Responsible Party Information=====

PRP: MONTEREY FISH CO.
895 FIR ST
SAND CITY
CA 93955-

Telephone: 408-394-1442

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 468S1

Report Number: 91-2127

Date Spill Was Reported: 01/24/1991

Date Of Spill: 01/24/1991

Spill Location:
SR 68 AND YORK RD

City: MONTEREY

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

UNKNOWN LIQUID 00000001.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

CAOES #15098/DFG/RWQCB/CALTRANS/FD

Action Taken: CLEANUP UNDETERMINED

Description: FELL FROM TRUCK

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 477S1

Report Number: 91-2137

Date Spill Was Reported: 01/25/1991

Date Of Spill: 01/24/1991

Spill Location:
HWY 68 AT YORK RD

City: MONTEREY

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

MURIATIC ACID 00000001.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

CAOES #15140/DFG/RWQCB

Action Taken: MATERIAL ABSORBED AND PICKED UP. RESIDUE DILUTED AND
WASHED DOWN

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2801S9

Report Number: 89-4468

Date Spill Was Reported: 11/15 1989

Date Of Spill: 11/14 1989

Spill Location:

City: MARINA

Zip Code:

County: MONTEREY

Material And Amount Spilled

GASOLINE UNKNOWN Amount

Environments Possibly Effected By The Spill:

NONE

Agencies Notified Of Spill:

Action Taken:

Description:

Comments:

Potentially Responsible Party Information=====

PRP: ARCO/HOLMAN C
P O BOX 5811
SAN MATEO
CA 94402-

Telephone: 415-571-2424

HAZARDOUS MATERIAL SPILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2813S0

Report Number: 90-9064

Date Spill Was Reported: 08/06 1990

Date Of Spill: 08/05 1990

Spill Location:

SB HWY/ JUST S OF FORT ORD

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000060.00 Gallons

Environments Possibly Effected By The Spill:

NONE

Agencies Notified Of Spill:

CAOES #12238

Action Taken: CONTAINED CALTRANS HANDLED CLEANUP.

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

RCRA SUBTITLE D LANDFILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 664D

EPA ID Number:

Name: MONTEREY PENNINSULA SANITARY LANDFILL

Address:

City: MARINA

Zip Code: 93933

County:

State: CA

Contact:

Telephone:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 860D

EPA ID Number:

Name: PARKFIELD DISPOSAL SITE

Address:

City:

Zip Code:

County: MONTEREY COUNTY

State: CA

Contact:

Telephone:

RCRA NOTIFIER FACILITY REPORT

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12998R

EPA ID Number: CAD981633167

Facility: ONE HOUR MARTINIZING

Address: 215 C RESERVATION RD

City: MARINA

Zip Code: 98933

County: MONTEREY

Owner Name: DONS ONE HR DRY CLEANING INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084249787

RCRA Facility Designations

Generator Type - CONDITIONALLY EXEMPT
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 13006R

EPA ID Number: CAD981637481

Facility: DONS ONE HR CLEANERS

Address: 215 C RESERVATION RD

City: MARINA

Zip Code: 93933

County: MONTEREY

Owner Name: DON MAMMEN

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083847551

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12830R

EPA ID Number: CAD028706307

Facility: VICTORY TOYOTA-ALFA MASERATI

Address: #5 HEITZINGER PLAZA

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: LESLIE MOTORS, INC

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083948116

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12845R

EPA ID Number: CAD044872414

Facility: MONTEREY NISSAN SUBARU

Address: #2 GEARY PLAZA

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: ROBERT HAMILTON

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083948501

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12852R

EPA ID Number: CAD059490938

Facility: COUROC OF MONTEREY INC

Address: 1725 CONTRA COSTA

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: COUROC OF MONTEREY INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083946601

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12857R

EPA ID Number: CAD070769757

Facility: MIRACLE AUTO PAINTING

Address: 1670 DEL MONTE BLVD

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: NOT REQUIRED

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4155790460

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12867R

EPA ID Number: CAD089957641

Facility: RADIONICS INCORPORATED

Address: 228 REINDOLLAR AVENUE

City: MARINA

Zip Code: 93933

County: MONTEREY

Owner Name: GUSSIE LOCKEPADDEN

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083848877

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12877R

EPA ID Number: CAD125081364

Facility: MONTEREY DISPOSAL INC

Address: 808 TIOGA

City: SAND CITY

Zip Code: 93955

County: MONTEREY

Owner Name: ENVIRONMENTAL MGR

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083727977

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12888R

EPA ID Number: CAD981160120

Facility: STORELLI BROS AUTO BODY & GLASS

Address: 1845 DEL MONTE BLVD

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: J, R & T STORELLI

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4155551212

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12926R

EPA ID Number: CAD981409527

Facility: MONTEREY REGIONAL WASTE MGM DIST

Address: 840 TIOGA AVE

City: SAND CITY

Zip Code: 93955

County: MONTEREY

Owner Name: JAMES C CARROLL

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083845313

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12934R

EPA ID Number: CAD981428980

Facility: AILING HOUSE PEST CONTROL INC

Address: 1032 TRINITY ST

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: AILING HOUSE PEST CONT CORP

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4086248211

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12936R

EPA ID Number: CAD981431489

Facility: DEWEY PEST CONTROL

Address: 3114 A DEL MONTE BLVD

City: MARINA

Zip Code: 93933

County: MONTEREY

Owner Name: DEWEY SERVICES INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 2136606804

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12940R

EPA ID Number: CAD981434616

Facility: VAL STROUGH HONDA-MAZDA

Address: 1 HEITZINGER PLAZA

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: ABC DORAIS LTD

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4088992222

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12954R

EPA ID Number: CAD981445349

Facility: MONTEREY DODGE

Address: #2 HEITZINGER PLAZA

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: MONTEREY DODGE

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4088992311

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12976R

EPA ID Number: CAD981582596

Facility: OLYMPIA CLEARNERS

Address: 1760 FREMONT BLVD

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: MICHAEL LEE

Ownership Status: PRIVATE

Facility Contact: LEE MICHAEL

Telephone: 4083947000

RCRA Facility Designations

Generator Type - SMALL QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13031R

EPA ID Number: CAD981690076

Facility: M A REFINING

Address: 224 REINDOLLAR SPACE 110

City: MARINA

Zip Code: 93933

County: MONTEREY

Owner Name: MR RUSSELL

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4088832158

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13046R

EPA ID Number: CAD981983760

**Facility: PENINSULA DRY CLEANER
Address: 266 RESERVATION RD #N
City: MARINA**

Zip Code: 93933

County: MONTEREY

**Owner Name: TAE YOO
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083845337**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -**

RCRA Violation Flags

**For the following RCRA Violation categories a YES notation is
referencing the fact that the facility has had (1) or more reported
violations in that category.**

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13067R

EPA ID Number: CAD982009979

**Facility: ANDYS AUTO BODY SHOP
Address: 3016 A DEL MONTE BLVD
City: MARINA**

Zip Code: 93933

County: MONTEREY

**Owner Name: ANDY ANDERSON
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083845392**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -**

RCRA Violation Flags

**For the following RCRA Violation categories a YES notation is
referencing the fact that the facility has had (1) or more reported
violations in that category.**

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13076R

EPA ID Number: CAD982015372

**Facility: HIGHLAND CLEANER
Address: 1201 LASALLE AVE
City: SEASIDE**

Zip Code: 93955

County: MONTEREY

**Owner Name: JACK BARON
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083941457**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -**

RCRA Violation Flags

**For the following RCRA Violation categories a YES notation is
referencing the fact that the facility has had (1) or more reported
violations in that category.**

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13086R

EPA ID Number: CAD982024416

**Facility: PENINSULA DODGE
Address: 2 HEITZINGER PLAZA
City: SEASIDE**

Zip Code: 93955

County: MONTEREY

**Owner Name: BUICH MAN CO
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083943500**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -**

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13135R

EPA ID Number: CAD982356750

Facility: SLAUTTERBACK CORP

Address: 1663 CATALINA ST

City: SAND CITY

Zip Code: 93955

County: MONTEREY

Owner Name: FRED SLAUTTERBACK

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4083943933

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13214R

EPA ID Number: CAT080019789

**Facility: PACIFIC BELL
Address: 161 CALLE DEL OAKS
City: DEL REY OAKS**

Zip Code: 93940

County: MONTEREY

**Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS**

RCRA Violation Flags

**For the following RCRA Violation categories a YES notation is
referencing the fact that the facility has had (1) or more reported
violations in that category.**

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13225R

EPA ID Number: CAT080022429

**Facility: PACIFIC BELL
Address: 227 CARMEL AVENUE
City: MARINA**

Zip Code: 93933

County: MONTEREY

**Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE**

**Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029**

RCRA Facility Designations

**Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS**

RCRA Violation Flags

**For the following RCRA Violation categories a YES notation is
referencing the fact that the facility has had (1) or more reported
violations in that category.**

**Generator Requirements:
Generator Land-Ban Requirements:**

Transporter Requirements:

**TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:**

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13232R

EPA ID Number: CAT080022510

Facility: PACIFIC BELL

Address: 1257 BROADWAY STREET

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO

Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12922R

EPA ID Number: CAD981403678

Facility: DOHS-MONTEREY CO

Address: MONTEREY CO

City: MONTEREY

Zip Code: 99999

County: MONTEREY

Owner Name: STATE OF CALIFORNIA

Ownership Status: STATE

Facility Contact: ENVIRONMENTAL MANAGER

Telephone: 9163242445

RCRA Facility Designations

Generator Type - LARGE QUANTITY

TSD Notation -

Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:

Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:

TSD Closure/Post Closure Actions:

TSD Financial Requirements:

TSD Land-Ban Requirements:

TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12956R

EPA ID Number: CAD981445406

Facility: BUTTS PONTIAC CADILLAC

Address: DEL MONTE BLVD

City: SEASIDE

Zip Code: 93955

County: MONTEREY

Owner Name: BUTTS PONTIAC CADILLAC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083946741

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12965R

EPA ID Number: CAD981574783

Facility: SOUTHLAND CORP 7 ELEVEN #2233-14258

Address: 22760 PORTOLA DR

City: SALINAS

Zip Code: 94908

County: MONTEREY

Owner Name: SOUTHLAND CORP THE
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4154632711

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 13230R

EPA ID Number: CAT080022494

Facility: PACIFIC BELL

Address: #3 SPRECKLES BOULEVARD

City: SPRECKELS

Zip Code: 93962

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

RCRA NOTIFIER FACILITY REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12818R

EPA ID Number: CAD009118928

Facility: AMSTAR CORP SPRECKELS SUGAR DIV F-1

Address: SPRECKELS BLVD

City: SPRECKELS

Zip Code: 93962

County: MONTEREY

Owner Name: AMSTAR CORPORATION
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084551811

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements: YES
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27001008

State ID Number: 27001008

Facility Address: SPRECKELS BLVD
City: SPRECKELS
Zip Code: 93962

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility: Y

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site: Y

MNFST - Facility has manifested hazardous waste offsite: Y

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:
SWISP - Facility is designated a landfill-----:
SWISU - Facility is designated a landfill-----:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002385

State ID Number: 27002385

Facility Address: P.O. BOX 1447

City: SALINAS

Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002402

State ID Number: 27002402

Facility Address: PO BOX 688

City: SALINAS

Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002418

State ID Number: 27002418

Facility Address: PO BOX 419, SITE LOCATED IN AR

City: SALINAS

Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

AL025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002426

State ID Number: 27002426

Facility Address: 14201 DEL MONTE BLVD

City: MARINA

Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002435

State ID Number: 27002435

Facility Address: MARINA WELL #9-LANDFILL AREAS

City: FORT ORD

Zip Code: 93941

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system: Y

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----: Y

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27970004

State ID Number: 27970004

Facility Address: MARINA WELL #9 / FRITZSCHE ARMY AREA

City: FORT ORD

Zip Code: 93941

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----:

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002323

State ID Number: 27002323

Facility Address: 11 RESERVATION RD

City: MARINA

Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----:

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002375

State ID Number: 27002375

Facility Address: MARINA LANDFILL

City: MARINA

Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----:

DTSCD - A facility with STATE enforcement activity:

FDock - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002461

State ID Number: 27002461

Facility Address: P.O.BOX 308

City: MONTEREY

Zip Code: 93940

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Facility appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)

AGT25 - (Air) Emissions Data System----: (More than 25 tons)

AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:

CALSI - An active CALSITE facility-----:

DTSCD - A facility with STATE enforcement activity:

FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:

UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill-----:

SWISP - Facility is designated a landfill-----:

SWISU - Facility is designated a landfill-----:

WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA LEAKING UST REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L22457

Site: MONTEREY PENINSULA UNIF SCHOOL
Address: 540 CANYON DEL REY
City: MONTEREY

Region #:

Date Reported: 1989/11/20

Date Reviewed: 1989/12/13

Responsible Agency: LOCAL AGENCY

Substance: DIESEL

Affected Media: UNDETERMINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6185

Site: QUAESTAR INC.
Address: 2101 DEL MONTE AVENUE
City: MONTEREY

Region #: 03

Date Reported: 1987/02/05

Date Reviewed: 1987/10/19

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method:

CALIFORNIA LEAKING UST REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6522

Site: MARINA EXXON
Address: 3184 DEL MONTE BOULEVARD
City: MARINA

Region #: 03

Date Reported: 1988/12/06

Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: POLLUTION CHARACTERIZATION

Abatement Method: EXCAVATE & DISPOSE

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6689

Site: ARCO STATION #2141
Address: 211 RESERVATION ROAD
City: MARINA

Region #: 03

Date Reported: 1989/08/07

Date Reviewed: 1989/11/18

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method: OT

CALIFORNIA LEAKING UST REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6712

Site: MONTEREY PENINSULA UNIF SCHOOL
Address: L540 CANYON DEL REY
City: MONTEREY

Region #: 03

Date Reported: 1989/11/20

Date Reviewed: 1989/12/13

Responsible Agency: LOCAL AGENCY

Substance: DIESEL

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6828

Site: MONTEREY PENINSULA AIRPORT
Address: OLMSTEAD ROAD
City: MONTEREY

Region #: 03

Date Reported: 1990/07/25

Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

CALIFORNIA LEAKING UST REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6927

Site: EXXON SERVICE STATION 7-0279
Address: 1550 FREMONT BOULEVARD
City: SEASIDE

Region #: 03

Date Reported: 1990/10/31

Date Reviewed: 1992/03/26

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method: EXCAVATE & TREAT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L7089

Site: PHIL'S EXXON
Address: 2100 DEL MONTE AVE
City: MONTEREY

Region #: 03

Date Reported: 1990/05/16

Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: POST REMEDIAL ACTION

Abatement Method: EXCAVATE & DISPOSE

CALIFORNIA LEAKING UST REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L22455

Site: MONTEREY PEN. GARBAGE & REFUSE
Address: DEL MONTE AVENUE
City: MARINA

Region #:

Date Reported: 1987/10/21

Date Reviewed: 1987/11/06

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDETERMINED

Status: POLLUTION CHARACTERIZATION

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L22456

Site: MONTEREY PENINSULA AIRPORT DIS
Address: AIRPORT ROAD
City: MONTEREY

Region #:

Date Reported: 1990/07/23

Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDETERMINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

CALIFORNIA LEAKING UST REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6057

Site: SPRECKELS EXXON
Address: SPRECKELS BOULEVARD
City: SPRECKELS

Region #: 03

Date Reported: 1987/02/26

Date Reviewed: 1987/10/19

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6193

Site: AVIS SERVICE CENTER
Address: MONTEREY AIRPORT
City: MONTEREY

Region #: 03

Date Reported: 1986/06/04

Date Reviewed: 1992/03/23

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: REMEDIAL ACTION

Abatement Method:

CALIFORNIA LEAKING UST REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6289

Site: MONTEREY PEN. GARBAGE & REFUSE
Address: E DEL MONTE AVENUE
City: MARINA

Region #: 03

Date Reported: 1987/10/21

Date Reviewed: 1987/11/06

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: POLLUTION CHARACTERIZATION

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6438

Site: MONTEREY COUNTY SPCA
Address: P.O. BOX 3058
City: MONTEREY

Region #: 03

Date Reported: 1988/06/01

Date Reviewed: 1988/08/16

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: CASE CLOSED

Abatement Method: EXCAVATE & TREAT

CALIFORNIA LEAKING UST REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6829

Site: MONTEREY PENINSULA AIRPORT DIS
Address: S AIRPORT ROAD
City: MONTEREY

Region #: 03

Date Reported: 1990/07/23

Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6870

Site: LONGORIA'S
Address: 24255 GRANT STREET SUITE A
City: MONTEREY

Region #: 03

Date Reported: 1990/09/18

Date Reviewed: 1990/10/05

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method: EXCAVATE & TREAT

CALIFORNIA LEAKING UST REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6938

Site: MONTEREY PENINSULA AIRPORT D.
Address: MONTEREY PENINSULA AIRP.
City: MONTEREY

Region #: 03

Date Reported: 1990/12/27

Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: JET FUEL

Affected Media: GROUNDWATER

Status: POLLUTION CHARACTERIZATION

Abatement Method: EXCAVATE & TREAT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L7092

Site: MONTEREY REG WATER POLL.CONT
Address: 14811 DEL MONTE AVE
City: MARINA

Region #: 03

Date Reported: 1992/01/10

Date Reviewed: 1992/01/30

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: UNKNOWN - NOT GIVEN

Abatement Method:

Appendix C

Previous Reports and Supporting Documentation

Previous Reports and Supporting Documentation

California Department of Health Services (DHS), 1997. Memorandum documenting that, with respect to radiological issues, the buildings listed in the memorandum are acceptable for unrestricted release. October 1.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), 2011. Letter acknowledging designated areas described in the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*” require no further action regarding munitions response. October 31. [OE-0741A.4](#).

Environmental Services Cooperative Agreement Remediation Program Team (ESCA RP Team), 2008. *Final Technical Information Paper, Phase II Seaside Munitions Response Area Roadway Alignment and Utility Corridor (Pollution Report and Removal Action Activity Report), Former Fort Ord, Monterey County, California*. September 26. [ESCA-0117](#).

ESCA RP Team, 2011. *Final Technical Information Paper, Phase II Seaside Munitions Response Area Outside Roadway Alignment and Utility Corridor (Pollution Report and Removal Action Activity Report), Former Fort Ord, Monterey County, California*. March 25. [ESCA-0251B](#).

ESCA RP Team, 2017. *Final Group 1 Remedial Investigation/Feasibility Study, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, Monterey County, California*. May 4. [ESCA-0318B](#).

ESCA RP Team, 2019. *Revised Final Land Use Controls Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats Munitions Response Areas, Former Fort Ord, Monterey County, California*. December 19. [ESCA-0361E](#).

Fort Ord Reuse Authority (FORA), 1997. *Fort Ord Reuse Plan*. June 13.

Federal Facility Agreement (FFA), 2007. *United States Environmental Protection Agency Region 9 and the State of California and the Department of the Army, Federal Facility Agreement, CERCLA Section 120, Amendment No. 1 Related to Early Transfer Property Referenced in FOSET 5. In the Matter of: The United States Department of the Army, Fort Ord*. July 26. [BW-0119B](#).

Harding ESE, 2002. *Draft Final Field Investigation and Data Review, Solid Waste Management Units, Fort Ord, California*. July 30. [BW-1496A](#).

HLA, 1998. *Underground And Aboveground Storage Tank Management Plan Update, Former Fort Ord and Presidio of Monterey, Monterey County, California*. March 13.

HLA, 2000. *Draft Final Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. January 4. [OE-0245H](#).

MACTEC Engineering and Consulting, Inc. (MACTEC), 2004. *Final Track 1 Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California*. June 21. [OE-0421M](#).

Parsons, 2006. *Final Technical Information Paper MRS-SEA.1-4, Time-Critical Removal Action and Phase I Geophysical Operations, Former Fort Ord, Monterey, California, Military Munitions Response Program*. February 11. [OE-0495K](#).

Shaw Environmental, Inc. (Shaw), 2012. *Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2*. January 17. [BW-2300L](#).

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Uribe & Associates (U&A), 1997. *Above Ground Storage Tank Inventory, Former Fort Ord Complex*. February 21.

USA Environmental, Inc. (USA), 2000. *Final OE Sampling After Action Report, Inland Range Contract, Former Fort Ord, California, Site OE-24A*. December 28. [OE-0263A](#).

U.S. Department of the Army (Army), 1997. *Record of Decision, Fort Ord, California, Disposal and Reuse Supplemental Environmental Impact Statement*. June 18. [BW-1790](#).

Army, 2002. *Draft Final First Five-Year Review Report For Fort Ord Superfund Site, Monterey, California*. August 23. [BW-2167G](#).

Army, 2005a. *Record of Decision, No Further Action Related to Munitions and Explosives of Concern – Track 1 Sites; No Further Remedial Action with Monitoring for Ecological Risks from Chemical Contamination at Site 3 (MRS-22); Former Fort Ord, California*. April 6. [OE-0526](#).

Army, 2005b. *Track 0 Plug-In Approval Memorandum, Selected Parcels – Group C, Former Fort Ord, California*. July 1. [OE-0527C](#).

Army, 2007. *Final Second Five-Year Review Report, Fort Ord Superfund Site, Monterey, California*. September 17. [BW-2437](#).

Army, 2011. *Final Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*. September. [OE-0741A](#).

Army, 2012a. *Final 3rd Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September. [BW-2632](#).

Army, 2012b. *Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)*. December 14. [OTH-259](#).

Army, 2017. *Final 4th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September 8. [BW-2834](#).

Army, 2018. *Record of Decision, Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California*. September 25. [ESCA-0359](#).

Army, 2022. *Final 5th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September. [BW-2925](#).

U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM), 1996. *Industrial Radiation Study No. 27-83-0981-6-95, Facility Close-Out and Termination Study, Fort Ord, California, 10 January 1994 – 30 September 1995*. May 15. [BW-1483](#).

USACHPPM, 1997. Memorandum recommending the properties identified in the USACHPPM Industrial Radiation Historical Data Review No. 27-43-E2HU-1-94, be released for unrestricted use to the general public. May 2. [OTH-099](#).

U.S. Army Corps of Engineers (USACE), 1994. *U.S. Department of Defense, Base Realignment and Closure, Ordnance and Explosive Waste, Archives Search Report (Supplement No. 1) Fort Ord, California, Monterey County, California*. November. [OE-0010](#).

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USACE, 1996. *Final Supplemental Environmental Impact Statement, Fort Ord Disposal and Reuse*. June. [BW-1538](#).

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USACE, 1997b. *Installation-Wide Multispecies Habitat Management Plan (HMP) for Former Fort Ord, California*. April. [BW-1787](#).

U.S. Army Environmental Hygiene Agency (USAEHA), 1994. *Industrial Radiation Survey Protocol No. 27-43-E2HU-1-94, Seventh Infantry Division and Fort Ord, Fort Ord California, 10 January – 15 April 1994*. [BW-2387](#).

USAEHA, 1994. *Industrial Radiation Survey, No. 27-43-E2HU-2-94, Facility Close-Out and Termination Survey, Fort Ord, California, 10 January 1994 – 15 April 1994*. June 6. [BW-2386](#).

U.S. Environmental Protection Agency (USEPA) Region IX, 1994. *Fort Ord Uncontaminated Property Identification*. April 19. [BW-1658A](#).

USEPA, 2011. Letter concurring with the “Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California.” October 20. [OE-0741A.3](#).

USEPA, 2019. *Remedial Action Completion at Group 1 – Seaside and Parker Flats (Phase II) and Group 4 – Future East Garrison Munitions Response Areas, Former Fort Ord, California*. February 28. [ESCA-0370](#).

Appendix D

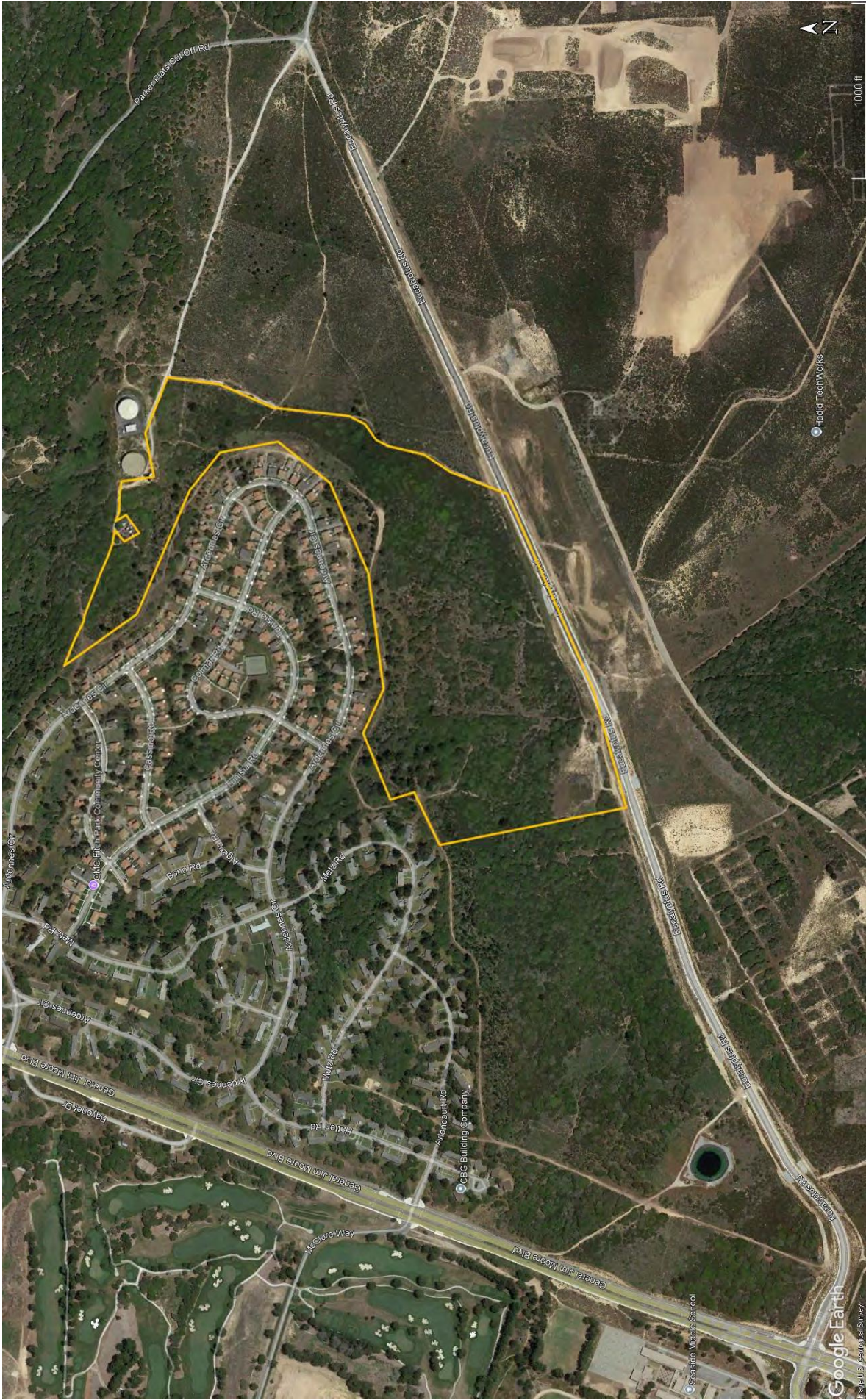
Aerial Photography Analysis



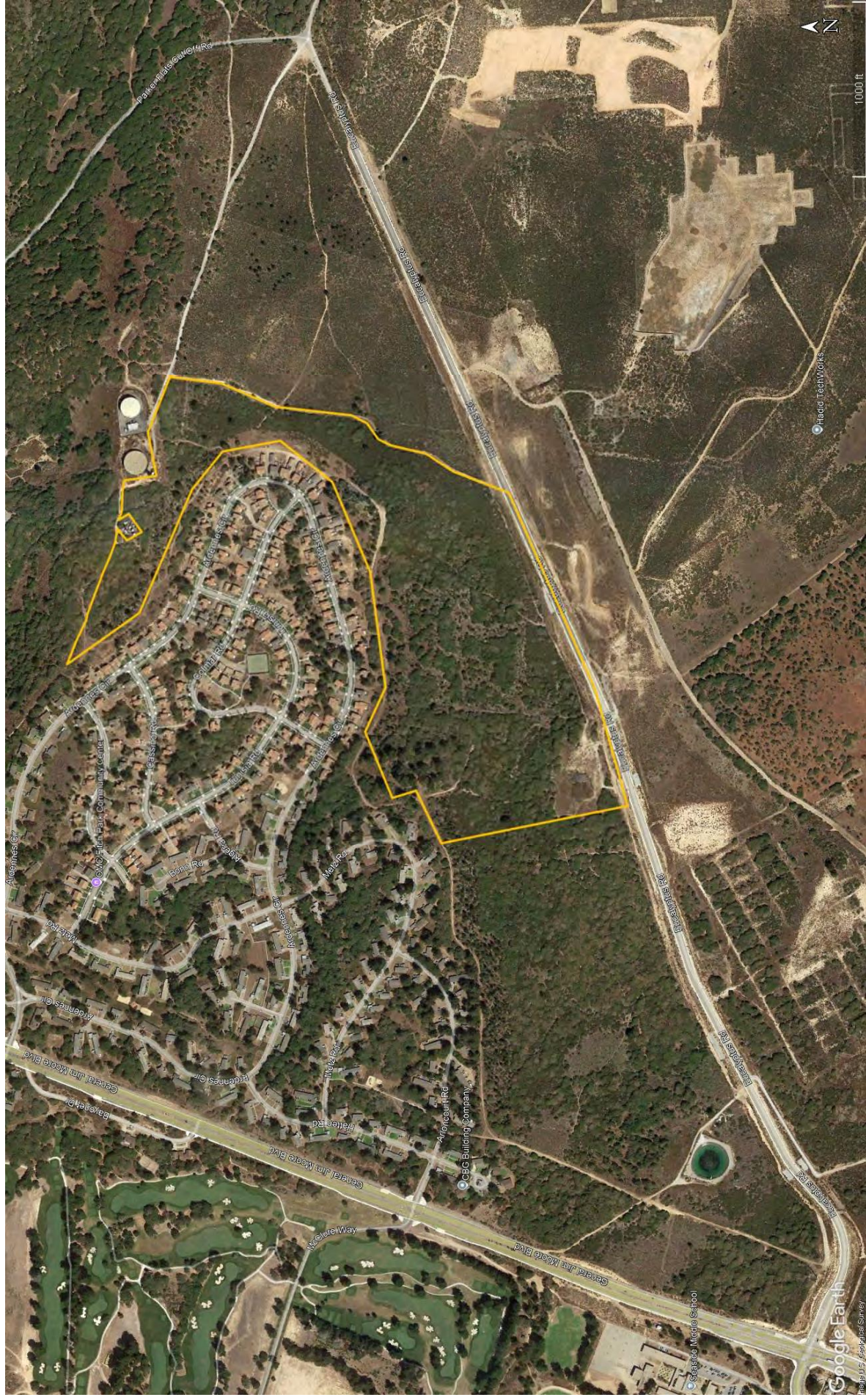
Former Fort Ord Parcel E20c.1, June 2007



Former Fort Ord Parcel E20c.1, October 2007



Former Fort Ord Parcel E20c.1, May 2012



Former Fort Ord Parcel E20c.1, August 2013

Appendix E

Interview Questionnaires

**ASTM D6008-22 Interview Questions for Environmental Condition of Property
Update Report, Parcel E20c.1**

R. Curtis Payton, BRAC Environmental Coordinator, 25 Nov 24 and 2 Dec 24

1. Was or is the area in question used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, plating shop, medical or dental facility, junkyard or landfill, training area (including firefighting and munitions disposal), MEC, other industrial operations, or as a waste treatment, storage, disposal, processing, or recycling facility?

Answer:

No to all questions except

“Was ... the area in question used as ... a training area ... ?”

The answer to this question is YES; there is evidence that the property was used as a training area involving military munitions. A portion of the property was used as a live grenade training range (referred to as the Investigation Area), hence the presence of grenade fragments. There was also a practice rifle grenade training range (MRS-24) on the property. The Army investigated these areas and determined they are Track 1 areas and no further action was necessary. Five incidental MEC items were found but were determined to likely be associated with the Impact Area to the south because they are unrelated to historical activities on the property. (RCP 2DEC2024)

2. Has there been any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemical or individual containers stored or used in the area in question?

Answer:

No to all questions. (RCP 25NOV2024)

3. Are there drums, sacks, cartons, or other containers of chemicals located on the property in question?

Answer:

No to all questions. (RCP 25NOV2024)

4. Was or is the area in question used for any waste generation or disposal activities?

Answer:

No to all questions. (RCP 25NOV2024)

5. Was or is the area in question used as a firing or bombing range, or both?

Answer:

No to all questions. (RCP 25NOV2024)

6. Have there been or are there storage tanks containing hazardous substances or petroleum products located on the property in question?

Answer:

No to all questions. (RCP 25NOV2024)

7. Have spills, leaks, or other releases of hazardous substance or petroleum products occurred to the best of your knowledge?

Answer:

No to all questions. (RCP 25NOV2024)

8. Have unidentified waste materials, tires, automotive or industrial batteries, ordnance or any other waste materials been dumped, buried, or burned, or a combination thereof, in the area in question?

**ASTM D6008-22 Interview Questions for Environmental Condition of Property
Update Report, Parcel E20c.1**

R. Curtis Payton, BRAC Environmental Coordinator, 25 Nov 24 and 2 Dec 24

Answer:

No to all questions; training occurred on the property that involved the use of military munitions and there were some incidental MEC found, but there is no evidence that any MEC were intentionally dumped, buried, or burned on the property. (RCP 2DEC2024)

**ASTM D6008-22 Interview Questions for Environmental Condition of Property
Update Report, Parcel E20c.1**

Joelle Lobo, Fort Ord BRAC Environmental Coordinator, 18 Nov 24

1. Was or is the area in question used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, plating shop, medical or dental facility, junkyard or landfill, training area (including firefighting and munitions disposal), MEC, other industrial operations, or as a waste treatment, storage, disposal, processing, or recycling facility?

Answer:

Records indicate military training has occurred on the parcel. MEC items have been found and recovered. Based on munitions response investigations, no further action related to munitions response is required for the parcel.

2. Has there been any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemical or individual containers stored or used in the area in question?

Answer:

None known.

3. Are there drums, sacks, cartons, or other containers of chemicals located on the property in question?

Answer:

None known.

4. Was or is the area in question used for any waste generation or disposal activities?

Answer:

No to all questions. (RCP 25NOV2024)

5. Was or is the area in question used as a firing or bombing range, or both?

Answer:

Records indicate munitions response investigations have found no evidence of firing range or bombing range within the parcel.

6. Have there been or are there storage tanks containing hazardous substances or petroleum products located on the property in question?

Answer:

None known.

7. Have spills, leaks, or other releases of hazardous substance or petroleum products occurred to the best of your knowledge?

Answer:

None known.

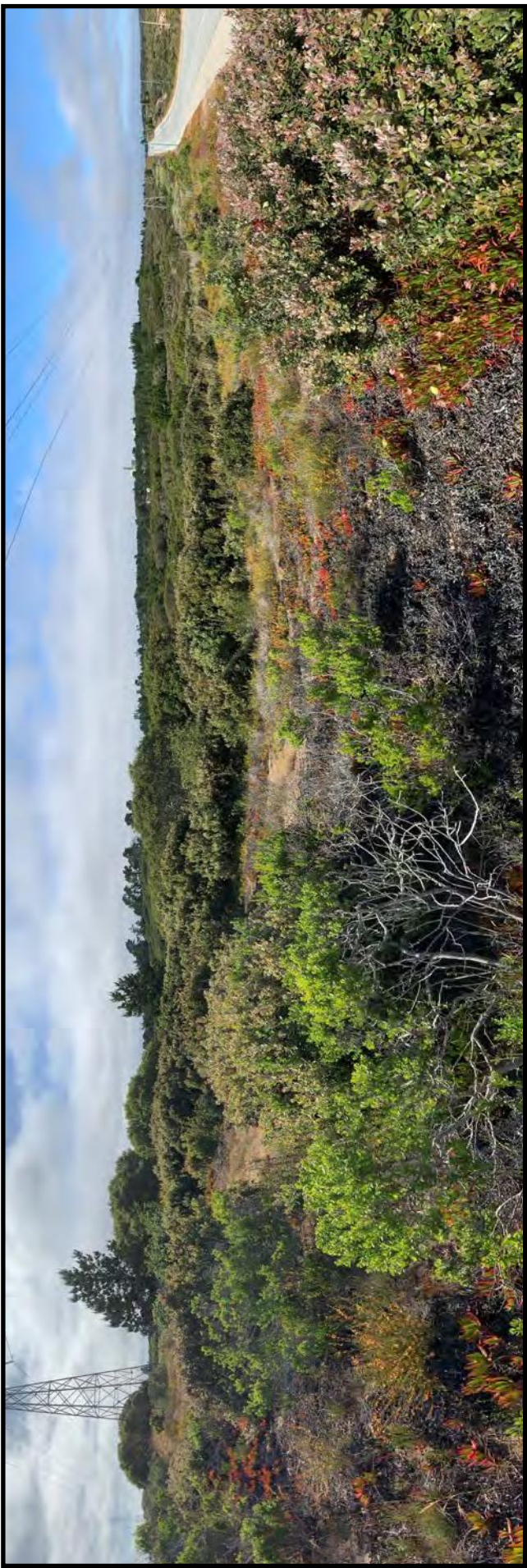
8. Have unidentified waste materials, tires, automotive or industrial batteries, ordnance or any other waste materials been dumped, buried, or burned, or a combination thereof, in the area in question?

Answer:

Records show munitions response investigations have found military training activities. Evidence does not indicate MEC items that have been recovered from the parcel were related to training activities or "dumped" or intentionally disposed in the property. All munitions debris items encountered during investigation activities have been removed.

Appendix F

Photographs



Panoramic view from the southwest corner of Parcel E20c.1 at Eucalyptus Road, facing northeast, June 7, 2024.



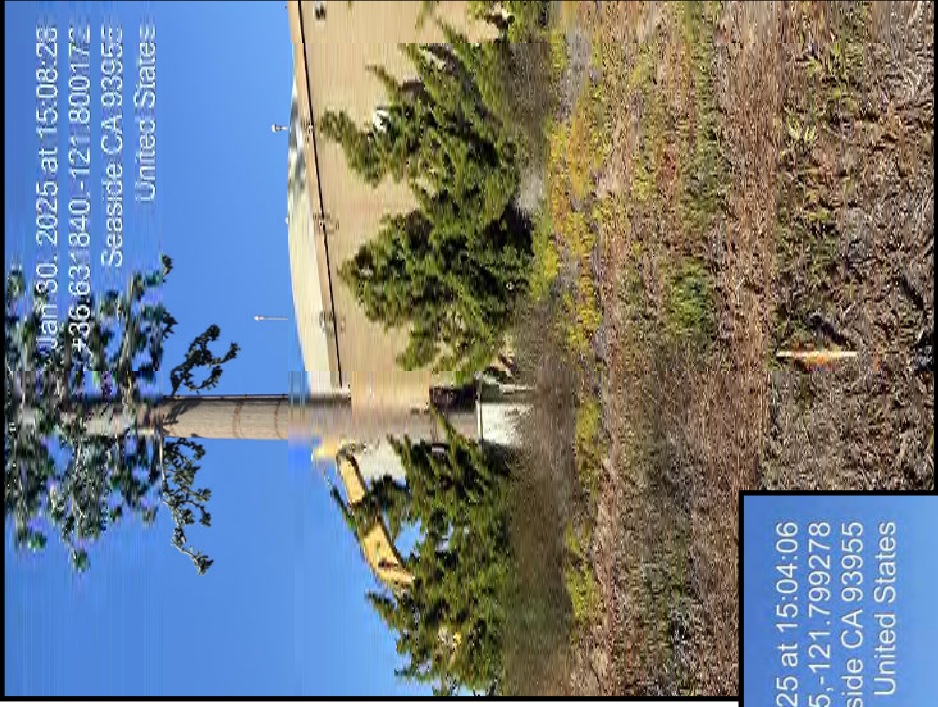
Illicit dumping at the boundary between Parcel E20c.1 and Fitch Park residential area, June 7, 2024





Jan 30, 2025 at 15:00:09
+36.632337,-121.800172
Seaside CA 93955
United States

Excavator staged on Parcel E20c.1, January 30, 2025.



Jan 30, 2025 at 15:08:23
+36.631840,-121.800172
Seaside CA 93955
United States

20-inch diameter pipe in protective wrap staged near Parcel E20c.1, January 30, 2025.



Jan 30, 2025 at 15:04:06
+36.631995,-121.799278
Seaside CA 93955
United States

Northern boundary of Parcel E20c.1 where approximately 208 feet of reclaimed water pipe was installed, January 30, 2024

ENCLOSURE 5

FINDING OF SUITABILITY TO TRANSFER (FOST)

FORMER FORT ORD, CALIFORNIA

**TRACK 1 PLUG-IN PARCEL E20C.1, YADON'S PARCEL E29B.3.1, AND OPERABLE UNIT 1
PARCEL S2.1.2
(FOST 12)**

DECEMBER 2012

**FINDING OF SUITABILITY TO TRANSFER
(FOST)**

Former Fort Ord, California

**Track 1 Plug-In Parcel E20c.1, Yadon's Parcel
E29b3.1, and Operable Unit 1 Parcel S2.1.2
(FOST 12)**

October 2012

CONTENTS

1. PURPOSE.....	1
2. PROPERTY DESCRIPTION.....	1
3. ENVIRONMENTAL DOCUMENTATION.....	1
4. ENVIRONMENTAL CONDITION OF PROPERTY	2
4.1. ENVIRONMENTAL REMEDIATION SITES	2
4.2. STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES.....	2
4.3. PETROLEUM AND PETROLEUM PRODUCTS.....	3
4.3.1. Underground and Aboveground Storage Tanks (UST/AST)	3
4.3.2. Non-UST/AST Storage, Release, or Disposal of Petroleum Products	3
4.4. POLYCHLORINATED BIPHENYLS (PCB).....	3
4.5. ASBESTOS	3
4.6. LEAD-BASED PAINT (LBP)	3
4.7. RADIOLOGICAL MATERIALS	3
4.8. RADON	4
4.9. MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)	4
4.10. OTHER PROPERTY CONDITIONS.....	7
5. ADJACENT PROPERTY CONDITIONS.....	7
6. ENVIRONMENTAL REMEDIATION AGREEMENTS	8
7. REGULATORY/PUBLIC COORDINATION	9
8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE.....	9
9. LAND USE RESTRICTIONS	9
10. SCHOOL PROPERTIES.....	9
11. FINDING OF SUITABILITY TO TRANSFER	10

ATTACHMENTS

- 1 SITE MAPS OF THE PROPERTY
 - 1 Site Location Map
 - 2 Location Map, Parcel E20c.1
 - 3 Location Map, Parcel E29b.3.1
 - 4 Location Map, Parcel S2.1.2
- 2 ENVIRONMENTAL DOCUMENTATION
- 3 TABLES
 - 1 Description of Property
 - 2 Notification of Hazardous Substance Storage, Release, or Disposal
 - 3 Notification of Petroleum Product Storage, Release, or Disposal
 - 4 Notification of Munitions and Explosives of Concern (MEC)
 - 5 Disposal (Army Action) Impacts and Mitigation Measures
- 4 CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS
- 5 ENVIRONMENTAL PROTECTION PROVISIONS (EPPs)
- 6 DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL INVESTIGATION/FEASIBILITY STUDY PROGRAM AND THE MILITARY MUNITIONS RESPONSE PROGRAM
- 7 REGULATORY/PUBLIC COMMENTS
- 8 ARMY RESPONSE

**FINDING OF SUITABILITY TO TRANSFER
(FOST)
Former Fort Ord, California
Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b3.1,
and Operable Unit 1 Parcel S2.1.2
(FOST 12)**

October 2012

1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of certain parcels or property at the former Fort Ord, California, for transfer to the Fort Ord Reuse Authority (FORA), and the Monterey Bay Education, Science, and Technology Center of the University of California, Santa Cruz (UCMBEST), consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. In addition, the FOST includes the CERCLA Notice, Covenant, and Access Provisions and other Deed Provisions and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

The property (three parcels, which do not contain any buildings), consists of approximately 117 acres of undeveloped land. The property was previously used as a training facility for infantry troops and firefighters. The property is intended to be transferred for mixed use and development, including residential and habitat management. This is consistent with the intended reuse of the property as set forth in the FORA Reuse Plan. Site maps of the property are attached (Attachment 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the property was made based upon the Evaluation of Solid Waste Management Units (*USAEHA, 1988*), the Results of Radon Survey (*Army, 1990*), the Underground Storage Tank Management Plan (*HLA, 1991*), the Asbestos Survey Report (*DEI, 1993*), the Community Environmental Response Facilitation Act (CERFA) Report (*ADL, 1994*), the Industrial Radiation Survey, Facility Close-Out and Termination Studies (*USAEHA, 1994* and *USACHPPM, 1996*), the Aboveground Storage Tank Inventory (*U&A, 1997*), the Revised Archives Search Report (*USACE, 1997a*), the Underground and Aboveground Storage Tank Management Plan Update (*HLA, 1998*), the Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study (*HLA, 2000a*), the Field Investigation and Data Review, Solid Waste Management Units (*Harding ESE, 2002*), the Comprehensive Basewide Range Assessment Report (*Shaw, 2012*), the Track 0 Group B Plug-In Approval Memorandum (PAM) (*Army, 2005d*), the Track 0 Group C PAM (*Army, 2005e*), and the Track 1 PAM (*Army, 2011*). The information provided is a result of a complete search of U.S. Department of the Army (Army) files during the development of these environmental surveys.

A complete list of documents providing information on environmental condition of the property is attached (Attachment 2).

4. ENVIRONMENTAL CONDITION OF PROPERTY

4.1. ENVIRONMENTAL REMEDIATION SITES

There are two remediation sites located on the property (Parcel S2.1.2). A summary of the environmental remediation sites on the property is as follows:

- Operable Unit 1 (OU1; Attachment 1, Site Map 4), Fritzsche Army Airfield Fire Drill Area (Solid Waste Management Unit [SWMU] FTO-001) – groundwater and soil contamination;
- Operable Unit Carbon Tetrachloride Plume (OUCTP; Attachment 1, Site Map 4) – groundwater contamination.

All environmental soil and groundwater remediation activities on the property have been completed or are in place and operating properly and successfully¹. Parcel S2.1.2 has not been remediated to levels suitable for unrestricted use. The deed and Covenant to Restrict Use of Property (CRUP) for Parcel S2.1.2 will include the following land use restriction: no use of groundwater. See the U.S. Environmental Protection Agency (USEPA) concurrence that the OU1 groundwater remedy is operating properly and successfully (*USEPA, 2011a*), USEPA concurrence that the OUCTP groundwater remedy in the Lower 180-Foot Aquifer is operating properly and successfully (*USEPA, 2011b*), *Record of Decision, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Fort Ord, California* (OU1 ROD; Army, 1996), the *Final Operable Unit Carbon Tetrachloride Plume Remedial Action Work Plan, Former Fort Ord, California* (OUCTP RAWP; Shaw, 2009) and the *Final Operable Unit Carbon Tetrachloride Plume Lower 180-Foot Aquifer Remedial Design, Former Fort Ord, California* (Shaw, 2010) for additional information. A summary of the environmental remediation sites is provided in Table 4 – Notification of Hazardous Substance Storage, Release, or Disposal (Attachment 3).

4.2. STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES

There is no evidence that hazardous substances were stored, released, or disposed of on Parcel E29b.3.1 in excess of the 40 CFR Part 373 reportable quantities. The USEPA concurred with the Army's determination the parcel is uncontaminated (as a portion of CERFA Parcel 229 [see Attachment 3, Table 1 – Description of Property]) in accordance with CERCLA 120(h)(4) (*USEPA, 1994*). The CERCLA 120(h)(4) Notice and Covenant at Attachment 4 will be included in the deed.

Hazardous substances were stored for one year or more and released or disposed of on Parcel S2.1.2 in excess of reportable quantities specified in 40 CFR Part 373. All hazardous substance storage operations have been terminated on the property. Hazardous substances were released in excess of the 40 CFR 373 reportable quantities at the following sites: OU1 and OUCTP. The release or disposal of these hazardous substances is being remediated as part of the Installation Restoration Program (IRP). See Section 4.1 Environmental Remediation Sites for additional information. There is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities. Attachment 3, Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal provides a summary of the areas in which hazardous substance

¹ A remedial action is operating "properly" if it is operating as designed and is operating "successfully" if its operation will achieve the cleanup levels or performance goals delineated in the decision document. Additionally, to be "successful," the remedy must be protective of human health and the environment. At the former Fort Ord, the Army performs a review of groundwater and soil remedies every five years to evaluate whether they are still operating properly and successfully. The next review will occur in 2017.

activities occurred. Attachment 4 provides the CERCLA 120(h)(3) Notice, Description, and Covenant that will be included in the deed.

4.3. PETROLEUM AND PETROLEUM PRODUCTS

4.3.1. Underground and Aboveground Storage Tanks (UST/AST)

- **Current UST/AST Sites** - There are no underground and/or aboveground petroleum storage tanks (UST/AST) currently on the property.
- **Former UST/AST Sites** - There was one 1,000-gallon AST on Parcel S2.1.2 that was removed along with an underground discharge pipe extending from the AST to a discharge nozzle at the center of the OU1 Fritzsche Army Airfield Fire Drill Area, which is part of Parcel S2.1.2. Petroleum product releases occurred from the AST to the OU1 Fritzsche Army Airfield Fire Drill Area for fire fighter training purposes. The release of these petroleum products was remediated as part of AST closure. See the OU1 ROD (*Army, 1996*) for additional information. There is no evidence that petroleum products were stored in underground or aboveground storage tanks on Parcels E20c.1 and E29b.3.1.

A summary of the UST and AST petroleum product activities is provided in Table 3 - Notification of Petroleum Products Storage, Release, or Disposal (Attachment 3).

4.3.2. Non-UST/AST Storage, Release, or Disposal of Petroleum Products

There was non-UST/AST storage of petroleum products in excess of 55 gallons for one year or more on Parcel S2.1.2. The petroleum products were used by the Fort Ord Fire Department for training purposes. All non-UST/AST petroleum product storage operations have been terminated. There was no evidence of petroleum releases in excess of 55 gallons as a result of these activities.

A summary of the non-UST/AST petroleum activities is provided in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Attachment 3).

4.4. POLYCHLORINATED BIPHENYLS (PCB)

There is no evidence that PCB-containing equipment is located, or was previously located, on the property.

4.5. ASBESTOS

There is no evidence that buildings or structures with ACM are located on the property.

4.6. LEAD-BASED PAINT (LBP)

There is no evidence that buildings or structures with LBP are located on the property.

4.7. RADIOLOGICAL MATERIALS

There is no evidence that radioactive material or sources were stored or used on the property.

4.8. RADON

There were no radon surveys conducted on the property.

4.9. MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

Based on a review of existing records and available information, the Army represents that, to the best of its knowledge, no MEC are currently present on the property. Notwithstanding this determination, there is a possibility that, due to the former use of the property as a military installation, MEC may exist on the property.

Parcels E29b.3.1 and S2.1.2 are within Track 0 areas at the former Fort Ord, which are areas that contain no evidence of MEC and have never been suspected of having been used for military munitions-related activities of any kind. This includes areas not suspected as having been used for military munitions-related activities of any kind, but where incidental military munitions have been discovered.²

Parcel E20c.1 is a Track 1 area in which munitions responses were completed and no further action is required regarding MEC. See the *Record of Decision, No Further Action Related to Munitions and Explosives of Concern—Track 1 Sites; No Further Remedial Action with Monitoring for Ecological Risks from Chemical Contamination at Site 3 (MRS-22)* (Track 1 ROD; Army, 2005a) and the *Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California* (Track 1 PAM; Army, 2011). The Army used portions of Parcel E20c.1 for training with military munitions, including a practice rifle grenade training area and a live grenade training area that could have resulted in the presence of MEC on the property. The term “MEC” means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. §101(e)(5); (B) discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard (see Attachment 6 for definitions of terms related to the Fort Ord Military Munitions Response Program [MMRP]).

From 2003 to 2010, several munitions responses, including site walks, Schonstedt surveys, DGM surveys, etc. covering approximately 80 percent of Parcel E20c.1 were completed on the property. A summary of the munitions response sites (MRSs) on the property is provided below. Details are provided for munitions responses where MEC was encountered.

Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area [see below]; Site Map 2): One M306 series high explosive (HE) 57mm projectile was encountered in the southeastern portion of the E20c.1 during site walks conducted by USACE in 2003. MD observed during the site walks of Parcel E20c.1 included M11 series practice antitank rifle grenades around MRS-24A, MKII hand grenade fragments north of MRS-24A, and one M7 series practice 2.36-inch rocket in the eastern portion of Parcel E20c.1 (Army, 2011).

In 2004, Shaw conducted a systematic geophysical survey with Schonstedt magnetic locators and investigated detected anomalies in ten grids in the center of Parcel E20c.1. There were no MEC and

² On July 13 and July 17, 2000, an expended practice grenade and an expended smoke grenade (munitions debris) were found at Parcel S2.1.2 on the ground surface by a contractor conducting a geophysical study associated with the OUI groundwater plume. A U.S. Army Corps of Engineers (USACE) unexploded ordnance (UXO) safety specialist removed and disposed of these items. It was concluded these items were discarded at this location and were not related to munitions training in this area (Army, 2005c).

228 MD items recovered. The MD was evaluated to determine its explosives safety status and was determined to be inert. The MD, which was primarily fragments from MKII hand grenades, also included MD from an M17 series parachute rifle ground signal and an M721 illumination mortar 60mm projectile (Army, 2011).

USACE conducted a site walk in Parcel E20c.1 and the Investigation Area near MRS-24C in January 2006. During this site walk, MEC was not encountered; however, grenade safety levers were observed (Army, 2011).

In October 2006, USACE conducted a grid investigation in the northwestern portion of Parcel E20c.1 in response to agency concerns about the presence of grenade fragments. Although MEC was not encountered during this investigation, MKII fragments (MD items) were encountered in all ten grids investigated. Other MD items observed included a fuze, two levers, and three pins, which were found in one grid near the Investigation Area. The MD was evaluated and determined to be inert (Army, 2011).

USACE conducted an additional site walk in January 2008. The site walk was performed with Schonstedt magnetic locators in the central portion of Parcel E20c.1 between grids where Shaw's geophysical survey identified concentrated grenade fragments in 2004. Although MD items (MKII grenade fragments) and expended small arms were observed, there was no MEC observed.

In January 2008, an M306 series target practice 57mm projectile (MEC) was encountered within Parcel E20c.1 north of Eucalyptus Road while FORA was conducting munitions response.

In March 2008, in cooperation with the DTSC, USACE conducted an investigation of anomalies from Shaw's October 2007 digital geophysical mapping (DGM) survey. With the DTSC's input, the Army selected 35 anomalies for intrusive investigation. Only one MD item, a MKII fragment, was related to military munitions.

The Track 1 PAM (Army, 2011) concluded there was no evidence that live-fire training occurred on Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area). Based on a review of existing information, MEC is not expected to be present within this parcel; therefore, the Track 1 PAM (Army, 2011) determined Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area) meets Track 1, Category 1 criteria (see Attachment 6) and no further munitions response activities are required at Parcel E20c.1.

MRS-24A (Site Map 2): MRS-24A lies within the boundary of Parcel E20c.1 in the southwest corner of the parcel. The boundary of MRS-24A was originally delineated based on a "Practice Rifle Grenade" area depicted in a hand-sketched August 1945 historical range map included in the Archives Search Report (USACE, 1994 and 1997a). Based on this boundary, MRS-24A is approximately 13.9 acres in size. Evaluation of aerial photographs indicates the actual range may have been smaller, corresponding to a visible cleared area (Army, 2011).

MRS-24A was investigated (sampled) for the presence of MEC in 1996, 1997, and 2000 (see USA, 2000a). During these investigations, three MEC items (M2 series ignition cartridge, M83 series 60mm illumination mortar projectile, and M43 series 81mm practice mortar projectile) and MD (two MKII practice hand grenades, five M11 and M29 series practice antitank rifle grenades, one M7 series practice 2.36-inch rocket, two M29 series practice 3.5-inch rockets, one M17 series parachute rifle ground signal, one M181 series practice subcaliber 14.5mm projectile, MKII practice and fragmentation hand grenade

fragments, one flame thrower igniter cartridge, and other unknown fragments³) were removed. All MD, which was evaluated to determine its explosives safety status, was determined to be inert.

On February 23, 2003 and March 5, 2003, the USACE conducted site walks of MRS-24A and Parcel E20c.1. The site walks covered approximately 10.5 miles over the roads and trails in and around Parcel E20c.1. MD that was observed during the site walks in MRS-24A included M11 series practice antitank rifle grenades, and MKII hand grenade fragments (*Army, 2011*).

The Track 1 PAM (*Army, 2011*) concluded MRS-24A was used for training with practice rifle grenades, which are inert, and no MEC associated with practice rifle grenade training are expected; therefore, the Track 1 PAM (*Army, 2011*) determined MRS-24A meets Track 1, Category 3 criteria (see Attachment 6) and no further investigations for military munitions at MRS-24A are required.

Investigation Area (Site Map 2): The Investigation Area lies partially within the boundary of Parcel E20c.1 south of MRS-24C. A review of aerial photography indicated the former range associated with MRS-24C (see Section 5, Adjacent Property Conditions) was likely located south of the MRS-24C boundary as depicted in the Archives Search Report (*USACE, 1994 and 1997a*); therefore, further investigations were focused in the Investigation Area. The Army investigated 100 percent of the acreage comprising the Investigation Area, which was most likely the live-grenade training area associated with MRS-24C (*Army, 2011*).

USA Environmental, Inc. (USA) conducted an intrusive investigation in a portion of the Investigation Area south of MRS-24C in 1997. This investigation was conducted in a single grid that comprised a large portion of the southern half of the Investigation Area, and extended outside of the southwest corner of the Investigation Area. There was no MEC encountered within the Investigation Area (*Army, 2011*).

USACE conducted a site walk in Parcel E20c.1 and the Investigation Area near MRS-24C in January 2006. There was no MEC encountered during the site walk; however, grenade safety levers were located (*Army, 2011*).

Shaw completed two DGM surveys at two grids within the Investigation Area associated with MRS-24C. Approximately 0.38 acre of the Investigation Area is within Parcel E20c.1. According to the Fort Ord Military Munitions Response Program (MMRP) database, of the 235 targets detected and intrusively investigated in the portion of the Investigation Area within Parcel E20c.1, 191 were MD items (one partial grenade ring, one M21 practice hand grenade, and 189 MKII hand grenade fragments). The remaining targets were identified as other debris that was not related to military munitions (*Army, 2011*).

The Track 1 PAM (*Army, 2011*) concluded that, although field investigations of the Investigation Area indicated evidence of past training involving military munitions, MEC is not expected to be present at the site; therefore, the Track 1 PAM (*Army, 2011*) determined the Investigation Area is a Track 1, Category 3 variant site⁴ and no further investigations for military munitions at the Investigation Area are required.

³ “Unknown fragments” is the original field-assigned description (*Army, 2011*).

⁴ The results of historical research and field investigations indicate previous training with military munitions at the site; however, per Army policies observed at the time, any dud or discarded grenades would have been removed and destroyed, therefore it is unlikely a MEC hand grenade would be present at the site. During the most recent

Details on these MRSs and a summary of MEC discovered on the property are provided in Table 4 – Notification of Munitions and Explosives of Concern (Attachment 3). Given the property's past use, the deed will include Table 4 – Notification of MEC (Attachment 3) and a MEC Notice (Attachment 5).

4.10. OTHER PROPERTY CONDITIONS

There are no other hazardous conditions on the property that present an unacceptable risk to human health and the environment.

5. ADJACENT PROPERTY CONDITIONS

Parcel E20c.1 (Site Map 2): The following other potentially hazardous conditions exist on adjacent property: MRS-15 SEA 04, MRS-24B, MRS-24C, MRS-44EDC, MRS-49 and IRP Site 39 (HA-115) lie adjacent to Parcel E20c.1.

MRS-15 SEA 04 is south of Parcel E20c.1 on the opposite side of Eucalyptus Road. MRS-15 SEA 04 included firing points and some targets associated with two small arms ranges (Ranges 18 and 46) and firing points for a mortar and antitank weapons range (Range 48). During munitions response, the Army removed 205 MEC, 380 MD items, and an additional 311.9 pounds of MD (*Parsons, 2006; FORA, 2008 and 2011*). All MD removed was evaluated and determined to be inert. MRS-15 SEA 04 is also within IRP Site 39 and, for the Basewide Range Assessment (BRA), MRS-15 SEA 04 was identified as Historical Area 115 (HA-115). HA-115 included portions four ranges: Range 18/HA-18D (small arms), Range 46/HA-46D (small arms), Range 48/HA-48D (small arms, anti-tank weapons), and HA-50D (identified as "Booby Traps Training Area" on a 1945 training facilities map).

MRS-24B is 14.2 acres in size, and is located on the south side of the northern extent of Parcel E20c.1. For the BRA, MRS-24B was identified as HA-127. Historical training maps indicate the MRS/HA was used as a practice hand grenade range in the 1940s (*USACE, 1994 and 1997a*). A munitions response (investigation) was conducted in 1997, with a single M228 practice hand grenade fuze, which was determined to be inert (i.e., MD) recovered.

MRS-24C is located on the north side of the southern extent of Parcel E20c.1. For the BRA, MRS-24C was identified as HA-128. A munitions response (investigation) was completed in the vicinity of MRS-24C in 1997. Detected anomalies were excavated at various depths down to 2 feet. Within the boundary of MRS-24C, 40 MD (38 grenade fragments and 2 grenade fuzes) were recovered (*Army, 2011*). The MD was evaluated and determined to be inert. MRS-24C meets the Track 1, Category 1 criteria because there is no evidence to indicate military munitions were used at the site (suspected training did not occur).

MRS-44EDC is located on the east side of Parcel E20c.1. For the BRA, MRS-44 was identified as HA-174. To facilitate the transfer of property, MRS-44 was divided into MRS-44EDC and MRS-44PBC. Twelve MEC and 53 MD items were removed from MRS-44EDC. MEC items included an MK1 illuminating hand grenade, M82 percussion primers, one M10 hand grenade fuze, and an MK I unfuzed 75mm shrapnel projectile (*Army, 2011; FOR A, 2008*).

MRS-49 is approximately 28 acres in size and is located on the north side of Parcel E20c.1. For the BRA, MRS-49 was identified as HA-179. The site was reportedly used as a rifle grenade range in the

investigation that covered the entire Investigation Area, no MEC item was found, while MD from HE hand grenades (fragments and empty grenade bodies) was found (*Army, 2011*).

1940s and 1950s with use ending when the Officers' Club was built (*Army, 2005e*). Several MD items were found during munitions response: an expended smoke signal, an expended smoke grenade, the candle housing for a 105mm illumination projectile, and live and expended small arms ammunition. MRS-49 was categorized as a Track 1 site and evaluated in the Track 1 RI/FS, which recommended no further action regarding munitions response at MRS-49 (*MACTEC, 2004*).

The presence of these sites on property adjacent to Parcel E20c.1 does not present an unacceptable risk to human health and the environment because:

- Munitions responses (e.g., investigation, removal) were performed with all MEC detected removed. Based on the results of the removal actions, no further removal activities are recommended for all adjacent sites described above except MRS-15 SEA 04 and MRS-44EDC, which will be evaluated for munitions response actions through the remedial investigation/feasibility study (RI/FS) process per the provisions of the Fort Ord Federal Facility Agreement (FFA; *FFA, 1990*), as amended (*FFA, 2007*), and as part of the ongoing former Fort Ord MMRP. This evaluation will consider the future reuse of the MRS.
- Where applicable for these sites, land use restrictions necessary for protection of human health and the environment are included in the deeds and CRUPs for adjacent property.
- Based on the results of site reconnaissance, site investigations, and/or remediation, the Comprehensive Basewide Range Assessment Report (*Shaw, 2012*) recommends no further action for chemical contamination (metals, explosive compounds and total petroleum hydrocarbons [TPH]) related to military munitions for these sites.

Parcel E29b.3.1 (Site Map 3): There are no conditions adjacent to the property that present an unacceptable risk to human health and the environment. IRP Site 39 is adjacent to Parcel E29b.3.1 on the northeast boundary; however, no remedial activities associated with IRP Site 39 were required immediately adjacent to Parcel E29b.3.1.

Parcel S2.1.2 (Site Map 4): There are no conditions adjacent to the property that present an unacceptable risk to human health and the environment. IRP Site 34 is adjacent to Parcel S2.1.2 on the eastern boundary; however, the interim action (IA) at IRP Site 34 was completed in 1997 (*U&A, 1998*) and no further action is necessary (*USEPA, 2002* and *DTSC, 2002*).

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

The following environmental orders/agreements are applicable to the property: the FFA (effective November 19, 1990) and the Fort Ord Part A Hazardous Waste Permit. All remediation activities on the property required by the FFA are complete or in place and operating properly and successfully (see Section 4.1 Environmental Remediation Sites). In addition, the Army has submitted a request to the DTSC to make a determination that no further Resource Conservation and Recovery Act (RCRA) corrective action is required on these parcels and to modify the Fort Ord Part A Hazardous Waste Permit to remove these parcels from the RCRA permitted facility boundary. The deed will include a provision reserving the Army's right to conduct remediation activities (Attachment 4).

7. REGULATORY/PUBLIC COORDINATION

The USEPA Region IX, the DTSC, and the public were notified of the initiation of this FOST. The thirty-day public review period was from August 25, 2012 to September 24, 2012. Regulatory/public comments received during the public comment period were reviewed and incorporated, as appropriate. A copy of the regulatory/public comments and the Army Response are included in Attachments 7 and 8, respectively.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the proposed transfer of the property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis are documented in the *Final Environmental Impact Statement Fort Ord Disposal And Reuse* (June 1993), associated Record of Decision (December 1993), *Supplemental Environmental Impact Statement Fort Ord Disposal And Reuse* (June 1996) and associated Record of Decision (Army, 1997b). Table 5 – Disposal (Army Action) Impacts and Mitigation Measures (Attachment 3) lists the encumbrances/mitigation measures⁵ identified in the NEPA analysis and how they are addressed in the FOST to protect human health or the environment.

9. LAND USE RESTRICTIONS

A portion of the former Fort Ord lies within a “Special Groundwater Protection Zone” as defined by Monterey County Code Title 15 – Public Services, Chapter 15.08 – Water Wells (the County Code). Parcel S2.1.2 is within the “Prohibition Zone” of the Special Groundwater Protection Zone and the County Code prohibits the construction of water wells within the Prohibition Zone, which is identified on the “Former Fort Ord Special Groundwater Protection Zone Map” (the Map) on file with the County of Monterey. The CRUP, to be entered into by the Army and the State of California, also prohibits the construction of water wells and further prohibits any other activity on the Property that would interfere with or adversely affect the Army’s groundwater remediation systems or result in the creation of a groundwater recharge area, unless the Army and the DTSC provide written approval prior to such activity. Additionally, use of groundwater is prohibited on Parcel S2.1.2 as will be described in the land use restrictions to be included in the deed for Parcel S2.1.2 (EPPs, Attachment 5). Provided the restrictions of the County Code, the CRUP and the deed are adhered to, no actual or potential hazard exists on the surface of Parcel S2.1.2 from groundwater contamination or from possible soil gas volatilization resulting from groundwater contamination underlying Parcel S2.1.2. As groundwater remediation progresses, the Army may update the Map in consultation with the USEPA, the DTSC and the California Regional Water Quality Control Board, Central Coast Region (RWQCB); therefore, in the future Parcel S2.1.2 may be outside the boundary of the Prohibition Zone and restrictions may be modified as described in the EPPs (Attachment 5).

10. SCHOOL PROPERTIES

Should any portion of the Property be considered for the proposed acquisition and/or construction of school properties utilizing State funding, a separate environmental review process in compliance with the California Education Code 17210 et seq. will need to be completed and approved by the DTSC.

⁵ For the purposes of the FOST, “encumbrances” include mitigations necessary to protect human health and the environment from impacts associated with the disposal of property at the former Fort Ord.

11. FINDING OF SUITABILITY TO TRANSFER

Based on the information above, I conclude that Parcel E29b.3.1 of the property qualifies as CERCLA 120(h)(4) uncontaminated property and is transferable under that section. In addition, all Department of Defense requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions in the Environmental Protection Provisions (Attachment 5) that shall be included in the deed for the property. The deed will include the CERCLA 120(h)(4) Notice, Covenant, and Access Provisions and Other Deed Provisions for this parcel. Whereas no hazardous substances or petroleum products were stored for one year or more, or known to have been released or disposed of on the parcel, a hazardous substance or petroleum notification is not required for this parcel.

Based on the above information, I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and that Parcels E20c.1 and S2.1.2 of the property are transferable under CERCLA Section 120(h)(3). In addition, all Department of Defense requirements to reach a finding of suitability to transfer have been met for these parcels, subject to the terms and conditions set forth in the Environmental Protection Provisions (Attachment 5) that shall be included in the deed. The deed will also include the CERCLA 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions. Finally, the hazardous substance notification (Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal [Attachment 3]) and the MEC notification (Table 4 – Notification of MEC [Attachment 3]) shall be included in the deed as required under CERCLA Section 120(h) and DOD FOST Guidance.



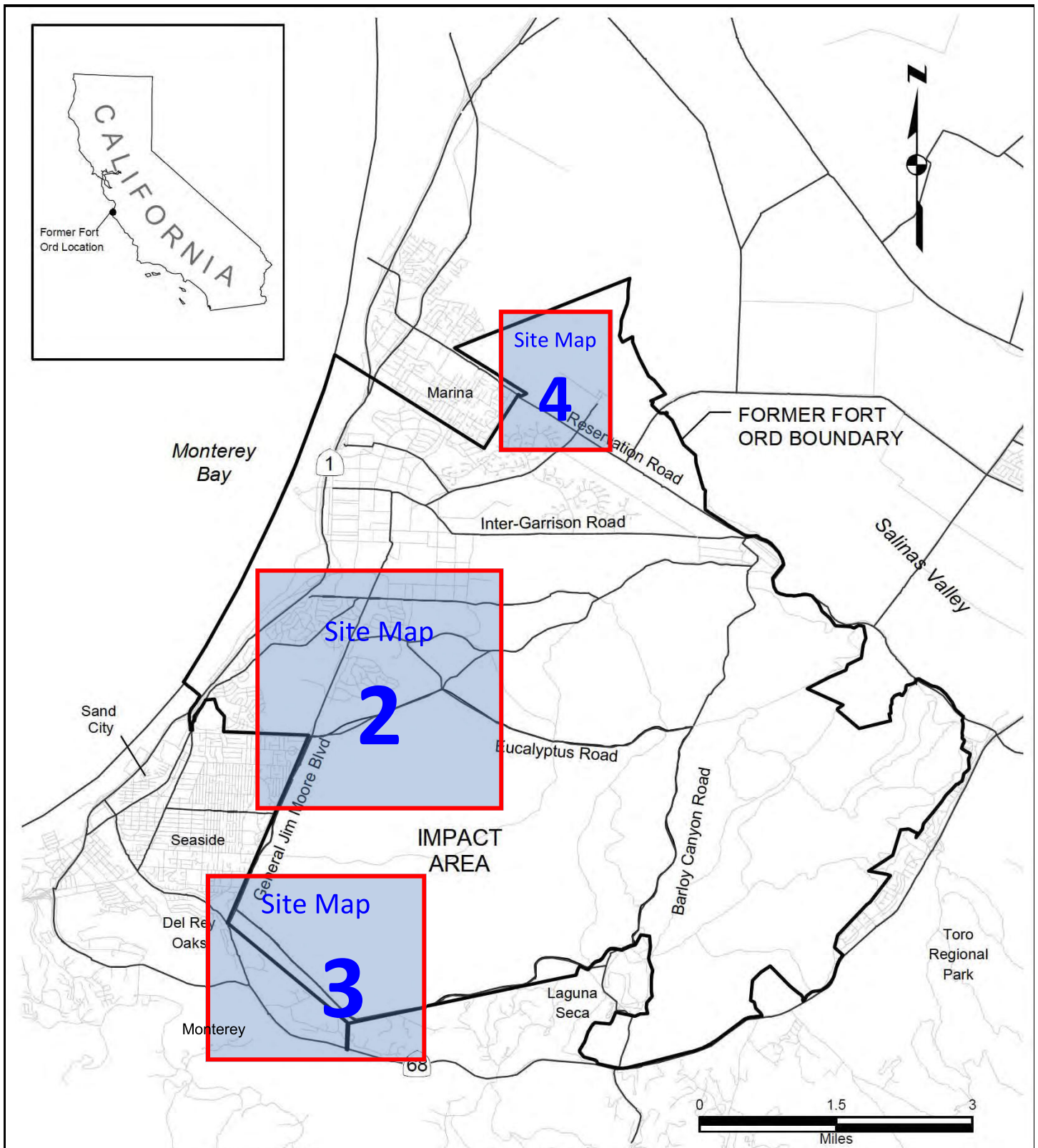
Thomas E. Lederle
Deputy
Base Realignment and Closure Division
U.S. Department of the Army

14 Dec 2012

Date

ATTACHMENT 1

SITE MAPS OF THE PROPERTY

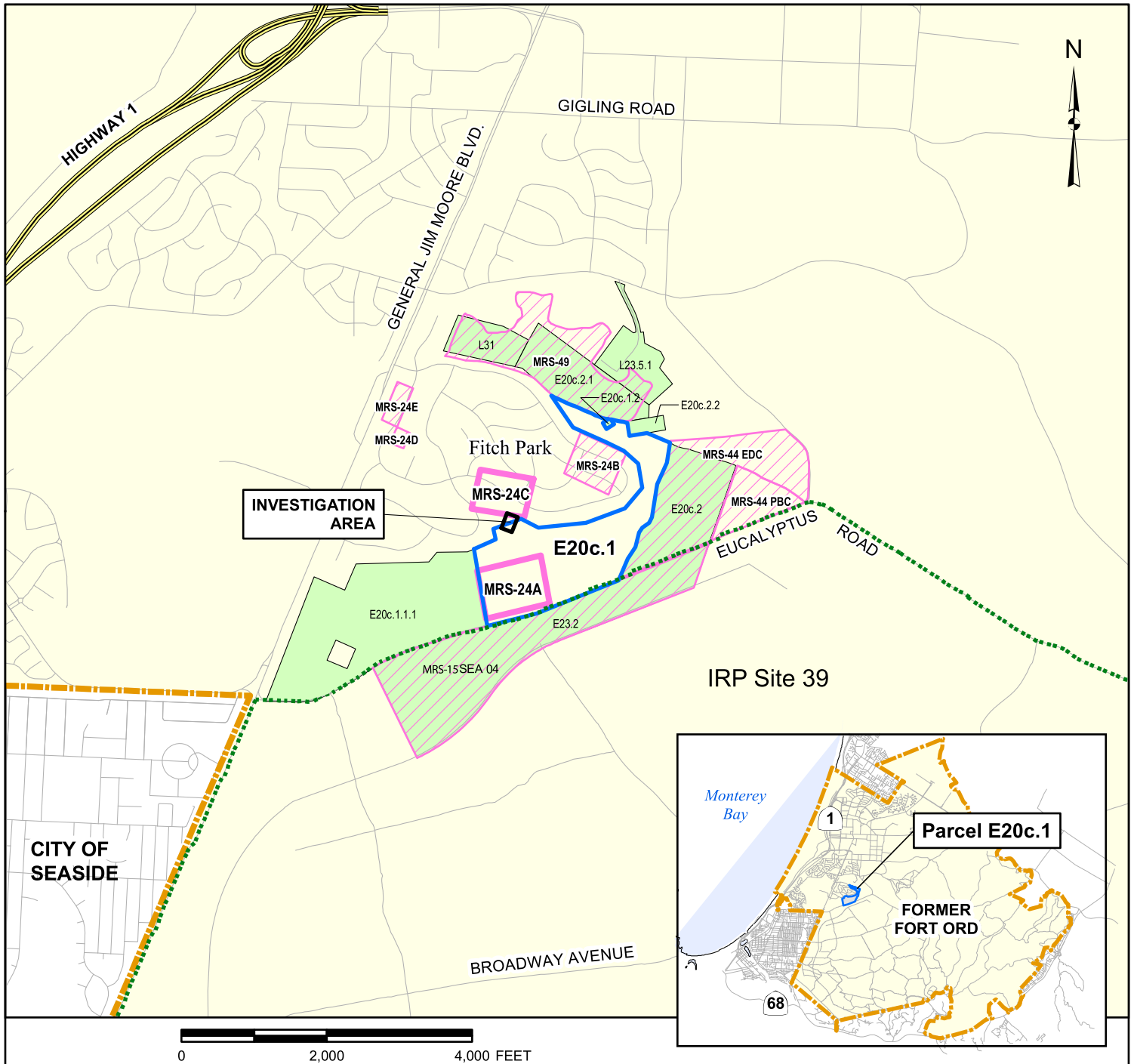


Site Location Map

Finding of Suitability to Transfer, Former Fort Ord,
California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel
E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)

Site Map

1



Legend

- | | | |
|---|--|--|
|  Parcel E20c.1 |  Munitions Response Site (from ASR) |  Boundary of Former Fort Ord |
|  Other Parcels Track 0/1 |  Other Munitions Response Sites |  Boundary of IRP Site 39 |

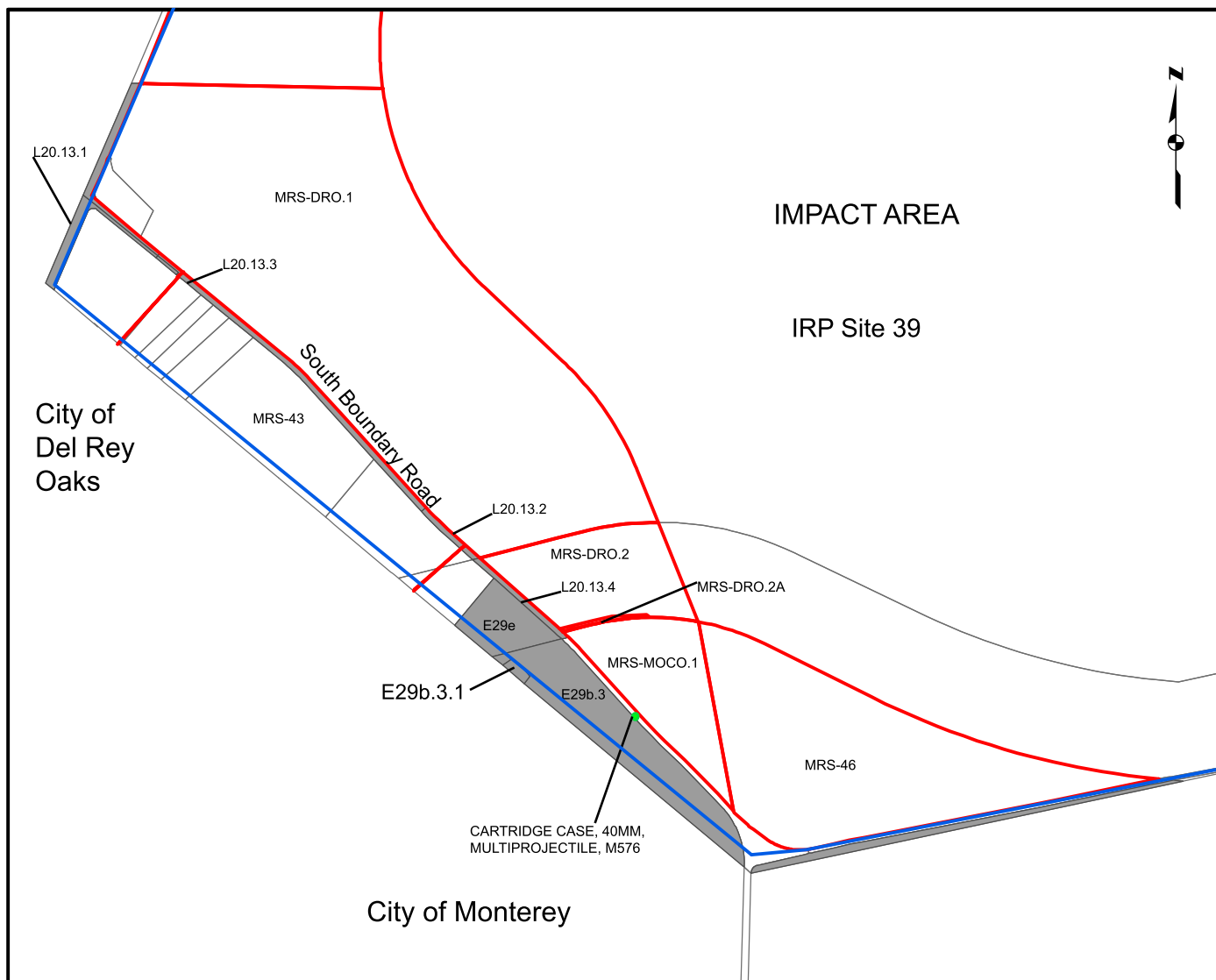


Location Map—Parcel E20c.1

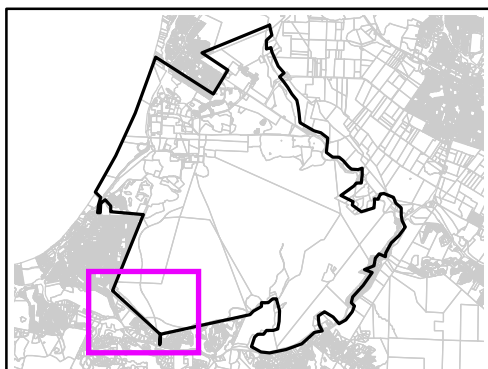
Finding of Suitability to Transfer, Former Fort Ord,
California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel
E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)

Site Map

2



AREA SHOWN ON SITE MAP OUTLINED



EXPLANATION

- TRACK 0 PLUG-IN B PARCEL
- INSTALLATION RESTORATION PROGRAM SITE
- MUNITIONS RESPONSE SITE
- MUNITIONS AND EXPLOSIVES OF CONCERN

0 1,000 2,000
Feet

NOTE: SOME INCIDENTAL ITEM LOCATIONS
ARE APPROXIMATE - BASED ON FIELD OBSERVATIONS

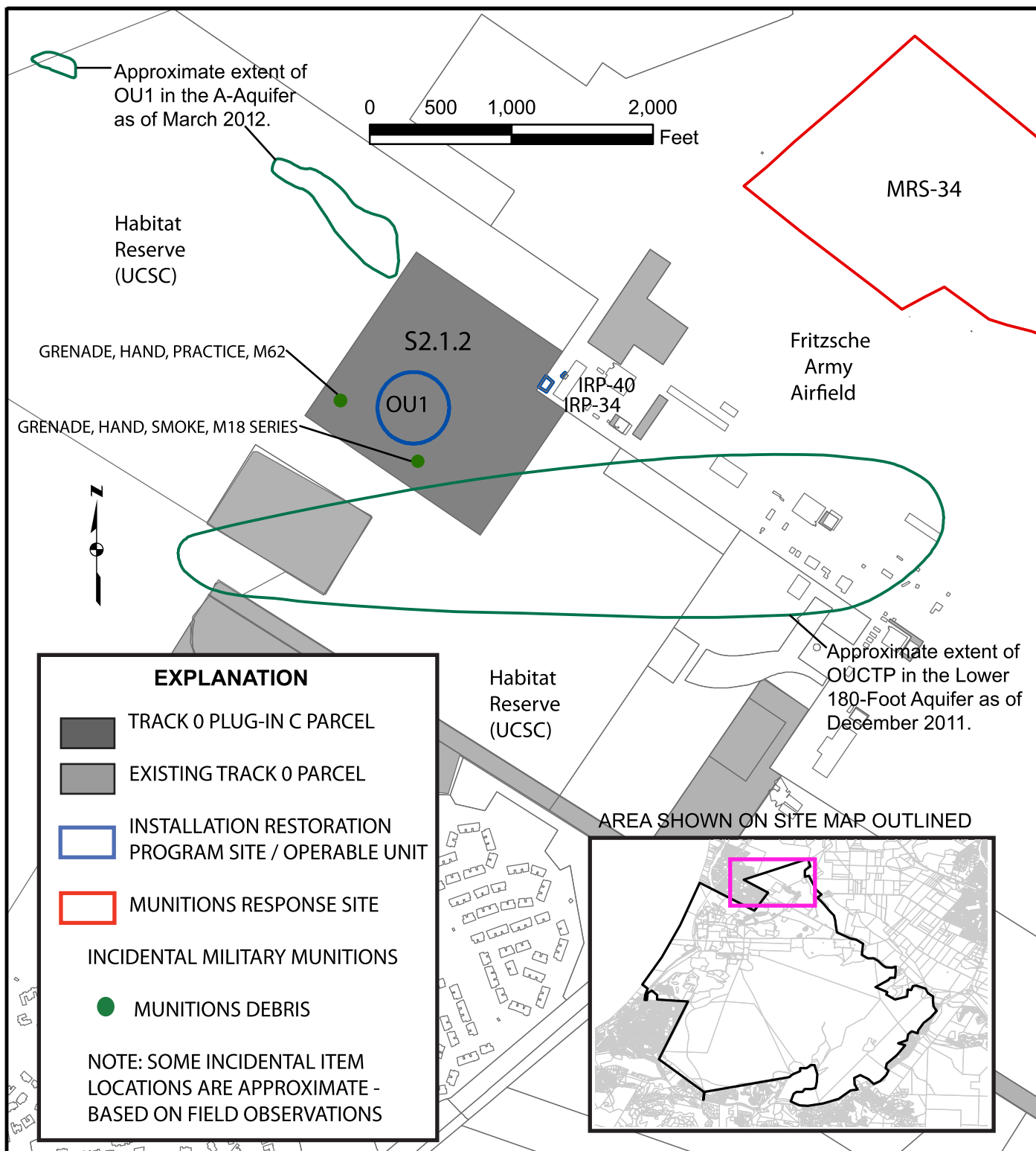


Location Map—Parcel E29b.3.1

Finding of Suitability to Transfer, Former Fort Ord,
California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel
E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)

Site Map

3



Location Map—Parcel S2.1.2

Finding of Suitability to Transfer, Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12)

Site Map

4

ATTACHMENT 2

ENVIRONMENTAL DOCUMENTATION

ENVIRONMENTAL DOCUMENTATION^{1,2}

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Arthur D. Little, Inc. (ADL), 1994. *Final Community Environmental Response Facilitation Act (CERFA) Report, Fort Ord, Monterey, California*. April. BW-1658

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DTSC, 2005a. *Concurrence with Finding of Suitability to Transfer (FOST) and Determination of No Further Action For Track 0 and Track 0 Plug-in B Parcels, Former Fort Ord, Monterey, California*. June 23. OTH-222F

DTSC, 2005b. *DTSC concurs that the Selected Parcels - Group C described in the Track 0 Plug-In Approval Memorandum Selected Parcels - Group C document can be designated as Track 0*. July 22. OE-527G.1

DTSC, 2006. *DTSC concerns have been addressed and concurs that the designated areas in the Track 1 Plug-in Approval Memorandum Multiple Sites, Groups 1 - 5 are Track 1 and require no further action regarding munitions and explosives of concern*. July 26. OE-591E.1

¹ In accordance with the Fort Ord Federal Facility Agreement, documents pertaining to the environmental cleanup at the former Fort Ord are initially issued by the Army in "Draft," subject to review and comment by the regulatory agencies and the public. Following receipt of comments on a particular Draft document, the Army will respond to comments received and issue a "Draft Final" document subject to dispute resolution. The Draft Final document will become the "Final" document either thirty (30) days after the issuance of a draft final document if dispute resolution is not invoked or as modified by decision of the dispute resolution process. Typically, all comments are resolved upon issuance of the Draft Final document and that version becomes the Final document without modification; therefore, a Final document will often still be titled "Draft Final."

² At the end of references included in the Fort Ord Administrative Record are the Record Numbers (e.g. BW-1234). The Record Number may be entered in the search tool at: <http://www.fortordcleanup.com/adminrec/arsearch.asp> to find the referenced document. Please note the referenced documents were available in the Fort Ord Administrative Record at the time this document was issued; however, some may have been superseded by versions that are more current and were subsequently withdrawn.

ENVIRONMENTAL DOCUMENTATION

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HLA, 1987a. *Addendum, Remedial Investigation/Feasibility Study of Soil Contamination, Fritzsche Army Airfield Fire Drill Area, Fort Ord, California*. June 1. OU1-059

HLA, 1987b. *Remedial Investigation/Feasibility Study of Groundwater Contamination, Fritzsche Army Airfield Fire Drill Area, Fort Ord, California*. June 5. OU1-060

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- HGL, 2012a. *2012 First Quarter Groundwater Monitoring Report, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Former Fort Ord, California*. May 29. OU1-596
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- MACTEC/Shaw Environmental, Inc. (MACTEC/Shaw), 2008. *Draft Final Post Remediation Risk Assessment, Seaside Parcels 1 through 4, Former Fort Ord, California*. Revision 0. June 27. BW-2447E
- Parsons, 2006. *Final Technical Information Paper MRS-SEA.1-4, Time-Critical Removal Action and Phase I Geophysical Operations, Former Fort Ord, Monterey, California, Military Munitions Response Program*. February 11. OE-0495K
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- Shaw, 2010. *Final Operable Unit Carbon Tetrachloride Plume Lower 180-Foot Aquifer Remedial Design, Former Fort Ord, California, Revision 0*. October 6. OUCTP-0036R
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- U&A, 1998. *Final Interim Action Confirmation Report, Site 34 – Fritzsche Army Airfield Fueling Facility, Former Fort Ord, California*. September 8. IAFS-215
- USA Environmental, Inc. (USA), 2000a. *Final OE Sampling After Action Report, Inland Range Contract, Former Fort Ord, California, Site OE-24A*. December 28. OE-0263A
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Army, 1997a. *Record of Decision, Basewide Remedial Investigation Sites, Fort Ord, California.* January 13. RI-025

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Army, 2005b. *Explanation of Significant Differences, Final Record of Decision, No Action Regarding Ordnance-Related Investigations (Track 0 ROD), Former Fort Ord, California.* April 26. OE-0406D

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Army, 2005d. *Track 0 Plug-In Approval Memorandum, Selected Parcels – Group B, Former Fort Ord, California.* May 27. OE-525F

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Army, 2006. *Track 1 Plug-In Approval Memorandum, Multiple Sites, Groups 1-5, Former Fort Ord, California.* July 19. OE-0591

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Army, 2007b. *Finding of Suitability for Early Transfer (FOSET), Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume) (FOSET 5).* November 15. FOSET-004J

Army, 2008. *Record of Decision, Operable Unit Carbon Tetrachloride Plume, Former Fort Ord, California.* February 6. OUCTP-0021D

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Army, 2011. *Final Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*. September. OE-0741A

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USACE, 1997b. *Installation-Wide Multispecies Habitat Management Plan (HMP) for Former Fort Ord, California*. April. BW-1787

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USAEHA, 1994. *Industrial Radiation Survey, No. 27-43-E2HU-2-94, Facility Close-Out and Termination Survey, Fort Ord, California, 10 January 1994 – 15 April 1994*. June 6. BW-2386

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USEPA, 2002. *Remedial Action Completion, Operable Unit #4, Site 34 – Fritzsche Army Airfield Fueling Facility, Former Fort Ord, California*. February 5. IAFS-215C

ENVIRONMENTAL DOCUMENTATION

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USEPA, 2005b. *USEPA approves the Army's proposal to "plug-in" Selected Group C parcels included in the Track 0 Plug-In Approval Memorandum Selected Parcels - Group C, Former Fort Ord, California.* July 19. OE-527F.1

USEPA, 2006. *USEPA approves the Army's proposal to "plug-in" the Groups 1-5 sites/parcels included in the Track 1 Plug-In Approval Memorandum Multiple Sites, Groups 1-5, Former Fort Ord, California.* July 21. OE-591F.1

USEPA, 2011a. *Request for Designation of Operating Properly and Successfully, Operational Unit 1, Trichloroethene Plume, Fort Ord, California.* September 8. OU1-590A

USEPA, 2011b. *Request for Designation of Operating Properly and Successfully, Lower 180 Foot Aquifer, Operable Unit Carbon Tetrachloride Plume (OUCTP), Fort Ord, California.* October 20. OUCTP-50A

USEPA, 2011c. Letter concurring with the "Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California." October 20. OE-0741A.3

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ATTACHMENT 3

TABLES

TABLE 1 – DESCRIPTION OF PROPERTY

Property Description	EBS Parcel Designation ¹	Remedial Actions ²
Parcel E20c.1 – 70.31-acre development parcel to be transferred to FORA. Includes a portion of Eucalyptus Road. No buildings or structures are on the parcel. This parcel includes MRS-24A (see Table 4 – Notification of MEC).	92 D-HR(P) 134 Q-A(P)/L 166 Q-X(P) 176 Q-X(P) 214 P 226 P	For the Basewide Range Assessment (BRA)³ MRS-24A was identified as HA-126. The investigation of HA-126 included a literature review. Due to the low number of MEC items identified at the site, the BRA recommended no further action for chemical contamination (metals, explosive compounds and total petroleum hydrocarbons [TPH]) related to military munitions. Parcel includes CERFA Parcel 92, which was categorized as disqualified due to a probable release of hazardous substances indicated by the presence of several drums, household refuse and an individual observed during a helicopter survey. The Army investigated the suspected release area, removed the debris, conducted a literature review, and interviewed Army contractors and staff associated with the site. Through this process, the Army determined there was no evidence of storage, release or disposal of hazardous substances on the site and no further action was necessary. Parcel overlapped by CERFA Parcel 134, which was categorized as qualified because of lead-based paint and potential asbestos-containing materials in the Fitch Park housing area adjacent to Parcel E20c.1; however, Parcel E20c.1 is not within nor overlapped by Fitch Park and does not include any buildings or structures. Parcel overlapped by CERFA Parcel 166, which was categorized as qualified due to the potential presence of UXO and/or explosive waste in the “Officers’ Club Foxhole” where military munitions items were discovered in 1993 (smoke grenade and M1 ammunition); however, no other military munitions items have been discovered and the presence of nearby water supply and satellite television infrastructure make it unlikely actual training occurred in this part of Parcel E20c.1. Parcel overlapped by CERFA Parcel 176, which encompasses the Impact Area; however, Parcel E20c.1 is not within nor overlapped by the Impact Area (south of Eucalyptus Road). Parcel overlapped by CERFA Parcel 214, which was designated as uncontaminated; however, U.S. Environmental Protection Agency (USEPA) unable to concur because of potential presence of residual pesticides and herbicides at a golf course located within Parcel 214. Parcel E20c.1 is not within, overlapped by, adjacent to, or associated with the golf course. Parcel overlapped by CERFA Parcel 226, which USEPA concurred is uncontaminated in a letter dated April 19, 1994.⁴
Parcel E29b.3.1 – 0.675-acre development parcel to be transferred to FORA. No buildings or structures are on the parcel.	229 P	Parcel is within CERFA Parcel 229, which the U.S. Environmental Protection Agency concurred is uncontaminated in accordance with CERCLA 120(h)(4) in a letter dated April 19, 1994.⁴

TABLE 1 – DESCRIPTION OF PROPERTY

Property Description	EBS Parcel Designation ¹	Remedial Actions ²
Parcel S2.1.2 (OU1 area) – 45-acre parcel to be transferred to UCMBEST. Includes components of groundwater treatment system.	57 D-HR/PR/PS	Parcel overlapped by CERFA Parcel 57, which included IRP Site 35 (FAAF Aircraft Cannibalization Yard) and OU1 (FAAF Fire Drill Area [FDA]). Only the OU1 FDA is within Parcel S2.1.2. OU1 remedial action objectives for soil and groundwater within Parcel S2.1.2 have been met and no further action is necessary (see Table 2 for additional information). U.S. Environmental Protection Agency (USEPA) concurred with the Army's determination that OU1 groundwater remedy is operating properly and successfully in a letter dated September 8, 2011.⁵ Parcel overlies a portion of Operable Unit Carbon Tetrachloride Plume (OUCTP) in the Lower 180-Foot Aquifer. USEPA concurred with the Army's determination that OUCTP remedy for the Lower 180-Foot Aquifer is operating properly and successfully in a letter dated October 20, 2011.⁶

Endnotes:

¹ EBS Parcel Designations are from the *Final Community Environmental Response Facilitation Act (CERFA) Report, Fort Ord, Monterey, California*. BW-1658

CERFA Parcel Codes:

P:	CERFA Parcel [uncontaminated]	PS:	Storage of Petroleum Products
D:	Disqualified Parcel	A:	Asbestos-Containing Building Materials
Q:	CERFA Parcel with Qualifier	L:	Lead-Based Paint
HR:	Release or Disposal of Hazardous Substances	X:	Unexploded Ordnance
HS:	Storage of Hazardous Substances	(P):	Probable
PR:	Release or Disposal of Petroleum Products		

² Munitions Response actions are described in Table 4 – Notification of Munitions and Explosives of Concern.

³ Shaw Environmental, Inc. (Shaw), 2012. *Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2*. January 17. BW-2300L

⁴ U.S. Environmental Protection Agency (USEPA), 1994. *Fort Ord Uncontaminated Property Identification*. April 19. BW-1658A

⁵ USEPA, 2011a. *Request for Designation of Operating Properly and Successfully, Operational Unit 1, Trichloroethene Plume, Fort Ord, California*. September 8. OU1-590A

⁶ USEPA, 2011b. *Request for Designation of Operating Properly and Successfully, Lower 180 Foot Aquifer, Operable Unit Carbon Tetrachloride Plume (OUCTP), Fort Ord, California*. October 20. OUCTP-0050A

**TABLE 2 – NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE,
RELEASE, OR DISPOSAL**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
Parcel S2.1.2	benzene (71432) chloroform (67663) 1,1-dichloroethane (75343) 1,2-dichloroethane (107062) 1,1-dichloroethene (75354) total-1,2-dichloroethene (540590, 156592 and 156605) methyl ethyl ketone (78933) tetrachloroethene (127184) 1,1,1-trichloroethane (71556) trichloroethene (79016) petroleum hydrocarbons 1,3-dichlorobenzene (541731) methylene chloride (75092) toluene (108883) total xylenes (1330207) dioxins (9014420) furans (110009)	1962-1985	Release of volatile organic compounds (VOCs) and petroleum hydrocarbons from Operable Unit 1 (OU1), Fritzsche Army Airfield Fire Drill Area (FDA); Solid Waste Management Unit (SWMU) FTO-001. In 1986, approximately 4,000 cubic yards of soil contaminated with petroleum hydrocarbons was excavated and temporarily stockpiled. Samples collected from excavation sidewalls were below action level of 200 milligrams per kilogram (mg/kg) for total petroleum hydrocarbons (TPH). The excavation area was backfilled to the original ground surface with clean soil. Biotreatment of the excavated soil completed by August 1991. Record of Decision for OU1 FDA¹ determined no further action for soil was necessary. Migration of OU1 groundwater plume containing VOCs at concentrations exceeding Federal and/or State Maximum Cleanup Levels (MCLs) from the FDA. Groundwater extraction and treatment system (GWETS) installed in 1988. GWETS shut down on February 22, 2006.² Continued Long Term Monitoring (LTM) of groundwater in this area has confirmed groundwater meets the cleanup targets defined in OU1 ROD. USEPA, DTSC and RWQCB concurred and signed the OU1 Explanation of Significant Differences (ESD) No. 1³; therefore, OU1 remedial action objectives for groundwater within Parcel S2.1.2 have been met and no further action is necessary. USEPA concurred with the Army's determination that OU1 groundwater remedy is operating properly and successfully in a letter dated September 8, 2011.⁴
Parcel S2.1.2	carbon tetrachloride (56235) 1,2-dichloroethane (107062)	1941-1966	Release of volatile organic compounds (VOCs) from Operable Unit Carbon Tetrachloride Plume (OUCTP). Migration of groundwater plume containing VOCs at concentrations exceeding MCLs. Groundwater remediation system in place. U.S. Environmental Protection Agency concurred with the Army's determination that OUCTP remedy for the Lower 180-Foot Aquifer is operating properly and successfully in a letter dated October 20, 2011.⁵

TABLE 2 – NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE, OR DISPOSAL

* The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or 'Superfund') 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance's CERCLA reportable quantity (whichever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substance's CERCLA reportable quantity. See 40 CFR Part 373.

Endnotes:

¹ U.S. Department of the Army (Army), 1996. *Record of Decision, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Fort Ord, California*. March 18. OU1-362

² HydroGeoLogic, Inc. (HGL), 2011. *Final Rebound Evaluation Report, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Former Fort Ord, California*. September. OU1-559D

³ Army, 2010. *Explanation of Significant Differences No. 1, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Former Fort Ord, California*. March 18. OU1-581

⁴ U.S. Environmental Protection Agency (USEPA), 2011a. *Request for Designation of Operating Properly and Successfully, Operational Unit 1, Trichloroethene Plume, Fort Ord, California*. September 8. OU1-590A

⁵ USEPA, 2011b. *Request for Designation of Operating Properly and Successfully, Lower 180 Foot Aquifer, Operable Unit Carbon Tetrachloride Plume (OUCTP), Fort Ord, California*. October 20. OUCTP-0050A

**TABLE 3 – NOTIFICATION OF PETROLEUM PRODUCT STORAGE,
RELEASE, OR DISPOSAL**

Tank Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
627 (Parcel S2.1.2)	Jet Fuel (JP4) Waste Oil Hydraulic Fluid Lube Oil Gasoline Diesel	1962 to 1985	Approximately 1,000-gallon AST removed in 1988 along with eighty-seven (87) 55-gallon drums, and underground discharge pipe extending from the AST to a discharge nozzle at the center of the Operable Unit 1 (OU1) Fritzsche Army Airfield Fire Drill Area (FDA). Petroleum product releases occurred from the AST to the OU1 Fritzsche Army Airfield FDA for fire fighter training purposes. The release of these petroleum products was remediated as part of AST closure. Approximately 4,000 cubic yards of petroleum-contaminated soil was excavated and bioremediated. Excavation was backfilled with clean soil. Biotreatment of excavated soil completed by August 1991. Record of Decision for FDA (OU1) determined no further action for soil was necessary. ¹

¹ U.S. Department of the Army (Army), 1996. *Record of Decision, Operable Unit 1, Fritzsche Army Airfield Fire Drill Area, Fort Ord, California*. March 18. OU1-362

TABLE 4 – NOTIFICATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-24A (Parcel E20c.1)	MEC MD	1941 – 1953 (estimated)	MRS-24A was evaluated in the MR RI/FS as a Track 1 Plug-In site. MRS-24A lies within the boundary of Parcel E20c.1 in the southwest corner of the parcel. The boundary of MRS-24A was originally delineated based on a “Practice Rifle Grenade” area depicted in a hand-sketched August 1945 historical range map included in the Archives Search Report.^{1,2} Based on this boundary, MRS-24A is approximately 13.9 acres in size. MRS-24A was investigated (sampled) for the presence of MEC in 1996, 1997, and 2000. Three MEC items (M2 ignition cartridge, M83 series 60mm illumination mortar, and M43 series 81mm practice mortar) and MD items (two MKII practice hand grenades, five M11 and M29 series practice antitank rifle grenades, one M7 series practice 2.36-inch rocket, two M29 series practice 3.5-inch rockets, one M17 series parachute rifle ground signal, one M181 series practice sub caliber 14.5mm projectile, MKII practice and fragmentation hand grenade fragments, one flame thrower igniter cartridge, and other unknown fragments) were removed. On February 13, 2003, a site walk was conducted in accessible areas of MRS-24A. No MEC was found during the site walk.³ On February 23, 2003 and March 5, 2003 site walks were conducted in MRS-24A and Parcel E20c.1. The site walks covered approximately 10.5 miles over the roads and trails in and around Parcel E20c.1. MD identified during the site walks included M11 series practice antitank rifle grenades in and around MRS-24A, and MKII hand grenade fragments in and north of MRS-24A.³ A digital geophysical mapping (DGM) survey with an EM61 MK2 time-domain metal detector in the central portion of Parcel E20c.1 (a portion of which overlaps MRS-24A) was conducted in October 2007 as a response to agency concerns about grenade fragment distribution. Some isolated anomalies were detected, but there was no indication of widespread or concentrated fragments. MRS-24A was used for training with practice rifle grenades, which are inert, and no MEC associated with practice rifle grenade training are expected. The Army determined no further investigations for military munitions at MRS-24A are required.³ The USEPA concurred with and the DTSC acknowledged this determination in letters dated October 20 and October 31, respectively.^{4,5}
Investigation Area	MD	1941 – 1953 (estimated)	The Investigation Area lies partially within the boundary of Parcel E20c.1 south of MRS-24C. A review of aerial photography indicated the range associated with MRS-24C (see FOST Section 5, Adjacent Property Conditions) was likely located south of the MRS-24C boundary as depicted in the Archives Search Report^{1,2}; therefore, further investigations were focused in the Investigation Area. One hundred percent of the acreage comprising the Investigation Area, likely the live grenade training area associated

TABLE 4 – NOTIFICATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			with MRS-24C, was investigated.³ Sampling was conducted in a portion of the Investigation Area south of MRS-24C in 1997. No MEC was identified within the Investigation Area.³ A site walk was conducted in Parcel E20c.1 and the Investigation Area near MRS-24C in January 2006. No MEC was identified during the site walk; however, grenade safety levers were located.³ Two DGM surveys were completed at two grids within the Investigation Area associated with MRS-24C. Approximately 0.38 acre of the Investigation Area is within Parcel E20c.1. According to the Fort Ord Military Munitions Response Program (MMRP) database, of the 235 targets detected and intrusively investigated in the portion of the Investigation Area within Parcel E20c.1, 191 were MD items (one partial grenade ring, one M21 practice hand grenade, and 189 MKII hand grenade fragments). The remaining targets were identified as other debris that was not related to military munitions.³ The Army concluded field investigations in the Investigation Area and identified evidence of past training involving military munitions; however, MEC is not expected to be present at the site; therefore, the Army determined the Investigation Area is a Track 1, Category 3 variant site⁶ and no further investigations for military munitions at the Investigation Area are required.³ The USEPA concurred with and the DTSC acknowledged this determination in letters dated October 20 and October 31, respectively.^{4,5}
Parcel E20c.1	MD	No evidence of past military munitions use ³	Parcel E20c.1 was evaluated in the MR RI/FS as a Track 1 Plug-In site. The Army, USEPA and DTSC conducted a site walk in accessible areas of Parcel E20c.1 on February 13, 2003. No MEC was found during the site walk.³ On February 23, 2003 and March 5, 2003 the Army conducted site walks in Parcel E20c.1 and MRS-24A. The site walks covered approximately 10.5 miles over the roads and trails in and around Parcel E20c.1. One M306 series HE 57mm projectile found in the southeastern portion of the E20c.1 during these site walks, which is not consistent with the past use of the parcel. MD identified during the site walks included M11 series practice antitank rifle grenades in and around MRS-24A, MKII hand grenade fragments in and north of MRS-24A, and one M7 series practice 2.36-inch rocket.³ In 2004, the Army conducted a systematic subsurface investigation in ten grids in the center of Parcel E20c.1. No MEC were found during the investigation and 228 MD items, primarily fragments from MKII hand grenades, were found. MD from M17 series parachute rifle ground signal and M721 illumination mortar 60mm projectile was also identified.³ The Army conducted a site walk in Parcel E20c.1 and the

TABLE 4 – NOTIFICATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			Investigation Area near MRS-24C in January 2006. No MEC was identified during the site walk; however, grenade safety levers were located. In October 2006, the Army conducted a grid inspection in the northwestern portion of Parcel E20c.1 in response to agency concerns about the presence of grenade fragments. Ten grids in two clusters of five grids were inspected with Schonstedt magnetic locators to evaluate the presence of MKII grenade fragments. The western cluster was located around the Investigation Area associated with MRS-24C. No MEC was found during the inspection. MKII fragments were identified in all ten grids inspected. One fuze, two levers, and three pins (all MD) were found in one grid in the western cluster near the Investigation Area.³ A digital geophysical mapping (DGM) survey was conducted with an EM61 MK2 time-domain metal detector in the central portion of Parcel E20c.1 (a portion of which overlaps MRS-24A) in October 2007 as a response to agency concerns about grenade fragment distribution. Some isolated anomalies were detected, but there was no indication of widespread or concentrated fragments.³ The Army performed an additional site walk with Schonstedt magnetic locators in January 2008 in the central portion of Parcel E20c.1 between grids where concentrated grenade fragments were identified in the 2004 grid sampling. MKII grenade fragments and expended small arms were observed, but no MEC was identified. From December 2007 to July 2008, the Fort Ord Reuse Authority (FOR A) conducted munitions responses in Parcel E20c.1 as part of a roadway alignment project for Eucalyptus Road.⁷ In January 2008, an M306 series target practice 57mm projectile (MEC) was identified within Parcel E20c.1 north of Eucalyptus Road. The item is not consistent with the past use of the parcel; however, 57mm items have been found in the Impact Area south of Eucalyptus Road during previous investigations. Therefore, the item is considered an incidental item potentially associated with training activities conducted in the adjacent Impact Area south of Eucalyptus Road. In March 2008, in cooperation with the DTSC, the Army conducted an investigation of anomalies from the October 2007 DGM survey. Thirty-five anomalies were selected for investigation with the DTSC's input, and were reacquired and excavated. One MKII fragment was found in addition to other debris not related to military munitions. Two DGM surveys were completed at two grids within the Investigation Area associated with MRS-24C. The initial survey took place in October 2009 in a grid located at the north end of the Investigation Area. The area of investigation was then expanded and an additional survey was conducted in February

TABLE 4 – NOTIFICATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			2010 in a grid comprising the remaining portion of the Investigation Area. During the combined DGM surveys, 335 targets were identified and investigated. Of the 335 targets, 222 targets were MKII hand grenade fragments and six targets were empty MKII hand grenade bodies (two grenade bodies were collocated at one target, for a total of seven grenade bodies found). The remaining targets were identified as cultural debris. The majority of the targets were identified in the northern portion of the Investigation Area outside of Parcel E20c.1.³ The Track 1 PAM (<i>Army, 2011</i>) determined Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area) meets Track 1, Category 1 criteria (see Attachment 6) and no further investigations for military munitions at Parcel E20c.1 are required. The Army concluded no evidence of past training involving military munitions was found on Parcel E20c.1 (exclusive of MRS-24A and the Investigation Area) and, based on review of existing information, MEC is not expected; therefore, the Army determined no further investigations for military munitions at Parcel E20c.1 are required.³ The USEPA concurred with and the DTSC acknowledged this determination in letters dated October 20 and October 31, respectively.^{4,5}
*Munitions and Explosives of Concern (MEC). This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means: (A) Unexploded Ordnance (UXO), as defined in 10 §101(e)(5); (B) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.			

TABLE 4 – NOTIFICATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

Endnotes:

¹ U.S. Army Corps of Engineers (USACE), 1994. *U.S. Department of Defense, Base Realignment and Closure, Ordnance and Explosive Waste, Archives Search Report (Supplement No. 1) Fort Ord, California, Monterey County, California*. November. OE-0010

² USACE, 1997a. *U.S. Department of Defense, Ordnance and Explosives, Revised Archives Search Report, Former Fort Ord, Monterey County, California*. OE-0022

³ U.S. Department of the Army (Army), 2011. *Final Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*. September. OE-0741A

⁴ U.S. Environmental Protection Agency (USEPA), 2011. Letter concurring with the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*.” October 20. OE-0741A.3

⁵ California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), 2011. Letter acknowledging designated areas described in the “*Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California*” require no further action regarding munitions response. October 31. OE-0741A.4

⁶ The results of historical research and field investigations indicate previous training with military munitions at the Investigation Area; however, per Army policies observed at the time, any dud or discarded grenades would have been removed and destroyed, therefore it is unlikely a MEC hand grenade would be present at the site. During the most recent investigation that covered the entire Investigation Area, no MEC item was found, while MD from HE hand grenades (fragments and empty grenade bodies) was found (see Endnote 3).

⁷ Fort Ord Reuse Authority (FORA), 2008. *Final Technical Information Paper, Phase II Seaside Munitions Response Area Roadway Alignment and Utility Corridor (Pollution Report and Removal Action Activity Report), Former Fort Ord, Monterey County, California*. September 26. ESCA-0117

TABLE 5 – DISPOSAL (ARMY ACTION) IMPACTS AND MITIGATION MEASURES

Issue Area	Impact	Mitigation Measure	How Addressed in FOST¹ and EPPs²
Land Use	Potential temporary land use conflicts between interim uses allowed by Army and necessary remediation activities.	Limit properties that may be out granted and restrict access to remediation areas during remediation activities.	NA – applies only to leased properties.
Air Quality	Exposure of the public to asbestos during building demolition or after transfer of buildings to third parties.	Disclosure of the locations and quantities of buildings with asbestos-containing material (ACM) when transferred.	NA – there is no evidence that buildings or structures with ACM are located on the Property.
Hazardous and Toxic Waste Site Remedial Action	Potential risks to public health and safety associated with hazardous materials.	Continue State-mandated and federally mandated cleanup process and remedial actions; cleanup of wastes is part of the project.	FOST –remedial actions on the property are completed or operating properly and successfully and are described in Sections 4.1 and 4.2, and Tables 2 and 3 (Attachment 3). Completed and ongoing remedial actions adjacent to the property are described in Section 5. EPPs – Land Use Restrictions are described in Section 2. Presence of contaminated groundwater disclosed in Section 6.
Munitions and Explosives of Concern (MEC)	Potential risks to public health and safety associated with MEC.	Continue munitions responses to MEC; preparation of engineering evaluations, community education plan, and site maintenance and emergency response plan; and inform property recipients of the potential for MEC to be present.	FOST – Military Munitions Response Program described in Sections 4.9 and 5.0, and Tables 1 and 4 (Attachment 3). EPPs – Notice for the Potential Presence of MEC in Section 3.
Vegetation, Wildlife, and Wetland Resources	Loss of federal protection for Monterey spineflower.	Develop and coordinate an installation-wide multi-species habitat management plan (HMP). Implement the HMP, including HMP protective covenants in deed transfers.	NA – HMP protective covenants will be included in the deed.

¹ Finding of Suitability to Transfer (FOST), Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b3.1, and Operable Unit 1 Parcel 2.1.2.

² Environmental Protection Provisions (EPPs), Attachment 5.

ATTACHMENT 4

**CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS
AND OTHER DEED PROVISIONS**

CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Notice, Covenant, and Access Provisions, along with the Other Deed Provisions, will be placed in the deeds in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities.

I. Property Covered by Notice, Description, Access Rights, and Covenants Made Pursuant to Section 120(h)(3)(A) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)):

For Parcel E20c.1 of the Property, the Grantor provides the following description:

A. Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)):

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Exhibit ____ **[FOST Table 4 – Notification of Munitions and Explosives of Concern (Attachment 3) should be included as an exhibit in the final deed]**, attached hereto and made a part hereof.

For Parcel S2.1.2 of the Property, the Grantor provides the following notice and description:

B. Notices Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)):

Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in Exhibit ____ **[FOST Table 2 – Hazardous Substance, Storage, Release or Disposal (Attachment 3) should be included as a deed exhibit]**, attached hereto and made a part hereof.

C. Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)):

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Exhibit ____ **[FOST Table 2 – Hazardous Substance, Storage, Release or Disposal (Attachment 3) should be included as an exhibit in the final deed]**, attached hereto and made a part hereof.

For Parcels E20c.1 and S2.1.2 of the Property, the Grantor provides the following covenants and retains the following access rights:

D. Covenant Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)):

Pursuant to sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)), the United States warrants that -

1. All remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the property has been taken before the date of this deed, and
2. Any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

This warranty shall not apply in any case in which the person or entity to whom the Property or any portion thereof is transferred is a potentially responsible party with respect to the Property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to a hazardous substance remaining on the Property on the date of this instrument. Further, the Grantor shall not be relieved of any obligation under CERCLA to perform any remedial action found to be necessary after the date of this Deed with regard to any hazardous substances remaining on the Property as of the date of this Deed if the Grantee is subsequently determined to be a potentially responsible party with respect to hazardous substances placed on the Property after the date of this Deed.

E. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)):

1. The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the property, to enter upon the property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws related to the Fort Ord Installation Restoration Program (IRP), Military Munitions Response Program (MMRP), or Federal Facility Agreement (FFA), and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.
2. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the property at a reasonable charge to the United

States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

3. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

II. Property Covered by Covenant and Access Rights Made Pursuant to Section 120(h)(4)(D) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)):

For parcel E29b.3.1 of the Property, the Grantor provides the following covenant and retains the following access rights:

A. Covenant Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(i)):

Pursuant to section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed for hazardous substances existing on the property prior to the date of this deed shall be conducted by the United States.

B. Access Rights Pursuant to Section 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(ii)):

1. The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the property, to enter upon the property in any case in which an environmental response or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response or corrective action is on the property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws, related to the Fort Ord Installation Restoration Program (IRP), Military Munitions Response Program (MMRP), or Federal Facility Agreement (FFA) and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

2. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of

the property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

3. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

III. Other Deed Provisions

For the all three parcels of property (the "Property"), the below provisions shall be inserted in all deeds:

A. "As Is"

1. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

2. No warranties, either express or implied, are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

3. Nothing in this "As Is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

B. Hold Harmless

1. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this deed by the Grantee, its successors and assigns, and (2) any and all any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

2. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this deed, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

3. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

C. Post-Transfer Discovery of Contamination

Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

D. Environmental Protection Provisions

The Environmental Protection Provisions are at Exhibit _____, which is attached hereto and made a part hereof. The Grantee shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

ATTACHMENT 5

ENVIRONMENTAL PROTECTION PROVISIONS

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be attached, in a substantially similar form, as an exhibit to the deed and be incorporated therein by reference in order to ensure protection of human health and the environment.

1. FEDERAL FACILITY AGREEMENT

The Grantor acknowledges that the former Fort Ord has been identified as a National Priorities List (NPL) site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, as amended. The Grantee acknowledges that the Grantor has provided it with a copy of the Fort Ord Federal Facility Agreement (FFA), and any amendments thereto, entered into by the United States Environmental Protection Agency Region IX (USEPA), the State of California, and the Department of the Army, effective on November 19, 1990, and will provide the Grantee with a copy of any future amendments thereto. For so long as the Property remains subject to the FFA, the Grantee, its successors and assigns, agree that they will not interfere with United States Department of the Army activities required by the FFA. In addition, should any conflict arise between the FFA and any amendment thereto and the deed provisions, the FFA provisions will take precedence. The Grantor assumes no liability to the Grantee, its successors and assigns, should implementation of the FFA interfere with their use of the Property.

2. LAND USE RESTRICTIONS

For Parcel S2.1.2 of the Property, the Grantor provides the following notice:

A. The United States Department of the Army (Army) has undertaken careful environmental study of the Property and concluded that the land use restrictions set forth below are required to ensure protection of human health and the environment. The Grantee, its successors or assigns, shall not undertake nor allow any activity on or use of the Property that would violate the land use restrictions contained herein.

Groundwater Restriction. The Grantee is hereby informed and acknowledges that the groundwater under portions of the Property and associated with the Operable Unit Carbon Tetrachloride Plume (OUCTP) is contaminated with volatile organic compounds (VOCs), primarily carbon tetrachloride and 1,2-dichloroethane. Depth to groundwater in the Lower 180-Foot Aquifer is 103 to 164 feet below ground surface. The OUCTP groundwater aquifer cleanup levels (ACLs), presented in the Record of Decision, Operable Unit Carbon Tetrachloride Plume, Former Fort Ord, California (OUCTP-0021D), are 0.5 µg/L for both VOCs.

The Property is within the "Prohibition Zone" of the "Special Groundwater Protection Zone." The Prohibition Zone encompasses the area overlying or adjacent to the four identified groundwater contamination plumes at the former Fort Ord. The Prohibition Zone is identified on the "Former Fort Ord Special Groundwater Protection Zone Map" (the Map), which is on file with the County of Monterey (the County). Monterey County Code Title 15 – Public Services, Chapter 15.08 – Water Wells, prohibits the construction of water wells within the Prohibition Zone. A Covenant to Restrict the Use of Property (CRUP) for the Property established between the Army and the State of California further prohibits construction of water wells and any other activity on the Property that would interfere with or adversely affect the Army's groundwater remediation systems or result in the creation of a groundwater recharge

area, unless the Army and the California EPA Department of Toxic Substances Control (DTSC) provide written approval prior to such activity.

1) The Grantee, its successors and assigns, are restricted from accessing or using groundwater underlying the Property for any purpose. For the purpose of this restriction, "groundwater" shall have the same meaning as in Section 101(12) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

2) The Grantee covenants for itself, its successors, and assigns that neither the Grantee, its successors or assigns, nor any other person or entity acting for or on behalf of the Grantee, its successors or assigns, shall interfere with any response action being taken on the Property by or on behalf of the Grantor, or interrupt, relocate, or otherwise interfere or tamper with any remediation system or monitoring wells now or in the future located on, over, through, or across any portion of the Property without the express written consent of the Grantor in each case first obtained.

3) The Grantee covenants for itself, its successors, or assigns, that it will not undertake nor allow any activity on or use of the Property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee, its successors and assigns; shall run with the land; and are forever enforceable.

B. Modifying Restrictions. Nothing contained herein shall preclude the Grantee, its successors or assigns, from undertaking, in accordance with applicable laws and regulations and without any cost to the Grantor, such additional action necessary to allow for other less restrictive use of the Property. Prior to such use of the Property, Grantee shall consult with and obtain the approval of the Grantor, and, as appropriate, the State or Federal regulators, or the local authorities, in accordance with these Environmental Protection Provisions and the provisions of the applicable CRUPs. Upon the Grantee obtaining the approval of the Grantor and, as appropriate, State or Federal regulators, or local authorities, the Grantor agrees to record an amendment hereto. This recordation shall be the responsibility of the Grantee and at no additional cost to the Grantor.

C. Submissions. The Grantee, its successors and assigns, shall submit any requests for modifications to the above restrictions to Grantor, the USEPA, the DTSC, and the California Regional Water Quality Control Board, Central Coast Region (RWQCB), in accordance with the provisions of the CRUP(s), by first class mail, postage prepaid, addressed as follows:

- 1) Grantor: Director, Fort Ord Office
Army Base Realignment and Closure
P.O. Box 5008
Presidio of Monterey, CA 93944-5008
- 2) USEPA: Chief, Federal Facility and Site Cleanup Branch
Superfund Division
U.S. Environmental Protection Agency, Region IX
75 Hawthorne Street, Mail Code: SFD-8-3
San Francisco, CA 94105-3901

- 3) DTSC: Branch Chief
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95826-3200
- 4) RWQCB: Executive Officer
California Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401-7906

3. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

A. The Grantee is hereby notified that, due to the former use of the Property as a military installation, the Property may contain munitions and explosives of concern (MEC). The term MEC means specific categories of military munitions that may pose unique explosives safety risks and includes: (1) Unexploded Ordnance (UXO), as defined in 10 U.S.C. §101(e)(5); (2) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (3) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard. For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord and these Environmental Protection Provisions (EPPs), MEC does not include small arms ammunition (i.e. ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns).

For Parcel E20c.1 of the Property, the Grantor provides the following notices:

B. The property was previously used for infantry training, including live-fire training that included the use of a practice rifle grenade range and a hand grenade range. A summary of munitions responses conducted and MEC discovered on the property is provided in Exhibit __ [Include FOST Table 4 – Notification of Munitions and Explosives of Concern (MEC) as a deed exhibit]. Site maps depicting the locations of munitions response sites are provided at Deed Exhibit _____.

C. Because Track 1 sites do not pose an unacceptable risk to human health and the environment from previous military munitions-related activities, no further action related to MEC is necessary at these sites. For some Track 1 sites, digging or underground “intrusive” activities are planned for the proposed site reuse and development. No actionable risk was identified through the remedial investigation process; however, in the interest of safety, reasonable and prudent precautions should be taken when conducting intrusive operations on the Property. As a basewide effort to promote safety and because of Fort Ord’s history as a military base, the Grantor provides “explosives safety and munitions recognition training” to anyone who requests that training. For specific Track 1 sites and Track 1 areas that overlap the Property (MRS-24A, Investigation Area, and Parcel E20c.1), the Grantor recommends construction personnel involved in intrusive operations at these sites attend the Grantor’s explosives safety and munitions recognition training. To accomplish that objective, the Grantee will notify the Grantor of planned intrusive activities. The Grantor will, in turn, provide explosives safety and munitions recognition training to construction personnel prior to the start of any intrusive work. The Grantor will provide explosives safety and munitions recognition refresher training as appropriate. For

the Track 1 sites and Track 1 areas where explosives safety and munitions recognition training is recommended (MRS-24A, Investigation Area, and Parcel E20c.1), at the time of the next five-year review (2017), the Grantor will assess whether the education program should continue. If information indicates no MEC items have been found in the course of development or redevelopment of the site, it is expected the education program may, with the concurrence of the regulatory agencies, be discontinued, subject to reinstatement if MEC is encountered in the future.

For the Property, the Grantor provides the following notice:

D. The Grantor represents that, to the best of its knowledge, no MEC are currently present on the Property. Notwithstanding the Grantor's determination, the parties acknowledge that there is a possibility that MEC may exist on the Property. If the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area or in any adjacent areas and shall not attempt to disturb, remove or destroy it, but shall immediately notify the local law enforcement agency having jurisdiction on the Property so that appropriate Explosive Ordnance Disposal (EOD) personnel can be dispatched to address such MEC as required under applicable law and regulations and at no expense to the Grantee. The Grantee hereby acknowledges receipt of the "Ordnance and Explosives Safety Alert" pamphlet.

E. Easement and Access Rights.

1) The Grantor reserves a perpetual and assignable right of access on, over, and through the Property, to access and enter upon the Property in any case in which a munitions response action is found to be necessary, or such access and entrance is necessary to carry out a munitions response action on adjoining property. Such easement and right of access includes, without limitation, the right to perform any additional investigation, sampling, testing, test-pitting, surface and subsurface clearance operations, or any other munitions response action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this deed. This right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

2) In exercising this easement and right of access, the Grantor shall give the Grantee or the then record owner, reasonable notice of the intent to enter on the Property, except in emergency situations. Grantor shall use reasonable means, without significant additional cost to the Grantor, to avoid and/or minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property; however, the use and/or occupancy of the Property may be limited or restricted, as necessary, under the following scenarios: (a) to provide the required minimum separation distance employed during intrusive munitions response actions that may occur on or adjacent to the Property; and (b) if Army implemented prescribed burns are necessary for the purpose of a munitions response action (removal) in adjacent areas. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

3) In exercising this easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the

United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this Paragraph. In addition, the Grantee, its successors and assigns, shall not interfere with any munitions response action conducted by the Grantor on the Property.

F. The Grantee acknowledges receipt of the:

1) Final Record of Decision, No Action Regarding Ordnance-Related Investigation, Former Fort Ord, California. July 2, 2002. OE-0406 (applicable to Parcels E29b.3.1 and S2.1.2).

2) Record of Decision, No Further Action Related to Munitions and Explosives of Concern – Track 1 Sites; No Further Remedial Action with Monitoring for Ecological Risks from Chemical Contamination at Site 3 (MRS-22); Former Fort Ord, California. April 6, 2005. OE-0526 (applicable to Parcel E20c.1).

3) Explanation of Significant Differences, Final Record of Decision, No Action Regarding Ordnance-Related Investigations (Track 0 ROD), Former Fort Ord, California. April 26, 2005. OE-0406D (applicable to Parcels E29b.3.1 and S2.1.2).

4) Track 0 Plug-In Approval Memorandum, Selected Parcels – Group B, Former Fort Ord, California. May 27, 2005. OE-525F (applicable to Parcel E29b.3.1).

5) Track 0 Plug-In Approval Memorandum, Selected Parcels – Group C, Former Fort Ord, California. July 1, 2005. OE-0527C (applicable to Parcel S2.1.2).

6) Track 1 Plug-In Approval Memorandum, MRS-24A, MRS-24C, and Parcel E20c.1, Former Fort Ord, California. September 2011. OE-0741A (applicable to Parcel E20c.1).

ATTACHMENT 6

**DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL
INVESTIGATION/FEASIBILITY STUDY PROGRAM AND THE MILITARY MUNITIONS RESPONSE PROGRAM**

**DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL
INVESTIGATION/FEASIBILITY STUDY PROGRAM**

Track 0 – areas at the former Fort Ord that contain no evidence of munitions and explosives of concern (MEC) and have never been suspected of having been used for military munitions-related activities of any kind. This includes areas not suspected as having been used for military munitions-related activities of any kind, but where incidental military munitions have been discovered.

Track 1 – sites at the former Fort Ord where military munitions were suspected to have been used, but based on the results of the MR RI/FS each site falls into one of the following three categories:

- Category 1: There is no evidence to indicate military munitions were used at the site (i.e., suspected training did not occur);
- Category 2: The site was used for training, but the military munitions items used do not pose an explosive hazard (i.e., training did not involve explosive items);
- Category 3: The site was used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site-specific evaluations conducted in the Track 1 OE RI/FS. Field investigations identified evidence of past training involving military munitions, but training at these sites involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. In the unlikely event that a live item of the type previously observed at the site is found, it is not expected that the item would function by casual contact (i.e., inadvertent and unintentional contact).

DEFINITIONS FOR THE MILITARY MUNITIONS RESPONSE PROGRAM⁸

Military Munitions Response Program (MMRP) – DOD-established program to manage environmental, health, and safety issues presented by munitions and explosives of concern (MEC). Small arms ammunition is not addressed by the Fort Ord MMRP.⁹

Discarded Military Munitions (DMM) – Military munitions that have been abandoned without proper disposal or removed from storage in a military magazine or other storage area for the purpose of disposal. The term does not include unexploded ordnance, military munitions that are being held for future use or planned disposal, or military munitions that have been properly disposed of consistent with applicable environmental laws and regulations (10 U.S.C. 2710(e)(2)). (Note: For the purposes of the Fort Ord MMRP and this FOST, DMM does not include small arms ammunition, defined as ammunition without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns.)

⁸ These are concise definitions. The reader is referred to United States Code as referenced in the definitions above for detailed information.

⁹ Per U.S. Army Engineering and Support Center, Huntsville, Ordnance and Explosives Center of Expertise guidance, small arms ammunition, defined as “ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns,” are considered to pose very low risk to the public because a deliberate effort must be applied (using a tool resembling a firing pin) to a very specific and small point (the primer) to make the round function.

Explosive Hazard – A condition where danger exists because explosives are present that may react (e.g., detonate, deflagrate) in a mishap with potential unacceptable effects (e.g., death, injury, damage) to people, property, operational capability, or the environment.

Explosives Safety – A condition where operational capability and readiness, people, property, and the environment are protected from the unacceptable effects or risks of potential mishaps involving military munitions.

Military Munitions – All ammunition products and components produced for, or used by, the armed forces for national defense and security, including ammunition products or components under the control of the Department of Defense, the U.S. Coast Guard (USCG), the Department of Energy (DoE), and the National Guard. The term includes confined gaseous, liquid, and solid propellants; explosives, pyrotechnics, chemical and riot control agents, smokes, and incendiaries, including bulk explosives, and chemical warfare agents; chemical munitions, rockets, guided and ballistic missiles, bombs, warheads, mortar rounds, artillery ammunition, small arms ammunition, grenades, mines, torpedoes, depth charges, cluster munitions and dispensers, and demolition charges; and devices and components thereof.

The term does not include wholly inert items; improvised explosive devices; and nuclear weapons, nuclear devices, and nuclear components, other than non-nuclear components of nuclear devices that are managed under the nuclear weapons program of the DoE after all required sanitization operations under the Atomic Energy Act of 1954 (42 U.S.C. 2011 et seq.) have been completed (10 U.S.C. 101(e)(4)(A) through (C)).

Military Munitions Burial Site – A site where military munitions, regardless of configuration, were intentionally buried with the intent to abandon or discard. The term does not include sites where munitions were intentionally covered with earth during authorized destruction by detonation.

Minimum Separation Distance (MSD) – The distance at which personnel in the open must be from an intentional or unintentional detonation.

Munitions Debris – Remnants of munitions (e.g., fragments, penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarization, or disposal.

Munitions and Explosives of Concern (MEC) – This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means: (A) Unexploded ordnance (UXO), as defined in 10 U.S.C. 101(e)(5)(A) through (C); (B) Discarded military munitions (DMM), as defined in 10 U.S.C. 2710 (e)(2); or (C) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. 2710 (e)(3), present in high enough concentrations to pose an explosive hazard.

Munitions Constituents (MC) – Any materials originating from unexploded ordnance, discarded military munitions, or other military munitions, including explosive and non-explosive materials, and emission, degradation, or breakdown elements of such ordnance or munitions (10 U.S.C. 2710).

Munitions Response (MR) – Response actions, including investigation, removal actions and remedial actions to address the explosives safety, human health, or environmental risks presented by unexploded ordnance (UXO) or discarded military munitions (DMM), or munitions constituents (MC), or to support a determination that no removal or remedial action is required.

Munitions Response Area (MRA) – Any area on a defense site that is known or suspected to contain UXO, DMM, or MC. A munitions response area is comprised of one or more munitions response sites.

Munitions Response Site (MRS) – A discrete location that is known to require a munitions response.

Other Debris – Debris found on operational or MRSs that may be removed to facilitate a range clearance or munitions response that is not related to munitions or range operations. Such debris includes, but is not limited to, rebar, household items (e.g., refrigerators and washing machines), automobile parts and automobiles that were not associated with range targets, fence posts, and fence wire.

Range – A designated land or water area that is set aside, managed, and used for range activities of the Department of Defense (10 U.S.C. 101(e)(1)(A) and (B)).

Range Activities – Research, development, testing, and evaluation of military munitions, other ordnance, and weapons systems; and the training of members of the armed forces in the use and handling of military munitions, other ordnance, and weapons systems (10 U.S.C. 101(e)(2)(A) and (B)).

Range-Related Debris – Debris, other than munitions debris, collected from operational ranges or from former ranges (e.g., target debris, military munitions packaging and crating material).

Small Arms Ammunition – Ammunition with projectiles that do not contain explosives (other than tracers) that are .50 caliber or smaller, or for shotguns.

Time Critical Removal Action (TCRA) – Removal actions where, based on the site evaluation, a determination is made that a removal is appropriate, and that less than 6 months exist before on-site removal activity must begin (40 CFR 300.5).

Unexploded Ordnance (UXO) – Military munitions that: (A) have been primed, fuzed, armed, or otherwise prepared for action; (B) have been fired, dropped, launched, projected, or placed in such a manner as to constitute a hazard to operations, installations, personnel, or material; and (C) remain unexploded either by malfunction, design, or any other cause (10 U.S.C. 101(e)(5)(A) through (C)).

ATTACHMENT 7

REGULATORY/PUBLIC COMMENTS

The thirty-day public review period for this FOST was from August 25, 2012 to September 24, 2012. No comments were received from the public. Comments were received during the public review period from the United States Environmental Protection Agency, Region IX (USEPA; attached). Responses to comments on this FOST are provided in Attachment 8.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

19 September 2012

Ms. Gail Youngblood
BRAC Environmental Coordinator
Fort Ord Base Realignment and Closure Office
P.O. Box 5004
Monterey, CA 93944-5004

Dear Ms. Youngblood:

Enclosed are the comments of the U.S. Environmental Protection Agency (EPA) to the Draft Finding of Suitability to Transfer (FOST) Former Fort, California Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b.3.1 and Operable Unit 1 Parcel S2.1.2 (FOST 12)

If you have any questions, please give me a call at (415) 972-3032.

Sincerely,

Lewis Mitani
Remedial Project Manager

Enclosure

cc: Mr. Ed Walker, DTSC
Mr. Grant Himebaugh, CRWQCB

**Review of the
Draft Finding of Suitability to Transfer (FOST)
Former Fort, California
Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b.3.1 and
Operable Unit 1 Parcel S2.1.2 (FOST 12)**

Page 9, Section 9. Please rewrite the paragraph to make it clear that there are three levels of restriction on the use of GW 1) existing prohibition zone 2) CRUP provision which may reference the PZ and 3) federal deed which may also reference the PZ. In addition to the local restrictions the Army and the regulators will need to approve any activities which would potentially impact GW contamination or ongoing GW remediation.

In writing this text, consider what happens when cleanup goals are met? does the PZ disappear? Do the CRUP and deed restrictions remain? How will they be lifted?

The language on page 1/5 of attachment 5 needs to be revised as well. That section should reflect the fact that the CRUP will have been executed prior to the federal deed. Since this is language to be included in the federal deed, paragraph 1) at the bottom of the page is part of the notice described in the prior paragraph. It should be rewritten to clarify the relationship between the PZ and the CRUP as noted above and should be renumbered to make it distinct from the restrictions which appear on the next page.

ATTACHMENT 8

ARMY RESPONSE

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ARMY RESPONSE TO COMMENTS SUBMITTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), REGION IX, IN A LETTER DATED 19 SEPTEMBER 2012 (ATTACHMENT 7):

USEPA Comment 1: Page 9, Section 9. Please rewrite the paragraph to make it clear that there are three levels of restriction on the use of GW 1) existing prohibition zone 2) CRUP provision which may reference the PZ and 3) federal deed which may also reference the PZ. In addition to the local restrictions the Army and the regulators will need to approve any activities which would potentially impact GW contamination or ongoing GW remediation.

In writing this text, consider what happens when cleanup goals are met? Does the PZ disappear? Do the CRUP and deed restrictions remain? How will they be lifted?

Army Response to USEPA Comment 1: FOST Section 9 was revised to describe the three institutional controls restricting access to groundwater on the Property. Language was also added to describe that any other activity on the Property that would interfere with or adversely affect the Army's groundwater remediation systems or result in the creation of a groundwater recharge area is prohibited, unless the Army and the regulators provide written approval prior to such activity. Language was also added to note that, in consultation with the regulators, the Army can update the Former Fort Ord Special Groundwater Protection Zone Map as conditions change so that, sometime in the future, it is possible the Property will no longer be in the Prohibition Zone and the restrictions may be modified per the requirements of the deed and the CRUP.

USEPA Comment 2: The language on page 1/5 of attachment 5 needs to be revised as well. That section should reflect the fact that the CRUP will have been executed prior to the federal deed. Since this is language to be included in the federal deed, paragraph 1) at the bottom of the page is part of the notice described in the prior paragraph. It should be rewritten to clarify the relationship between the PZ and the CRUP as noted above and should be renumbered to make it distinct from the restrictions which appear on the next page.

Army Response to USEPA Comment 2: Attachment 5 (Environmental Protection Provisions) Section 2.A(1) was revised to indicate the CRUP has been executed (as it will be when the deed is recorded). As suggested in the comment, Paragraph 1) was included as part of the Section 2.A. Notice regarding the groundwater restriction and the subsequent restrictions renumbered accordingly.

ENCLOSURE 6

PUBLIC COMMENTS AND ARMY RESPONSE TO COMMENTS

Responses to Comments submitted by the Fort Ord Community Advisory Group (FOCAG)¹

COMMENT 1: This area is east of General Jim Moore Blvd. and north of Eucalyptus Rd. It borders what is known as the Impact Area, formerly Site 15, now known as Site 39. What is the acreage of the FOST(S)? Fort Ord was an active Army Infantry training base, the practice of war maneuvers was scattered about, often during nights, with flares overhead. If it was raining so much the better to simulate actual military battle conditions. All was open land that had troops, equipment, and munitions moving over broad stretches of Fort Ord.

The FOCAG references a historical map we have, “Fort Ord Potentially Contaminated Areas”, this one showing Site 13B northeast from the subject area, however the entirety of this shows all of former Fort Ord, labeled “Fort Ord Suspected Ordnance Contamination”.

Site 39, the Impact Area, labeled 15 on this document (same overlay), lists the following ordnance; 2.36” & 3.5” Rockets, Hand Grenades, 37mm Anti-Aircraft, 57, 75, 90, 106mm Recoilless Rifle, 40mm Grenade, 60,81,4.2’ Stokes Mortars, Light Anti-Tank Weapon, 75mm Howitzer.

Just East of the proposed transfer site is #16-2.36’ moving target. Immediately south of #16 is a small area designated “Range Control”

North east of the proposed transfer site is #4-Chemical/Biological Radiological Training. Above this is the 13B-Practice Mortar Range.

RESPONSE TO COMMENT 1: *Finding of Suitability to Transfer (FOST) Amendment #2, Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1, Yadon’s Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12 Amendment #2) is specific to Parcel E20c.1, which is 70.26 acres. Yadon’s Parcel E29b.3.1 is 0.675 acre and the U.S. Department of the Army (Army) transferred this parcel to the Fort Ord Reuse Authority (FORA) in 2019. Operable Unit 1 Parcel S2.1.2 is 46.32 acres; the Army still owns this parcel, which will be transferred at future to be determined date.*

As described in FOST 12 Amendment #2, the condition of property adjacent to Parcel E20c.1 was evaluated as part of the determination of the environmental condition of Parcel E20c.1. Based on the information provided in the comment, the referenced historical map appears to be Map/Drawing M-2 from the U.S. Department of Defense Base Realignment and Closure Ordnance and Explosive Waste Archives Search Report, Fort Ord, California, dated December 1993 (Fort Ord Document Library No. [OE-0005](#)). This map is not representative of the current understanding former munitions training areas at the former Fort Ord. The Army has completed many munitions and explosives of concern (MEC) investigations and removals across the former Fort Ord since 1993, including on Parcel E20c.1 (investigations) and in adjacent areas (investigations and removal actions), as described in FOST 12 and FOST 12 Amendment #2, with the actual types of munitions found in these areas described in the associated after-action reports. A more current map depicting munitions response sites and historical training areas at the former Fort Ord can be found in Plate 8 in the Final 5th Five-Year Review Report for Fort Ord Superfund Site (Fort Ord Document Library No. [BW-2925](#)).

¹ In a letter received January 26, 2025 (see Fort Ord Document Library No. [OTH-259B.3](#)). The comments are reproduced here as provided to the Army and there have been no changes to spelling, grammar, or punctuation.

To clarify, the area labeled “15” on Archives Search Report Map/Drawing M-2 is not the same as Site 39, the boundary of which is specifically defined to address lead and constituents of explosives in soils in the Inland Ranges (Fort Ord Document Library No. [RI-041E](#)).

COMMENT 2: The FOCAG understands this proposed transfer of what is badged as;

Track 1 Plug-In Parcel E20c.1, Yadon’s Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2 (FOST12)

This will be going to the City of Seaside and the E20c.1 is proposed to be mostly clustered new residential housing, although there is no comprehensive project description. Why?

RESPONSE TO COMMENT 2: As stated in FOST 12, Parcel E20c.1 is intended to be transferred for mixed use and development, including residential, which is consistent with the intended reuse of the property as set forth in the FORA Reuse Plan. It is not necessary for the purpose of FOST 12 Amendment #2 to provide a comprehensive project description.

COMMENT 3: Site 15, aka Site 39, aka The Impact Area, lies directly over the Seaside Groundwater Basin. This provides much of the drinking water for the Monterey Peninsula, and we assume for this E20c.1 development area also.

RESPONSE TO COMMENT 3: There is no evidence of contamination in the Seaside Basin resulting from historical Army activities at Site 39. Additionally, local drinking water providers, such as the Marina Coast Water District (MCWD) and California American Water, regularly test the water supply for multiple contaminants to ensure it is safe and complies with federal and state drinking water regulations. The results of this testing can be found in the water quality reports issued by the respective water providers and available at:

https://www.mcwd.org/qa_ccr.html

<https://amwater.com/caaw/Water-Quality-Wastewater-Information/Water-Quality-Reports/>

Note that MCWD is the current provider of drinking water for the former Fort Ord, and MCWD’s supply wells are all in the Monterey Subbasin of the Salinas Valley Basin, not the Seaside Basin.

COMMENT 4: The FOCAG has reviewed the disclosure document(s) some of which are purported to be included in the proposed new E20c.1 housing owner’s deeds. These will be included amongst a stack of paperwork, some of which will require signatures, others will be provided in a stack of paperwork. The FOCAG finds these to be weak. This is a Category 3 Parcel, categories as defined by the Army, with #3 being the worst/most dangerous.

RESPONSE TO COMMENT 4: Consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Army includes a notice in the quitclaim deeds for Fort Ord property where hazardous substances were stored, released, or disposed of, and notices of the potential presence of MEC, where applicable. It is also a requirement that these deed notices be included in subsequent deeds whenever the property is transferred or sold to another entity, such as a municipality, business, or individual homeowner; therefore, future recipients of property within Parcel E20c.1 will receive these notices. Additionally, the Army transfers property at the former Fort Ord to other entities for reuse when it has been determined to be safe to do so. To clarify, Parcel E20c.1 is Environmental Condition of Property (ECP) Category (or Area Type) 3, meaning that there is no evidence that non-

munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities, MEC are not expected to be present, and a removal or remedial action is not required. Under the Military Munitions Response Program (MMRP), portions of Parcel E20c.1 (MRS-24A and the Investigation Area) are also Track 1, Category 3 sites, meaning these sites were used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site specific evaluations conducted in the Track 1 Munitions Response Remedial Investigation/Feasibility Study. The regulatory agencies have concurred with these conclusions.

COMMENT 5: The FOST appears to be a done deal given the initial haste that this FOST Amendment #2 was scheduled for public review. Thus, we doubt this letter of concern will be given much attention. However, we highly recommend of the regulatory agencies that this immediate FOST area be an ongoing cancer study area. How many residents will contract cancers of some kind here vs. the general population of Monterey County?

RESPONSE TO COMMENT 5: *The Army has given careful consideration to community comments received on FOST 12 Amendment #2. A 7-day public comment period was initiated on December 26, 2024. At the request of public members, the public comment period was subsequently extended to 30 days, and ended on January 27, 2025. The purpose of FOST 12 Amendment #2 is to update FOST 12 and, more specifically, to clarify that the ECP Category (or Area Type) is 3 for Parcel E20c.1. It is not the function of FOST 12 Amendment #2 to address subjects such as those suggested by the comment.*

Responses to Comments submitted by Nina Beety of Monterey, California²

COMMENT 1: These three parcels under consideration for transfer -- Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2 -- are located on the Fort Ord Superfund National Priority Listing Site.

RESPONSE TO COMMENT 1: *To clarify, only Parcel E20c.1 is proposed for transfer at this time and the Finding of Suitability to Transfer (FOST) Amendment #2, Former Fort Ord, California, Track 1 Plug-In Parcel E20c.1, Yadon's Parcel E29b.3.1, and Operable Unit 1 Parcel S2.1.2 (FOST 12 Amendment #2) is specific to Parcel E20c.1. The U.S. Department of the Army (Army) transferred Yadon's Parcel E29b.3.1 to the Fort Ord Reuse Authority (FORA) in 2019. The Army still owns Operable Unit 1 Parcel S2.1.2, which will be transferred at a future to be determined date. While these parcels are located on the former Fort Ord, the U.S. Environmental Protection Agency (USEPA) deleted 11,934 acres of the former Fort Ord from the National Priorities List (NPL) in 2021, which included all of Parcel E20c.1. This partial deletion includes only portions of the former Fort Ord where cleanup of military munitions and soil contamination have been completed (<https://www.fortordcleanup.com/archives/2021/epa-deletes-portions-of-the-former-fort-ord-from-superfund-national-priorities-list/>).*

COMMENT 2: These parcels of land cannot and must not be transferred until in-depth, independent and verified testing shows that there is no contamination present. Getting to a non-contaminated state requires 1) accurate and complete investigation and disclosure of the entire gamut of toxic substances involved which to date have been scrupulously avoided, followed by 2) far-ranging remediation, even transmutation, by independent companies and individuals -- something which likely involves methods not currently used or available by the government.

RESPONSE TO COMMENT 2: *The Army follows the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process to appropriately investigate, characterize, and clean up hazardous substances at the former Fort Ord to protect human health and the environment. This process occurs with oversight from the USEPA, California Department of Toxic Substances Control, and the Central Coast Regional Water Quality Control Board (collectively the regulatory agencies) in accordance with the Fort Ord Federal Facility Agreement (Fort Ord Document Library No. [BW-0119](#)). As such, Parcel E20c.1 has undergone a rigorous investigative process to determine the nature and extent of contamination and identify appropriate remedial strategies. Additionally, the Army transfers property at the former Fort Ord to other entities for reuse when it has been determined to be safe to do so and the regulatory agencies have concurred the property was uncontaminated, remedial actions are in place for protection of human health and the environment, or such remedial actions are complete.*

COMMENT 3: This land is officially designated as not on Site 39. That is arbitrary and capricious, and completely false. Only one street acts as a mere visual line separating the most toxic, most contaminated land in Fort Ord from much of the proposed land to be transferred. One street.

The same public relations description artifice was used to soothe residents of Love Canal/Niagara Falls regarding contamination -- there is a boundary to the contamination, authorities said: this side of the street is contaminated and not safe, but the other side of the street and its houses are safe and not

² In a letter received January 27, 2025 (see Fort Ord Document Library No. [OTH-259B.4](#)). The comments are reproduced here as provided to the Army and there have been no changes to spelling, grammar, or punctuation.

contaminated. At the Santa Susana Field Laboratory, personnel merely painted a white line on the floor of the building separating, they said, the contaminated area from the clean, not contaminated area, much like this street.

This is a cynical, predatory, and immoral approach. It may be unlawful. It is not fact-based or science-based. It treats the public and taxpayers with disrespect as being subject to delusional perceptions and propaganda – easy marks.

Overspill and drift alone and likely widespread dumping of 100s of toxins for decades from this area of grossest contamination has directly impacted everywhere, as well as subsequently migrated, especially “across the street.”

RESPONSE TO COMMENT 3: *Parcel E20c.1 is not within Site 39 (neither are Parcels E29b.3.1 and S2.1.2). The boundary of Site 39 is well defined by historical documentation (e.g., range maps) and the results of remedial investigations in and around Site 39 (much of this information can be found in the environmental documentation listed in Enclosure 2 to FOST 12 Amendment #2). Additionally, as described in FOST 12 Amendment #2, the portion of Site 39 immediately south of Parcel E20c.1 on the opposite side of Eucalyptus Road (Parcel E23.2) was remediated to a level suitable for residential use.*

The historical use of Site 39 as a training area using military munitions and the Army is investigating and remediating Site 39 accordingly per the CERCLA process. There is no evidence of “widespread dumping of 100s of toxins” in Site 39 (Fort Ord Document Library Nos. [BW-1283A](#), [RI-025](#), and [RI-041E](#)). As stated in FOST 12 Amendment #2 Section 2, there is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities.

The environmental cleanup work the Army has done and continues to do at the former Fort Ord is fact-based, science-based, data driven, and in accordance with CERCLA. The integrity of this work is ensured by regulatory agency oversight and demonstrated by documentation publicly available in the Fort Ord Document Library (<https://fortordcleanup.com/documents/>).

COMMENT 4: The main focus in the present documents is on munitions and munitions removal. However, the shells, weapons, and fragments dumped on or just under the surface of this area are only one piece of the total contamination. Following battle exercises, Army bulldozers dug deep trenches and buried remaining munitions deep in the ground, as the Army and FORA received testimony. How much exists is of great concern, as well as possible presence of booby traps and non-metallic mines. It is unclear, despite exhibit documents, whether allowing this land to be transferred would alleviate further responsibility of DoD for the burden of discovery and clean-up, abandoning the public and responsibility to the public. How much future remediation would actually be the choice of DoD?

RESPONSE TO COMMENT 4: *As stated in FOST 12 Amendment #2 Section 2, there is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on Parcel E20c.1 in excess of the 40 CFR Part 373 reportable quantities. There is evidence of past training involving military munitions on portions of the property, hence the focus on military munitions and the munitions responses completed. Specifically, there is evidence of a former practice rifle grenade range (MRS-24A) and a portion of a former hand grenade training range (Investigation Area) with Parcel E20c.1. These areas were investigated and munitions response actions completed as described in FOST 12 Amendment*

#2. There is no evidence of trenching for burial of munitions, booby traps, or mines of any kind on Parcel E20c.1.

FOST 12 Amendment #2, Enclosure 5 (FOST 12), Attachment 4 (CERCLA Notice, Covenant, and Access Provisions, along with the Other Deed Provisions) specifies that, pursuant to CERCLA sections 120(h)(3)(A)(ii) and (B), all remedial action necessary to protect human health and the environment has been taken; however, the Army will conduct any additional remedial action found to be necessary after the property is transferred. This information will be included in the deed for Parcel E20c.1.

COMMENT 5: Since toxic substance and chemical contamination has not been significantly investigated and is not mentioned in these documents to any depth, it appears that only some further munitions removal and groundwater contamination will continue, though to an unknown degree, and that the toxic substance and chemical contamination will in general continue to be ignored, and “Based on the results of the investigations and removal actions, no further removal activities are recommended for all adjacent sites described above. “

RESPONSE TO COMMENT 5: *Sites at the former Fort Ord have undergone a rigorous investigative process to determine the nature and extent of contamination and identify appropriate remedial strategies. During this process, site-specific contamination is identified in applicable decision documents based on the historical activities at the site, the results of investigations at the site, and known human health and environmental risks. With this information, appropriate remedies then are designed and applied. As described in FOST 12 Amendment #2, it was determined there is no chemical contamination at Parcel E20c.1 that requires remedial action. The Army transfers property at the former Fort Ord to other entities for reuse when it has been determined to be safe to do so and the regulatory agencies have concurred the property was uncontaminated or remedial actions are in place or complete for protection of human health and the environment.*

COMMENT 6: In Attachment 5, under Environmental Protection Provisions

3. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

C. Because Track 1 sites do not pose an unacceptable risk to human health and the environment from previous military munitions-related activities, no further action related to MEC is necessary at these sites...

But what about the chemicals of concern – hundreds of them?

Attached are Fort Ord Community Advisory Group (FOCAG) documents which the Fort Ord Reuse Authority and Department of the Army received on some of the possible extent of contamination and contaminants in this area. Despite the hundreds of chemicals and substances, including explosives, propellants, pyrotechnic munitions chemicals, pesticides, herbicides, PFOA, and PFOS, known and suspected at Fort Ord especially at Site 39 in proximity to these three sites, only 10 munitions contaminants appear to have been evaluated in this area, and there was only one pesticide sampling location at Site 39, located on the edge of the site, and sampling there only looked at a few pesticides.

Chemical weapons and possibly white phosphorus and depleted uranium were also used at Fort Ord and may contaminate these sites as well.

These contaminants render these sites inappropriate for any transfer.

Inhalation and ingestion hazards are present at these parcels. Wind-blown toxins, toxic vapor outgassing from soil, soil disturbance by walking and with landscaping activities, and contaminated run-off are problems. Shoes will be contaminated from parking areas and dirt areas, and individuals will track that contamination into buildings and offices here, into their vehicles, and take it home to be deposited on carpets and flooring, including where infants and children crawl.

The presence of these chemicals and substances present an unacceptable risk and hazard to human health and the environment.

These parcels cannot be transferred.

RESPONSE TO COMMENT 6: *As described in the response to Comment 2, the Army is implementing the CERCLA process in coordination with the regulatory agencies to appropriately investigate, characterize, and clean up hazardous substances at the former Fort Ord to protect human health and the environment. This process has occurred multiple times for various sites at the former Fort Ord and is well documented in the Fort Ord Document Library (<https://fortordcleanup.com/documents/search/>). Additionally, a Five-Year Review requirement applies to all remedial actions selected under the CERCLA. The purpose of a five-year review is to evaluate the implementation and performance of a remedy (as designated in the CERCLA decision document) to determine if the remedy is or will be protective of human health and the environment.*

Based on the results of the Army's investigations and remedial activities at Fort Ord, there is no evidence the chemicals and substances referenced in the comment are present on Parcel E20c.1 and, based on the findings of FOST 12 and FOST 12 Amendment #2, Parcel E20c.1 is suitable for transfer for its intended reuse. This determination accounts for conditions on Parcel E20c.1 itself and on adjacent property.

The Army has previously responded to the three FOCAG documents that were included as attachments to the comment letter:

- Former Fort Ord Pesticide Use and the effects on human health as dealt with by the cleanup effort – FOCAG letter dated March 24, 2010 (Fort Ord Document Library No. [BW-2532](#)). The Army responded in a letter dated June 21, 2010 (Fort Ord Document Library No. [BW-2540](#)).
- Fort Ord known and suspected Munitions and Pesticide Chemicals used in Training Areas – this appears to have been excerpted from a FOCAG letter (Fort Ord Document Library No. [OU2-725A.4](#)) providing comments on the Draft Final Operable Unit 2 Annual Report Volume I Fourth Quarter 2018 through Third Quarter 2019 Landfill Gas Monitoring and Landfills Operations and Maintenance Former Fort Ord, California. Responses to these comments were provided in the final report (Fort Ord Document Library No. [OU2-725B](#)).
- Seaside Groundwater Basin, Fort Ord Training Area Site 39, and Potential PFOA & PFOS Contamination – this appears to have been excerpted from a FOCAG letter (Fort Ord Document Library No. [OU2-722A.2](#)) providing comments on the Draft Final Technical Summary Report – Perfluorooctanoic Acid and Perfluorooctane Sulfonate, Basewide Review of Historical Activities and Groundwater Monitoring at Operable Unit 2, Former Fort Ord, California. Responses to these comments were provided in the final report (Fort Ord Document Library No. [OU2-722B](#)).

More current information regarding the status of investigations and remedial activities is available in the Fort Ord Document Library (<https://fortordcleanup.com/documents/search/>).

Please note that, for the former Fort Ord environmental cleanup, the term “chemicals of concern” has a specific meaning: these are chemicals identified during in-depth site studies (Remedial Investigation/Feasibility Study) that need to be addressed by a cleanup action because they may pose a potential threat to human health or the environment.