

Fort Ord Real Estate Actions Update 2024-05-10_BCT

FOST 11 Parcels L2.3 and L2.4.1:

- Recipient: City of Seaside (Seaside); 27.03 acres
- Finding of Suitability to Transfer (FOST) Amendment to update property recipient from Fort Ord Reuse Authority (FORA) to Seaside executed and forwarded to regulatory agencies 12/20/23.
- Quitclaim deed to Seaside – U.S. Army Corps of Engineers (USACE) Sacramento District (SPK) Real Estate (RE) updating for USACE SPK Office of Counsel (OC) review; SPK-RE to review deed package for completeness; title report completed in 2019.
- Covenant to Restrict Use of Property (CRUP; soil disturbance) – draft per Parker Flats Munitions Response Area Track 2 Munitions Response Site (MRS) Record of Decision (ROD), sent to Department of Toxic Substances Control (DTSC) and U.S. Environmental Protection Agency (USEPA) 8/21/23.
 - USEPA requested update to its mailing address.
 - DTSC sent revised version of CRUP to U.S. Army Legal Services Agency, Environmental Law Division (ELD) week of 12/4/23 and ELD completed review. ELD coordinating with DTSC.
 - Per 1/17/24 email, DTSC prioritizing FOST 12 Parcel S2.1.2 CRUP.
 - Revised draft CRUP submitted to Base Realignment and Closure, Fort Ord Field Office (BRAC-FO) and SPK on 5/5/24.
- Environmental Condition of Property (ECP) recertification required (schedule after deed package submitted to Headquarters [HQ] USACE).
- Target transfer – Fiscal Year (FY) 24 Q4

FOST 12 Parcel E20c.1:

- Recipient: Seaside; 70.62 acres
- FOST Amendment to update property recipient from FORA to City of Seaside executed 7/19/23.
- Quitclaim deed to Seaside – SPK-RE submitted draft title report and deed package to SPK-OC for review 4/5/24; SPK-RE revising per SPK-OC comments.
- ECP recertification required (schedule after deed package submitted to HQ-USACE).
- Target transfer – FY24 Q3

FOST 12 Parcel S2.1.2:

- Recipient: University of California (UC); 46.32 acres
- Quitclaim deed to UC –
 - UC to confirm current signatory for deed. UC point of contact (POC) retired at end of 2023 and new POC is to be determined.
 - 1/25/24 – UC advised to hold signature pending completion of CRUP.
- CRUP (groundwater) – draft per Operable Unit Carbon Tetrachloride Plume (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 Regional Water Quality Control Board – Central Coast Region (RWQCB) legal counsel (DTSC counsel emailed RWQCB counsel 12/5/23 to schedule meeting with ELD and USEPA).
 - RWQCB confirmed it will be a party to the CRUP on 2/28/24.
 - BRAC-FO submitted comments to ELD on 3/11/24.
 - ELD meeting with DTSC counsel on 3/11/24 to agree on CRUP template.
 - ELD to coordinate with Office of the Army General Counsel (OGC).
 - BRAC-FO provided feedback to ELD on Section 1.02 on 4/11/24.
- USEPA issued a final National Primary Drinking Water Regulation for six PFAS on 4/10/24.
 - Concentrations of PFOA, PFOS, and PFHxS detected in groundwater at Parcel S2.1.2 during the PFAS SI exceeded the new MCLs.

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- USEPA finalized its rule under CERCLA 102 to list PFOS and PFOA as hazardous substances on 4/19/24.
- Target transfer – FY28 Q4

FOST 13 Parcel L36:

- Recipient: Seaside; 1.16 acres
- Quitclaim deed to Seaside – recorded 3/27/24.

Finding of Suitability for Early Transfer (FOSET) 1:

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Warranty for City of Marina Parcels L5.1.1, L5.1.2, L5.1.3, L5.1.4, L5.1.5, L5.1.6, L5.1.7, L5.1.8, L5.1.9, L5.1.10, L5.2, and L5.3 (MRS-34): SPK-RE preparing deed package.

FOSET 4:

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

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

Parcel F1.3:

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