

**Munitions Response (MR) Base Realignment and Closure (BRAC) Cleanup Team (BCT)**  
**Meeting Minutes**  
**BRAC Conference Room**  
**October 27, 2023 @ 10 AM**

**Member/Attendees**

Curtis Payton, Army BRAC	Maeve Clancy, USEPA
Joelle Lobo, Army BRAC	Eric Morgan, BLM
Brett Leary, DTSC (phone)	Jason No, Chenega
Alberto Gutierrez, DTSC	Val Valdez, Chenega (phone)
Duane White, DTSC (phone)	Chieko Nozaki, Chenega
Ben Havens-Stokes, City of Seaside ESCA	Bart Kowalski, Chenega
Melissa Broadston, City of Seaside ESCA	Hudson Facchini, Chenega
James Stellmach, USACE	Greg Weisenfeld, Chenega
James Specht, USACE	Derek Lieberman, Ahtna
MC Kellett, USACE	Steve Crane, Kemron (phone)
Bridget Floyd, USACE (phone)	Cary Steibel, PIE
Sitlaly Avelino, USACE	John Kemp, USACE (phone)
Brandon Nguyen, USACE (phone)	

<b>Acronyms</b>	<b>Organization Name</b>
BLM	Bureau of Land Management
BRAC	Base Realignment and Closure
DTSC	California Department of Toxic Substances Control
ESCA	Environmental Services Cooperative Agreement
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency

**Agenda**

<b>Item</b>	<b>Action</b>	<b>Comments</b>
<b>Community Relations</b>	Update	By Jason No
<b>Property Transfer</b>	Update	By Derek Lieberman
<b>Environmental Services Cooperative Agreement</b>	Update by City of Seaside	By Melissa Broadston
<b>Site Security Program</b>	Update	By Hudson Facchini
<b>Fieldwork / Impact Area Munitions Response Area</b>	Update	By Steve Crane
<b>Report Status</b>	Update	By Chieko Nozaki
<b>Federal Facility Agreement Schedule</b>	Update	By Chieko Nozaki
<b>Action Items</b>	Review	By Chieko Nozaki
<b>Next Meetings</b>	Schedule	By Chieko Nozaki

**Community Relations:** The Army provided an update on community outreach.

- Recent Activities:
  - The 2023 Community Survey became live on FortOrdCleanup.com on 7/20. On 7/25 the 2023 Community Survey was mailed. On 7/28 the 2023 Community Survey was emailed.
  - A New York Times journalist requested a tour of the former Fort Ord on 7/24. The tour occurred on 8/2.
  - The 2023 Community Survey was mailed to 735 recipients on 7/25 and emailed to 2,078 on 7/28.
  - On 8/31 an informational table was held at the Monterey County Fair with 187 participants.
  - Conducted Munitions Recognition and Safety Training to the York School students and staff on 9/5 with 150 participants.
  - On 9/15 the analysis of the 2021 Community Survey and the 2021-2022 Community Outreach Program Report was finalized.
  - The article from the New York Times was published on 9/27.
  - Monterey Weekly inquired questions about the Del Rey Oaks housing element process on 10/9. Army responded on 10/10. The article was published on 10/12.
- Upcoming Activities:
  - Information Table will be held on National Public Lands Day at the Fort Ord National Monument (FONM) on 10/28.
  - The Fort Ord Annual report will be mailed to 66,000+ local addressed between the end of October to early November.
- The 2024 planned Outreach Event Schedule was reviewed.

**Environmental Services Cooperative Agreement:** City of Seaside provided an update.

- City of Seaside is the ESCA Successor after the Fort Ord Reuse Authority (FORA) ended in 2020. The selected remedies for most ESCA areas are land use controls (LUCs). Seaside ESCA coordinated LUC implementation with local jurisdictions and land managers. ESCA holds quarterly LUC meetings with the property managers of the former Fort Ord.
  - Seaside has proposed to the jurisdictions to combine the ESCA Long-Term Obligations (LTO) Meeting with Police, Permits, Planning, and Property Managers, reducing the number of meetings to four per year. The next quarterly meeting will be on 11/1.
  - The Annual Land Use Covenant monitoring report by Monterey County is scheduled to be submitted to DTSC by 12/1.
- Seaside ESCA is working with BLM and some jurisdictions to coordinate future access points to FONM and associated signage.

**Property Transfer:** Ahtna provided an update on recent property transfer actions.

- Finding of Suitability to Transfer (FOST) 11 Parcels L2.3 and L2.4.1: Quitclaim deed to Seaside is with USACE Sacramento District (SPK) – Real Estate (RE) and the submittal to SPK-Office of Counsel (OC) is pending completion of title report. Covenant to Restrict Use of Property (CRUP) drafted per Parker Flats Munitions Response Area (MRA) Track 2 Munitions Response Site (MRS) Record of Decision (ROD) was sent to DTSC and USEPA on 8/21. DTSC extension to 11/20. Environmental Condition of Property (ECP) recertification finalized on 8/24.

- FOST 12 Parcel E20c.1: Quitclaim deed to Seaside – SPK-RE preparing draft deed package and submittal to SPK-OC is pending competition of title report. ECP recertification finalized on 8/24. FOST Amendment has been executed on 7/19, no comments from DTSC or USEPA.
- FOST 12 Parcel S2.1.2: Quitclaim deed to University of California (UC), SPK-RE routed it to Headquarters (HQ) – USACE on 10/20. CRUP drafted per Operable Unit Carbon Tetrachloride (OUTCP) ROD requirements was sent to DTSC and USEPA on 8/21. DTSC requested an extension to 11/20/23. ECP update in progress.
- FOST 13 Parcel L36: One HQ-USACE-OC comment on deed package needs to be addressed. ECP recertification signed by BRAC-D on 8/24.
- Finding of Suitability for Early Transfer (FOSET) 1: No updates for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Warranty for Parcels L5.1.1, L5.1.2, L5.1.3, L5.1.4, L5.1.5, L5.1.6, L5.1.7, L5.1.8, L5.1.9, L5.1.10, L5.2, and L5.3.
- FOSET 1 CERCLA Warranty for Parcel L5.1.1.1: HQ-USACE-BRAC-RE to reroute to HQ-USACE-OC for final review prior to HQ-USACE-IDR execution.
- FOSET 4: CERCLA Warranty for Del Rey Oaks Parcels E29a, E29b.1, E31a, E31b, E31c, and E36. SPK-RE coordinating chain of title with the City of Del Rey Oaks. The City of Del Rey Oaks has transferred two portions of the FOSET 4 properties to a private entity.
- Parcel L20.4 (Oil Well Rd) transfer to BLM: Deputy Assistant Secretary of the Army (DASA) executed Letter of Transfer (LOT) on 9/21 and routed it to BLM. Final ECP was executed on 9/26. On 10/17 the BLM State Director visited the FONM, BLM to review LOT and ECP documents.

**Site Security Program:** The BRAC support team provided a description of recent munitions, trespass, and security incidents, community education events, and related training.

- Surveillance
  - Presidio of Monterey (POM) Police Department (PD) and BLM Law Enforcement perform daily Impact Area patrols.
  - BRAC Site Inspections occur approximately four to five times per week.
  - Six-motion activated cameras are rotating locations since 5/28/2021.
- Maintenance of Impact Area fence, signs and gates
  - Weekly inspections and repairs of impact Area fence performed by BLM.
  - Additional “No Trespassing” signs placed near areas of trespass concern.
  - Reinforced barbed wire and concertina wire along Impact Area perimeter as needed.
  - Replaced lock and chain at South Boundary Road Gates 3 and 4.
  - One large unexploded ordnance sign to be updated (located on South Boundary Rd near Laguna Seca)
- Planned Purchases
  - Service inoperable locks.
  - Impact Area Range Gate Sign (Evolution South Gate).
- Other Activities
  - The ongoing weekend closure of Parker Flats Gate started on 8/5/2022.
  - Replaced signage at Forestall Road, Nowhere Gate, and Impossible Canyon Gate South 2.
  - Updated UXO Escort Requirements Map on 10/4.
  - Supported PG&E power line inspections in the Impact Area Munitions Response Area (MRA).
  - Finalized placement of delineators on non-fuel break roads.
- Community Education Participants:
  - 949 year to date.

- Pacific Grove High School Presentation (31), California Wildlife Day (57), Marina Earth Day (82), CSUMB Otter Lands (40), Seaside Earth Day (77), DLI language Day (185), Guided Nature Walk (70), Guided Bus Tours (70), Monterey County Fair Information Table (187), York School Presentation (150).
- Incident Table Summaries:
  - 8 trespass incidents have occurred since the previous meeting on 7/14. 6 of the 8 incidents occurred at Impossible Canyon Gate north and/or the MOUT site.
  - 5 munition incidents have occurred since the previous meeting on 7/14. 4 items were identified as munitions debris (MD), one item identified as range-related-debris.
  - 147 year to date, in-person Munitions Recognition and Safety Trainings.

**Fieldwork / Impact Area Munitions Response Area (MRA):** Kemron provided an update to the status of fieldwork.

- The Digital Geophysical Mapping (DGM) survey for Pond 76 was completed by USACE geophysicist on 9/13. A total of 7 anomalies requiring investigations were identified.
  - Kemron has submitted a Field Work Variance (FWV) to Unit 5 SSWP to support the intrusive investigation.
  - USACE geologist is scheduled to be on-site to observe the handling of the excavated soils during anomaly investigations. Tentatively scheduled for 11/13.
- The Draft Unit 5 Risk Reduction work plan was submitted to SPK on 10/4 and is currently under review. The plan addressed the investigation of 95 targets and some DGM data gaps.
  - Fieldwork will take place after the agency review of the work plan is completed. Schedule is to be determined.
  - Since the Pond 76 anomaly investigation will have been completed by then, Kemron will develop a Remedial Action Report after completing the risk reduction field work.
- Impact area fuel breaks, supplemental subsurface removal: 1112 out of 1220 digs have been completed on Orion Road. 323 out of 323 digs have been finished on Watkins Gate Road. 9 of recovered items were considered material potentially presenting an explosive hazard (MPPEH) and were placed in the explosive storage location (ESL) awaiting future demolition operations.
  - Data gap investigations will proceed once all the target digs are completed.
  - The Quality Control (QC) dig lists will be received once the final target dig is completed on Orion Road.
  - Completion of fuel break supplemental subsurface removal is set for 11/22.
- Annual Surface Monitoring was completed in 12 Impact area units as part of the 2023 program. Field work concluded on 10/16. Minor amounts of MD were found and no MPPEH items were found. 2023 Annual Surface Monitoring Report preliminary work has started.
- Currently there are 16 items in the ESL. Weekly inspections of the ESL are performed, and some explosives remain in the ESL.
- Kemron is supporting escorting in the Impact Area by request by SPK.

**Report Status and Federal Facility Agreement (FFA) Schedule:** The Army provided a review and update.

- Impact Area MRA Non-Burn Fuel breaks Supplemental subsurface removal Orion and Watkins Gate Roads Site Specific Work Plan; fieldwork started on 9/18. Draft-final version was submitted on 9/15. DTSC replied with no comments on 10/19. USEPA letter of 10.25 indicated no comment.

- Impact Area MRA Non-Burn Fuel Breaks Supplemental subsurface removal Orion and Watkins Gate Road Advanced Geophysical Classification (AGC) Quality Assurance Project Plan (QAPP) Addendum was issued on 9/19 as draft-final. No comments from USEPA and DTSC on 10/19.
- MRS-BLM Unit 5 Basewide Range Assessment (BRA) Site Evaluation (Reconnaissance) Report issued on 5/29. No comments from USEPA on 7/21. No comments from DTSC on 9/8. Army response to a 6/30 community comment letter on 10/20.
- MRS-BLM Unit 5 FWV was issued on 9/29 to support anomaly investigations in Pond 76.
- Impact Area MRA Surface Remediation Area Annual Monitoring Report will be developed.
- Analysis of 2021 Community Survey and 2021-2022 Community Outreach program was issued on 9/14.

**Action items:** Statuses of action items from the previous meeting were reviewed.

**Next Meetings:** The next MR BCT Meeting is scheduled for 1/25/2024.

10/27/2023

HF