

Former Fort Ord

FACT SHEET: A Change to Track 2 Record of Decision for the Parker Flats Munitions Response Area Record of Decision, Former Fort Ord, California

United States Department of the Army

July 22, 2017

INTRODUCTION

The purpose of this Fact Sheet is to inform the community on a change to the Parker Flats Munitions Response Area Track 2 Munitions Response Site Record of Decision (“Track 2 Parker Flats ROD”). The Track 2 Parker Flats Munitions Response Area (“Track 2 Parker Flats MRA”) is a part of the former Fort Ord Superfund Site (Figure 1). The change removes the residential use restriction from the “development reserve reuse area” portion of the Track 2 Parker Flats MRA (Figure 2). After considering community comments, the final decision regarding this change will be documented in an Explanation of Significant Differences (ESD).

In 2008, the Army selected a remedy for the Track 2 Parker Flats MRA consisting of Land Use Controls (LUCs) to include Munitions and Explosives of Concern (MEC) recognition and safety training, construction monitoring, and restrictions against residential use. The selected remedy placed residential use restrictions on the entire Track 2 Parker Flats MRA (See Figure 2 for current areas with land use restrictions).

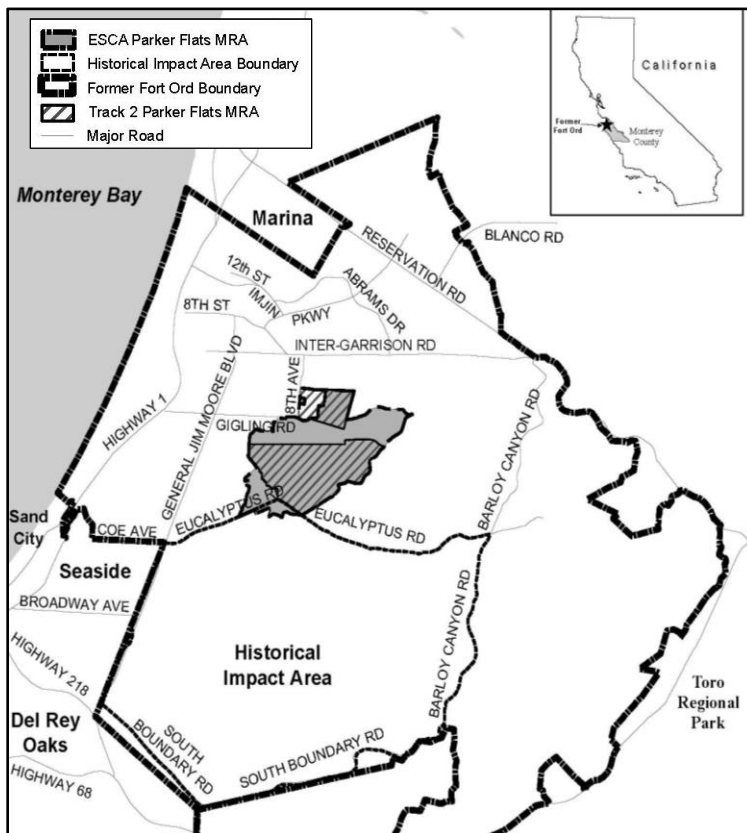


Figure 1. Parker Flats MRA and Fort Ord Location Map

Dates to remember:
MARK YOUR CALENDAR
PUBLIC COMMENT PERIOD:
July 26 to August 25, 2017

Comments on the upcoming change to the Track 2 Parker Flats ROD:

PUBLIC MEETING:
August 9, 2017
6:00 pm to 8:00 pm
Carpenters Union Hall, 910 2nd Avenue, Marina, California

The Army will hold a public meeting to explain the change, receive comments, and answer questions. Oral and written comments will also be accepted at the meeting.

Written comments may be sent to:
 Department of the Army, Fort Ord Base Realignment and Closure (BRAC) Office
 Attn: William K. Collins
 BRAC Environmental Coordinator
 P.O. Box 5008, Monterey, CA 93944-5008

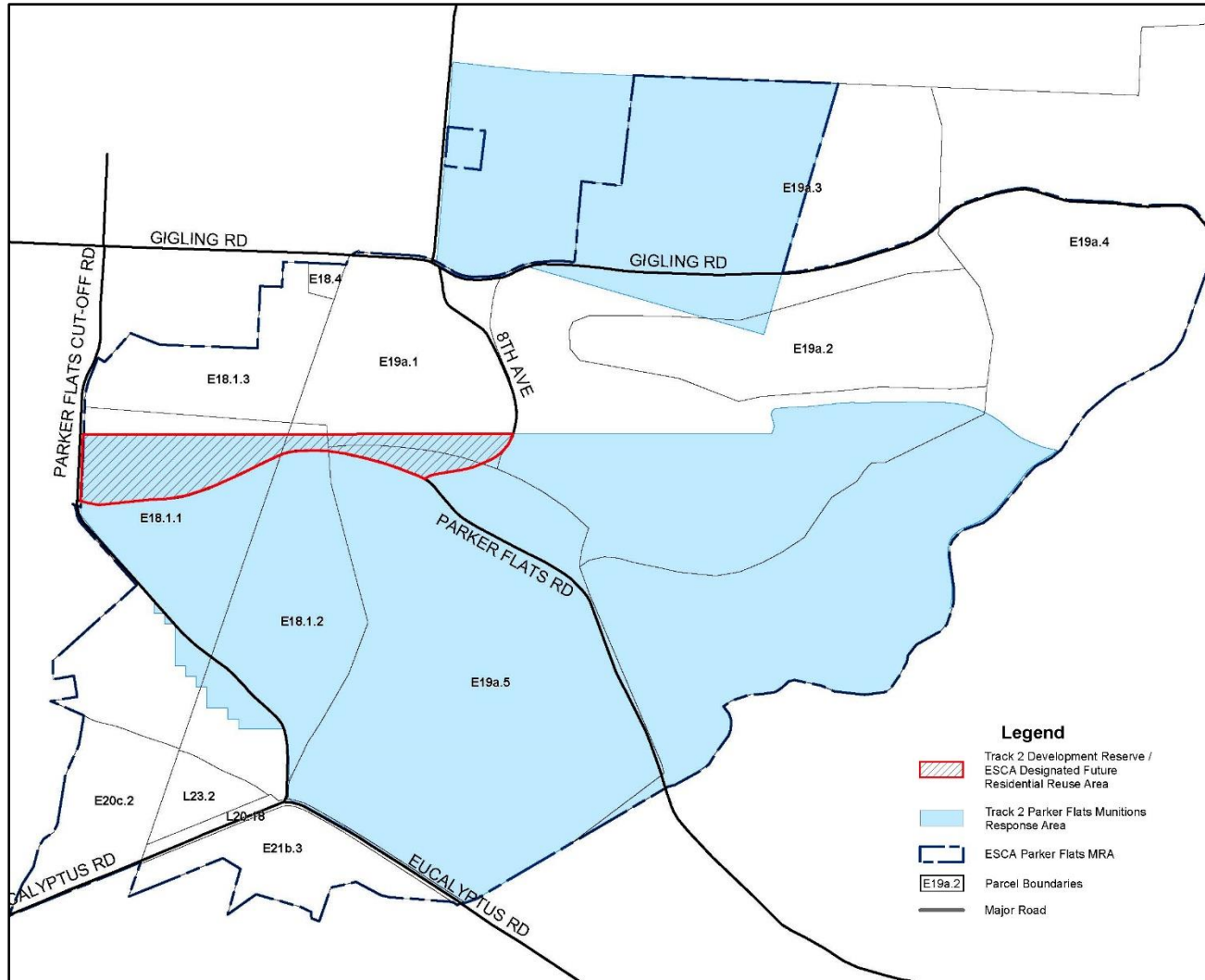


Figure 2. Track 2 Parker Flats MRA Development Reserve Reuse Area

A prohibition against residential use was one of the LUCs described in the Track 2 Parker Flats ROD. This part of the selected remedy ensured that residential development could not occur until U.S. Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC) agreed that the prohibition was no longer necessary based on: (1) new information (e.g. geophysical mapping, site development) shows they are not necessary; or (2) a depth of soil disturbance sufficient either to remove all MEC or determined that MEC is not present in the subsurface. Once that determination was agreed upon, an ESD could be prepared to remove the LUCs. In the future, additional LUCs that are part of the selected remedy may be removed using the same process.

In March 2007, the Army and Fort Ord Reuse Authority (FORA) entered into an Environmental Services Cooperative Agreement (ESCA), which allows FORA to complete munitions response on approximately 3,300 acres of the former Fort Ord property with funding provided by the Army. The property was transferred to FORA in May 2009 as part of the ESCA along with the responsibility to implement the selected remedy.

WHAT IS AN EXPLANATION OF SIGNIFICANT DIFFERENCES?

An ESD process is used to document a significant change to the selected remedy in a Record of Decision (ROD). The ROD is a public document that explains the solution chosen to clean up a site (called the “selected remedy”). It contains information about the background of the site, community participation, enforcement activities, the

contaminants present, and the selected remedy. The ROD for Track 2 Parker Flats MRA is available on the Fort Ord Administrative Record at www.fortordcleanup.com (Fort Ord Administrative Record No. OE-0661).

After a ROD is signed, new information may arise that affects the implementation of the selected remedy or prompts reassessment of that remedy. An ESD document explains and formally documents changes to the selected remedy, consistent with Comprehensive Environmental Response, Compensation, and Liability Act §117(c). The process for documenting the post-ROD changes in an ESD is described in the EPA guidance (EPA/540/R-98/031).

BASIS FOR THE CHANGE

While the development reserve area was designated in the Fort Ord Base Reuse Plan as a development parcel that could include residential development as part of the reasonably anticipated future use, the selected remedy placed a residential use restriction on the Track 2 Parker Flats MRA development reserve reuse area. Subsequently, FORA collected new information by completing an evaluation and conducting additional verification fieldwork including geophysical mapping on the Track 2 Parker Flats MRA development reserve reuse area. The additional evaluation and verification was implemented by FORA on the development reserve reuse area where MEC removal actions were previously completed by the Army. The additional evaluation included an initial evaluation of previous MEC removal actions and associated documentation to determine where further assessment using geophysical mapping surveys was needed based on 1) munitions recovered and 2) the detection capabilities of the analog survey instruments for smaller-sized munitions. The additional verification by FORA included geophysical mapping surveys and associated target investigation confirming intact smaller-sized munitions did not remain in the development reserve reuse area and potential technical challenges were resolved.

Based on the additional evaluation and collected verification data, including application of the DTSC Residential Protocol, the development reserve reuse area was recommended as acceptable for residential reuse with appropriate institutional controls (i.e., local Digging and Excavation on the Former Fort Ord Ordinance, construction support, and disclosures). FORA's ESCA Remediation Program *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area* documents the data from this evaluation and verification fieldwork, and the rationale for removing the residential use restrictions on the development reserve reuse area (Figure 2). The report is available on the Fort Ord Administrative Record at www.fortordcleanup.com (Fort Ord Administrative Record No. ESCA-0311C). As presented in the report, FORA's ESCA Remediation Program refers to the corresponding Track 2 Parker Flats MRA as the "Parker Flats MRA Phase I" and the development reserve reuse area as the "designated future residential reuse area."

The evaluation and additional verification fieldwork conducted by FORA satisfies the Track 2 Parker Flats ROD requirement that modification to the residential use restrictions be based on new information. The new information is sufficient to address the uncertainty of MEC remaining at the property and supports the removal of the restriction against residential use from the development reserve reuse area. The two other components of the LUC remedy, MEC recognition and safety training and construction monitoring, will continue to apply to the development reserve reuse area.

EXPECTED OUTCOMES OF EXPLANATION OF SIGNIFICANT DIFFERENCES

The ESD will modify the residential use restriction component of the Track 2 Parker Flats ROD LUC remedy to include the following element:

- Restriction against residential reuse except in the development reserve reuse area

Residential development will be allowed in the development reserve reuse area. The existing deeds will be modified to be consistent with the ESD. The ESD is not expected to impact protectiveness of the remedy as the other components of the LUCs will remain in place.

HOW TO MAKE COMMENTS

Public comments will be considered before this action is approved. Written and oral comments on the upcoming change to the Track 2 Parker Flats ROD will be accepted at the public meeting scheduled on August 9, 2017, from 6:00 p.m. to 8:00 p.m. at the Carpenters Union Hall, 910 2nd Avenue, Marina, California. Representatives from the Army, EPA, and DTSC will be present at this meeting to explain the change, answer questions, and accept public comments. Representatives from FORA will also be present to answer questions.

Written comments will be accepted at the public meeting and throughout a 30-day public comment period from July 26 to August 25, 2017. Correspondence should be postmarked no later than August 25, 2017 and sent to the attention of the U.S. Army representative at the following address (*Please reference the Track 2 Parker Flats MRA ESD in your correspondence*):

Department of the Army
Fort Ord Base Realignment and Closure (BRAC) Office
ATTN: William K. Collins
BRAC Environmental Coordinator
P.O. Box 5008
Monterey, California 93944-5008

The Army's responses to the public comments will be included in the ESD. When finalized, the signed ESD will be made available to the public at the Fort Ord Administrative Record (access information provided below). A notification to the public concerning the signed ESD will be published in a local newspaper. Other supporting documents are available to the public at the Fort Ord Administrative Record.

INFORMATION ACCESS

U.S. Army Representative

Department of the Army

Fort Ord Base Realignment and Closure (BRAC) Office
P.O. Box 5008
Monterey, California 93944-5008
Contact: William K. Collins, BRAC Environmental Coordinator
(831) 393-1284 FAX: (831) 393-9188 email: William.K.Collins.civ@mail.mil
Hours: 8:00 am - 5:00 pm

Regulatory Representatives

U.S. Environmental Protection Agency, Region IX

Superfund Federal Facilities Cleanup Branch
75 Hawthorne Street, Mail Code SFD-8-3
San Francisco, California 94105
Contact: Maeve Clancy, Remedial Project Manager
(415) 947-4105 email: Clancy.Maeve@epa.gov
Hours: 8:00 am - 5:00 pm

California EPA Department of Toxic Substances Control, Region 2

Brownfields and Environmental Restoration Program
8800 Cal Center Drive
Sacramento, California 95826
Contact: Vlado Arsov, Remedial Project Manager

(916) 255-4988 email: Vlado.Arsov@dtsc.ca.gov
Hours: 8:00 am - 5:00 pm

Administrative Record

Fort Ord Administrative Record (www.fortordcleanup.com)
Building 4463 Gigling Road, Room 101
Ord Military Community, California 93944-5008
(831) 393-9693 FAX: (831) 393-9188
Hours: Mon-Fri 9:00 am-4:00 pm. Other hours by appointment. Closed daily, 12:00 pm-1:30 pm and Federal holidays.