

Munitions Response (MR) Base Realignment and Closure (BRAC) Cleanup Team (BCT)
Meeting Minutes
BRAC Conference Room
May 10, 2024 @ 13:30

Member/Attendees

Curtis Payton, U.S. Army BRAC, Fort Ord Office	Chris Ajello, USACE
Joelle Lobo, U.S. Army BRAC, Fort Ord Office	John Kemp, USACE (phone)
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
Melissa Broadston, City of Seaside ESCA	Greg Wiesenfeld, Chenega
Ben Havens-Stokes, City of Seaside ESCA (phone)	Hudson Facchini, Chenega
James Stellmach, USACE (phone)	Val Valdez, Chenega (phone)
Kevin Siemann, USACE	Cary Stiebel, JBW Federal

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 Melissa Broadston
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: BRAC Community Relations provided an update on community outreach.

- Recent Activities:
 - The Online Community Involvement Workshop (CIW) was announced via mailed letters on 1/30 (725 letters) and via email on 1/31 (2,086 letters). The Online CIW became live on the FortOrdCleanup.com website on 2/10. The Monterey County Weekly announced the Online CIW with a published advertisement on 2/1 and 2/4.
 - The Technical Review Committee (TRC) Meeting was held on 2/13.
 - An informational table was held at the California Wildlife Day on 3/24 (105 participants).
 - The local news, KSBW, held an interview with BRAC regarding dangers of unauthorized trails on 3/29 in response to BLM press release. Local news, KION, inquired information of dangers on unauthorized trails.
 - An informational table was held at the Marina Earth Day community event on 4/13 (99 participants).
 - Received community inquiry seeking information on a transferred parcel on 4/18.
 - An informational table was held at the Seaside Earth Day community event on 4/21 (113 participants).
 - Newspaper article on 4/26 cited Fort Ord. On 4/26, 729 letters and 2,126 emails were sent announcing the Guided Nature Walk to be held on 5/11.
 - The Guided Nature Walk sign-ups became live on 4/30 and ended on 5/1.
- Upcoming Activities:
 - The Guided Nature Walk into the Impact Area will be held on 5/11.
 - Information Table to be held at the Defense Language Institute (DLI) Language Day on 5/17.
 - The Community Involvement Mobile Workshop and Open House to be held do 7/13.
 - The TRC Meeting will be held on 7/16.

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: Revised Covenant to Restrict Use of Property (CRUP) draft in a new format was submitted to the BRAC, Fort Ord Field Office (FO) and SPK on 5/5.
- FOST 12 Parcel E20c.1: Sacramento District (SPK)-Real Estate (RE) submitted the draft title report and deed package to SPK-Office of Counsel (OC) for review on 4/5. SPK-RE currently working to address the comments.
- FOST 12 Parcel S2.1.2: USEPA issued a final National Primary Drinking Water Regulation for six polyfluoroalkyl substances (PFAS) on 4/10. Concentrations of PFOA, PFOS, and PFHxS detected in groundwater at the parcel exceeded the new Maximum Contaminant Levels (MCLs). USEPA on 4/19 finalized its rule under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 102 to list PFOS and PFOA as hazardous substances. The Army work on the groundwater CRUP is suspended.
- FOST 13 Parcel L36: Quitclaim deed to Seaside was recorded on 3/27.
- Finding of Suitability for Early Transfer (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: SPK-RE is preparing the deed package.

- FOSET 4: CERCLA Warranty for City of Del Rey Oaks (DRO) Parcels E29a, E29b.a, E31a, E31b, E31c, and E36 (MRS-DRO.1, MRS-DRO.2, MRS-43): The deed chain of title from the Redevelopment Agency of DRO to DRO was recorded on 4/26.
- Parcel F1.3: SPK-RE provided fed-to-fed (FTF) disposal checklist on 3/26.

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.
 - City of Seaside held a quarterly ESCA Long-Term Obligations (LTO) Meeting with local jurisdictions on 2/21 and 5/1.
 - City of 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 continues to work with local jurisdictions to develop a group policy purchase of Pollution Legal Liability (PLL) insurance.
- Weekly site inspections resulted in the finding of a single tent homeless encampment within the Seaside Munitions Response Area. It was noted that after notifying the Army, DRO retrieved an unauthorized vehicle left in DRO FOSET 4 area, without any munitions discoveries.

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 at 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.
 - Replaced malfunctioning locks/keys as needed.
 - One large unexploded ordnance (UXO) sign to be updated (South Boundary Road near Laguna Seca)
- 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 Munitions Response Area (MRA).
 - Coordinated emergency access around Gigling Road Gate #2 with Monterey County.
 - Two citations were issued by BLM Law Enforcement for use of an unauthorized trail in BLM Area-B, Sub-Area B-2. The trail will be deconstructed.
- Community Education Participants:
 - 317 participants year to date.
- Incident Table Summaries:

- 11 trespass incidents have occurred year to date. 10 of the incidents occurred at Impossible Canyon Gate north and/or near the MOUT site.
- 6 reports of incidental munitions encounters have been received year to date.
- 24 participants, year to date, have received the in-person Munitions Recognition and Safety Training.

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

- Field Activities
 - Kemron identified 95 targets in Unit 5 based on Digital Geophysical Mapping (DGM) results. Intrusive investigation is scheduled to start in June, after completion of the 2024 Annual Surface Monitoring. The former target boxes identified in Unit 5 will be filled in response to the Army-BLM Joint Inspection.
 - DGM data gaps in Unit 5 (approximately 3 acres) will be investigated by analog methods.
 - The 2024 Annual Surface Monitoring field work in the Impact Area is scheduled to commence on 6/3, including 11 Impact Area units and about 21 miles of observation paths.
- Documents
 - Kemron addressed comments received by DTSC, USEPA, and a community member on the draft Unit 5 Subsurface Risk Reduction Plan. The final was delivered to external stakeholders on 4/30.
 - The 2023 Annual Surface Monitoring Report was made final in January 2024. The Watkins Gate Burn Area (WGBA) (lower density anomaly area) and the remaining portion of Unit 22 (higher anomaly density area) were recommended to be removed from the monitoring program.
 - Fuel Breaks Technical Information Paper (TIP): The TIP documents the recent subsurface investigations on Orion and Watkins Gates Roads. Review in progress by USACE.
- Other Activities
 - There are currently 19 items stored in the Explosives Storage Location (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 the end of February.
 - Detonation operations are to be planned during the summer season.
 - Kemron is supporting escorting into the Impact Area as requested by USACE.

Report Status and Federal Facility Agreement (FFA) Schedule: BRAC support team provided a review and update.

- Impact Area MRA Non-Burn Fuel Breaks supplemental subsurface removal Orion and Watkins Gate Roads Technical Information Paper Volume 3; draft is pending.
- Unit 5 Work Plan Risk Reduction Anomaly Investigation final was finalized on 4/30.
- Impact Area MRA Surface Remediation Area Annual Monitoring Report for 2023 was issued on 1/31.

- Track 2 BLM Area B & MRS-16 Annual LUC Monitoring Report for 2023 was submitted on 4/19.
- MRS Security Program Annual Report will be submitted by 5/17.

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

Next Meetings: The next MR BCT meeting is scheduled for 7/12/2024.

5/10/2024

HF