

Fort Ord Real Estate Actions Update 2020-03_v0

FOST 11:

1. 2/1/18 – draft deed for Parcels L2.3 and L2.4.1 submitted to SPK-RE for review.
2. 2/20/18 – SPK-RE forwarded draft deed to SPK-OC for review.
3. 8/15/18 – SPK-OC completed deed review, disposal package submitted to USACE HQ for further review.
4. 1/18/19 – SPK-RE submitted deed to FORA, title report in progress.
5. 8/1/19 – FORA submitted draft MOA amendment to BRAC-D, includes FOST 11 parcels and Parcel L36.
6. 9/4/19 – ECP recertification complete.
7. MOA amendment at ODASA, under review at OGC.
8. 2/4/20 – partial comments from FORA.

FOST 12:

December 2012 – Chief, BRAC-D executed FOST. Deeds in progress:

1. E20c.1 to FORA – draft deed forwarded to OGC March 2014 for review, ELD briefed OGC Dec 2019.
2. E29b.3.1 to FORA – deed recorded on 6/5/19.
3. S2.1.2 to UC – SPK-RE submitted revised deed language to UC on 7/15/19, but UC requested complete deed because UC counsel changed; SPK-RE sent complete deed to UC on 8/14/19. On 10/8/19 UC said revisions to indemnification provision are insufficient and UC will have additional comments. SPK-RE requested full list of comments on 11/5/19, followed up on 12/9/19, 1/23/20, and 2/4/20, UC is working on necessary documentation for internal approvals.

FOST 13:

1. Diocese of Monterey rescinded its PBC request for Parcel L36 on 04/11/05.
2. Requires amendment to Army/FORA MOA to change status of Parcel L36 from PBC to EDC, FO-BRAC submitted draft MOA amendment to ELD on 12/11/16.
3. FO-BRAC resubmitted draft MOA amendment to ELD on 8/2/18.
4. FORA submitted draft MOA amendment to BRAC-D on 8/1/19, includes FOST 11 parcels and Parcel L36.
5. ECP recertification process determined a new FOST is required to reclassify Parcel L36 as Category 1.
6. MOA amendment at ODASA, under review at OGC.
7. Draft FOST in progress.

FOSET 1:

CERCLA Warranties for Parcels L5.1.1 and L5.1.1.1 (FAAF MRS-34): drafts submitted to ELD on 9/14/16.

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): draft submitted to ELD on 9/14/16.

FOSET 5:

Non-ESCA CERCLA Warranties:

1. City of Marina Parcels E4.3.2.2, E4.7.1, E5a.1, and L5.10.1 (property overlying OUCTP): draft submitted to ELD on 9/14/16.
2. County of Monterey Parcel E4.7.2 (property overlying OUCTP): draft submitted to ELD on 9/14/16.

ESCA CERCLA Warranties:

1. CSUMB Parcel S1.3.2 (Group 2); revised draft submitted to ELD on 6/19/19; ELD revisions received on 7/20/19; revised draft resubmitted to ELD on 7/23/19, ELD is coordinating with OGC; submitted to USACE SPK-RE on 10/17/19. Per BRAC-D and ELD, USACE SPK-RE forwarded to FORA on 11/18/19. Scheduled to be issued 11/12/19.

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2. Seaside Group 1 Parker Flats MRA (4 parcels) and Seaside MRA (4 parcels) scheduled to be issued 12/9/19 (submitted to ELD on 10/15/19).
3. MPC Group 1 Parker Flats MRA (2 parcels), Group 3 MOUT Site MRA (2 parcels), Interim Action Ranges MRA (5 parcels) scheduled to be issued 12/24/19 (submitted to ELD on 11/3/19).
4. City of Del Rey Oaks Parcels L20.13.1.2 and L20.13.3.1 (Group 3) scheduled to be issued 2/11/20.
5. City of Monterey Parcel E29.1 (Group 3) scheduled to be issued 2/11/20.
6. County of Monterey Group 1 Parker Flats MRA (5 parcels), Group 3 Laguna Seca Parking MRA (7 parcels), Group 4 Future East Garrison MRA (4 parcels) scheduled to be issued 3/13/20.
7. MPRPD Parcel L6.2 (Group 3) scheduled to be issued 3/13/20.

Parcel L20.4 (Oil Well Rd) transfer to Bureau of Land Management:

August 2013 – Letter of Transfer (LOT) under review at OGC (revisions/updates may be required due to time lapse). To be executed by DASA (IH&P).

ACSIM	Assistant Chief of Staff for Installation Management
BRAC-D	ACSIM Base Realignment & Closure Division
BRAC-FO	Base Realignment & Closure, Fort Ord Field Office
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (Superfund)
DASA	Deputy Assistant Secretary of the Army
ECP	environmental condition of property
EDC	economic development conveyance
ELD	Environmental Law Division
FORA	Fort Ord Reuse Authority
FOSET	Finding of Suitability for Early Transfer
FOST	Finding of Suitability to Transfer
IH&P	Installations, Housing and Partnerships
MOA	memorandum of agreement
MPC	Monterey Peninsula College
MRA	munitions response area
ODASA	Office of the Deputy Assistant Secretary of the Army
OGC	Office of the Army General Counsel
OUCTP	Operable Unit Carbon Tetrachloride Plume
PBC	public benefit conveyance
SPK	USACE Sacramento District
SPK-OC	USACE Sacramento District Office of Counsel
SPK-RE	USACE Sacramento District Real Estate
SWD	USACE Southwest Division
UC	University of California
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency