

Munitions Response (MR) Base Realignment and Closure (BRAC) Cleanup Team (BCT)
Meeting Minutes
BRAC Conference Room
January 25, 2024 @ 13:30

Member/Attendees

Curtis Payton, U.S. Army BRAC, Fort Ord Office	MC Kellett, USACE
Joelle Lobo, U.S. Army BRAC, Fort Ord Office	John Kemp, USACE
Stephanie Santiago, U.S. Army DCS, G-9 BRAC (phone)	Eric Morgan, BLM
Brett Leary, DTSC	Steve Crane, Kemron (phone)
Alberto Gutierrez, DTSC	Derek Lieberman, Ahtna
Duane White, DTSC (phone)	Chieko Nozaki, JBW Federal
Maeve Clancy, USEPA	Bart Kowalski, Chenega
Ben Havens-Stokes, City of Seaside ESCA	Hudson Facchini, Chenega
James Stellmach, USACE (phone)	Val Valdez, Chenega (phone)
Brandon Nguyen, USACE (phone)	Cary Steibel, PIE Services
Kevin Siemann, USACE	

Acronyms	Organization Name
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

Item	Action	Comments
Community Relations	Update	By Chieko Nozaki
Property Transfer	Update	By Derek Lieberman
Environmental Services Cooperative Agreement	Update by City of Seaside	By Ben Havens-Stokes
Site Security Program	Update	By Hudson Facchini
Fieldwork / Impact Area Munitions Response Area	Update	By Steve Crane
Report Status	Update	By Chieko Nozaki
Federal Facility Agreement Schedule	Update	By Chieko Nozaki
Action Items	Review	By Chieko Nozaki
Next Meetings	Schedule	By Chieko Nozaki

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

- Recent Activities:
 - Attended the National Public Lands Day at the Fort Ord National Monument (FONM) with an informational table on 10/28/23 (36 participants).
 - A community inquiry was received on 11/3/23 and 11/27/23 regarding drinking water information prior to 1985.
 - The Fort Ord Annual Report was mailed to 66,000+ local community members on 11/6/23.
 - A community inquiry was received on 12/20/23 and 12/29/23 regarding future prescribed burn concerns.
 - On 1/4/24 the FortOrdCleanup.com website was updated with a news post regarding staying on designated trails marked open.
- Upcoming Activities:
 - The online Community Involvement Workshop (CIW) is set for 2/10/24 with a focus on groundwater and soil cleanup, landfill operation and maintenance, and ESCA.
 - The Technical Review Committee (TRC) Meeting will be held on 2/13/24 with a focus on groundwater and soil cleanup, landfill operation and maintenance, and ESCA.
 - The California Wildlife Day Information Table will be held on 3/24/24.
 - The Guided Nature Walk will be held on 5/11/24.

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: Covenant to Restrict Use of Property (CRUP) draft per Parker Flats Munitions Response Area (MRA) Track 2 Munitions Response Site (MRS) Record of Decision (ROD) was sent to Department of Toxic Substances Control (DTSC) and U.S. Environmental Protection Agency (USEPA) on 8/21/23. DTSC sent a revised version of the CRUP to U.S. Army Legal Services Agency, Environmental Law Division (ELD) the week of 12/4/23 and review was completed. FOST 11 amendment to update property recipient to City of Seaside was executed and a copy was sent to the regulatory agencies on 12/20/23. Target to transfer date set for fiscal year (FY) 24 quarter (Q) 4.
- FOST 12 Parcel E20c.1: Target to transfer date set for FY24 Q3. No CRUP associated.
- FOST 12 Parcel S2.1.2: Headquarters (HQ)-U.S. Army Corps of Engineers (USACE)-Office of Counsel (OC) 2019 approval of draft deed was reconfirmed on 11/9/23. USACE Sacramento District (SPK)-Real Estate (RE) will advise UC to move forward with the deed once signatory information is confirmed. A new point of contact (POC) for UC is to be determined. DTSC submitted revised CRUP to ELD on 12/5/23 and DTSC is coordinating with USEPA and Regional Water Quality Control Board (RWQCB) – Central Coast Region legal counsel. Target to transfer date set for FY24 Q4.
- FOST 13 Parcel L36: Quitclaim deed to Seaside – under review by HQ USACE OC. FOST 13 amendment to update the notice of potential presence of munitions and explosives of concern (MEC) was executed 11/27/23 and a copy was sent to the regulatory agencies on 12/20/23. Target to transfer date set for FY24 Q2.
- Finding of Suitability for Early Transfer (FOSET) 1: 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: Under review at HQ-USACE.

- FOSET 1: CERCLA Warranty for Parcel L5.1.1.1 HQ-USACE Director of RE executed the deed on 1/10/24. Recorded 1/17/24. DTSC noted its intention to terminate the CRUP related to munitions.
- FOSET 4: DRO to produce recorded deed to cure chain of title before SPK-RE can complete the CERCLA Warranty deed. As of 11/2/23, DRO has a proposal for resolution and is projected to be completed by January. Seaside asked DRO to send SPK-RE its proposal.
- Parcel L20.4 (Oil Well Rd): The BLM State Director executed the Letter of Transfer (LOT) on 12/6/23.

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 2/7/24.
 - Land Use Covenant annual monitoring report was submitted by Monterey County in November 2023.
 - Seaside ESCA sent annual notice to ESCA jurisdictions regarding annual notice to property owners about munitions related LUCs.
 - Seaside ESCA is coordinating construction support plans and related activities for ground-disturbing activities within ESCA properties.
- Seaside ESCA is working with BLM and some jurisdictions to coordinate future access points to FONM and associated signage. Seaside ESCA will coordinate with California State University Monterey Bay (CSUMB) to ensure that new signs planned for CSUMB's ESCA parcel will be reviewed by appropriate stakeholders.
- Seaside ESCA is assisting the City of Monterey to communicate and other municipalities to coordinate their efforts to explore possible removal of residential use restrictions.

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.
 - Added "Danger" and "No Trespassing" signage to areas of trespass concern.
 - Reinforced perimeter barbed wire fence and concertina wire near Impossible Canyon Gate north and Riso Ridge Gate.
 - Recorded range gate discrepancies for future adjustments.
 - Replaced malfunctioning locks/keys as needed.
 - One large unexploded ordnance (UXO) sign to be updated (South Boundary Road near Laguna Seca)

- Planned Purchases
 - Purchased Impact Area MRA range gate sign (Evolution Gate South).
- Other Activities
 - The ongoing weekend closure of Parker Flats Gate started on 8/5/2022.
 - Supported PG&E power line inspections in the Impact Area MRA.
 - Organized removal of crashed vehicle on South Boundary Road on 11/14/23.
 - MRS Security Committee Meeting tentative date set for 2/22/24.
- Community Education Participants:
 - 949 total in the year 2023.
- Incident Table Summaries:
 - 8 trespass incidents have occurred since the previous meeting on 10/27/23. 4 of the 8 incidents occurred at Impossible Canyon Gate north and/or the Military on Urban Terrain (MOUT) site.
 - One munition incident has occurred since the previous meeting on 10/27/23. The one item was deemed as munitions debris, and was recorded on 1/17/24.
 - 156 in-person Munitions Recognition and Safety Trainings in the year 2023.

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

- Field Activities
 - Kemron investigated the 7 targets identified in Pond 76 in Unit 5 on 11/13/23. No material potentially presenting an explosive hazard (MPPEH) items were found. The anomaly targets had been identified by USACE based on their Digital Geophysical Mapping (DGM) survey in Pond 76 with person-portable EM-61.
 - Based on the Army-BLM Joint Inspection of Unit 5, former target boxes in the unit will be filled to improve safety for future BLM work.
 - Kemron completed the Impact Area fuel break supplemental subsurface removal on Orion and Watkins Gate Roads on 11/21/23. 1,220 target digs were completed on Orion Rd, and 323 target digs were performed on Watkins Gate Rd. 82 QC targets and 200 QA targets were investigated on both road segments, resulting in a project total of 1,825 target digs. Data gaps, where advanced geophysical classification (AGC) instruments were not able to conduct surveying, were investigated manually. 12 MPPEH items were identified and are currently in the explosives storage location (ESL) awaiting demolition operations.
 - 2023 Annual Surface Monitoring (ASM) field monitoring was performed and completed in the 12 Impact Area units on 10/16/23. Very little MD were found and no MPPEH. 2023 ASM Report development is in progress. Regrowth of vegetation is being recorded in certain units. Portions of some units are being considered for discontinuation of monitoring.
- Documents
 - Kemron addressed comments received by DTSC, EPA, and a community member on the draft Unit 5 Subsurface Risk Reduction Plan. Development of draft-final plan is in progress. USACE identified the DGM data gaps in Unit 5 to also be investigated for potential near surface large munition items as an added safety measure. Fieldwork is expected in June 2024.

- Fuel Breaks Technical Information Paper: The recent work on Orion and Watkins Gate Roads will be reported in the Technical Information Paper Volume 3. This was the final phase of the supplemental subsurface removal on the Impact Area fuel breaks. A remedial action report for the subsurface removal on the Impact Area fuel breaks will follow.
- Other Activities
 - There are currently 19 items stored in the ESL, 12 of these items came from the recent Fuel Breaks supplemental subsurface removal on Orion and Watkins Gate Roads.
 - The annual grounding certification of the ESL is to be completed by end of January.
 - Kemron is supporting escorting into the Impact Area as requested by CESPCK.

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. BRAC confirmed the Site-Specific Work Plan was final as of 12/1/23. Technical Information Paper Volume 3 is in development.
- Unit 5 Work Plan Risk Reduction Anomaly Investigation. Draft-final version is in progress.
- Impact Area MRA Surface Remediation Area Annual Monitoring Report for 2023 will be submitted in upcoming weeks.
- Land Use Covenant Annual Monitoring Report by Monterey County was issued on 11/13/23.
- Track 2 Parker Flats MRA Annual Monitoring Report (FOST 11 parcels) was issued on 1/5/24. A report for F2.6 will be submitted by Presidio of Monterey Directorate of Public Works.
- FOSET 1 CERCLA Warranty document for L5.1.1.1 was executed on 1/10/24 and recorded on 1/17/24.

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

Next Meetings: The next MR BCT Meeting is scheduled for 5/10/2024.

1/25/2024

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