

Fort Ord Real Estate Actions Update 2024-01-25_BCT

FOST 11 Parcels L2.3 and L2.4.1:

- Recipient: Seaside; 27.03 acres
- Quitclaim deed to Seaside – SPK-RE updating for SPK-OC review; SPK-RE to review deed package for completeness.
- CRUP (soil disturbance) – draft per Parker Flats MRA Track 2 MRS ROD, sent to DTSC and USEPA 8/21/23.
 - USEPA requested update to its mailing address.
 - DTSC sent revised version of CRUP to ELD week of 12/4/23 and ELD completed review. ELD coordinating with DTSC.
 - DTSC prioritizing FOST 12 Parcel S2.1.2 CRUP.
- FOST Amendment to update property recipient from FORA to City of Seaside executed and forwarded to regulatory agencies 12/20/23.
- Target transfer – FY24 Q4

FOST 12 Parcel E20c.1:

- Recipient: Seaside; 70.62 acres
- Quitclaim deed to Seaside – draft with SPK-RE, title report in progress.
- ECP recertification final 8/24/23, ready for execution.
- FOST Amendment to update property recipient from FORA to City of Seaside executed 7/19/23.
- Target transfer – FY24 Q3

FOST 12 Parcel S2.1.2:

- Recipient: UC; 46.32 acres
- Quitclaim deed to UC – SPK-RE routed to HQ-USACE 10/20/23, HQUSACE-OC 2019 approval of draft deed confirmed on 11/9/23. UC to confirm current signatory for deed. UC POC retired at end of 2023 and new POC is TBD.
- CRUP (groundwater) – draft per OUCTP ROD, sent to DTSC and USEPA 8/21/23.
 - USEPA requested update to its mailing address.
 - DTSC submitted revised CRUP to ELD on 12/5/23.
 - DTSC is also coordinating with USEPA and RWQCB legal counsel.
- Target transfer – FY24 Q4

FOST 13 Parcel L36:

- Recipient: Seaside; 1.16 acres
- Quitclaim deed to Seaside – under review at HQUSACE-OC.
- FOST Amendment – amends EPP Notice of the Potential Presence of MEC; executed 11/27/23 and forwarded to regulatory agencies 12/20/23.
- Target transfer – FY24 Q2

FOSET 1:

- 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 (PBC; FAAF MRS-34): under review at HQUSACE.
- CERCLA Warranty for Parcel L5.1.1.1 (FAAF MRS-34): HQUSACE Director of RE executed deed 1/10/24, City of Marina executed deed 1/12/24, deed recorded 1/17/24.

FOSET 4:

- CERCLA Warranty for Del Rey Oaks Parcels E29a, E29b.1, E31a, E31b, E31c, and E36 (MRS-DRO.1, MRS-DRO.2, MRS-43).
- DRO to produce executed and recorded deed to cure chain of title before SPK-RE can complete the CERCLA Warranty deed. DRO is considering options to resolve this.

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- 11/2/23 – DRO has a proposal for resolution; projected completion is January because City Council approval may be required and they only meet once a month. Seaside asked DRO to send SPK-RE its proposal.

Parcel L20.4 (Oil Well Rd) transfer to:

- Recipient: Bureau of Land Management; 65.87 acres
- 9/21/23 – DASA executed LOT, routed to BLM.
- 9/26/23 – final ECP recertification executed.
- 10/17/23 – BLM State Director visited Fort Ord National Monument.
- 12/6/23 – BLM State Director executed LOT.

Acronyms and Abbreviations

BLM	Bureau of Land Management
BRAC-D	Office of the Deputy Chief of Staff G-9, BRAC Branch
BRAC-FO	Base Realignment & Closure, Fort Ord Field Office
BW	basewide
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (Superfund)
CRUP	Covenant to Restrict Use of Property
DASA	Deputy Assistant Secretary of the Army
DTSC	Department of Toxic Substances Control
ECP	environmental condition of property
ELD	U.S. Army Legal Services Agency, Environmental Law Division
FORA	Fort Ord Reuse Authority
FOSET	Finding of Suitability for Early Transfer
FOST	Finding of Suitability to Transfer
HQ	Headquarters
LOT	letter of transfer
MOA	memorandum of agreement
MRA	munitions response area
MRS	munitions response site
OGC	Office of the Army General Counsel
OUCTP	Operable Unit Carbon Tetrachloride Plume
PBC	public benefit conveyance
PFAS	per- and polyfluoroalkyl substances
RI	remedial investigation
ROD	Record of Decision
RWQCB	Regional Water Quality Control Board – Central Coast Region
SPK-OC	USACE Sacramento District Office of Counsel
SPK-RE	USACE Sacramento District Real Estate
UC	University of California
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency