FINDING OF SUITABILITY TO TRANSFER
(FOST)
AMENDMENT #2

Former Fort Ord, California

Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1
(FOST 11)

April 2026

FINDING OF SUITABILITY TO TRANSFER
(FOST)
Amendment #2
Former Fort Ord, California
Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1
(FOST 11)

April 2026

1. PURPOSE AND BACKGROUND

The purpose of this Finding of Suitability to Transfer (FOST) Amendment #2 is to update the November 2017 FOST 11 (Enclosure 1) for Parcels L2.3 and L2.4.1 (the Property) at the former Fort Ord.[1] Specifically:

- FOST 11 Section 4.3 only addresses non-munitions related hazardous substances. This FOST Amendment #2 revises FOST 11 Section 4.3 to clarify that munitions and explosives of concern (MEC) are potentially hazardous substances under specific conditions.
- The February 2026 Environmental Condition of Property (ECP) Update (Enclosure 4) identifies several documents providing information on environmental condition of the Property that are not listed in FOST 11 Attachment 2. This FOST Amendment #2 revises and updates FOST 11 Attachment 2 to add such documents that were completed since the Environmental Baseline Survey was conducted in 1994 as part of the Community Environmental Response Facilitation Act (CERFA) Report (ADL, 1994), but were not listed in FOST 11 Attachment 2, and to add relevant documents that were completed since the November 2017 FOST 11.
- FOST 11 Section 4. does not identify the Department of Defense (DOD) ECP categories for the Property. This FOST Amendment #2 revises FOST 11 Section 4. to add the ECP categories for the Property based on the findings of the ECP Update (Enclosure 4).
- The U.S. Department of the Army (Army), as the proponent for transfer of the Property, is required to periodically review relevant existing National Environmental Policy Act (NEPA) analyses to ascertain the need for supplemental documentation. This FOST Amendment #2 updates FOST 11 Section 8. to note that this review was completed.

The FOST Amendment #2 is in preparation for the transfer of Parcels L2.3 and L2.4.1 (the Property) to the City of Seaside consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and DOD policy. Site maps of the Property are in Attachment 1 to FOST 11 (Enclosure 1).

The Property is included in FOST 11, which was issued for regulatory agency and public comment from 10 July 2010 to 9 August 2010, and comments received were reviewed and

[1] FOST Amendment #1 changed the identified transferee. The original transferee, the Fort Ord Reuse Authority (FORA), ceased operations in 2020 and is no longer an entity that may hold title to real property. The City of Seaside assumed responsibilities as the successor in interest of FORA.

incorporated, as appropriate. No public comments were received during the comment period. A copy of the regulatory agency comments is included at Attachment 7 to FOST 11, with the Army responses to comments provided in Attachment 8 (Enclosure 1).

2. AMENDMENT

The former Fort Ord FOST 11, dated November 2017, is amended as follows:

Section 4.3. Storage, Release, or Disposal of Hazardous Substances:

Section 4.3 of FOST 11 states there is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on the Property in excess of the 40 CFR Part 373 reportable quantities. Section 4.3 is revised to clarify that munitions and explosives of concern (MEC) are potentially hazardous substances under specific conditions:

There is evidence of past training involving military munitions on portions of the Property (see FOST 11 Section 4.1); however, MEC are not expected to be present and all removal or other remedial actions necessary to protect human health and the environment have been taken (i.e., Parcels L2.3 and L2.4.1 are ECP Category 4).

To make a determination of whether MEC recovered at Fort Ord are hazardous waste, and thus hazardous substances under CERCLA, testing for the Resource Conservation and Recovery Act (RCRA) characteristics of ignitability or reactivity would be necessary during munitions response, or documentation of a reaction indicating a characteristic. MEC may exhibit the characteristic of ignitability if they have either of the following properties:

1. Capable of causing fire by functioning under standard temperature and pressure through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burn so vigorously and persistently that it creates a hazard.
2. Contain an oxidizer (e.g., perchlorate) that yields oxygen readily to stimulate combustion of organic matter.

MEC may exhibit the characteristic of reactivity if they have either of the following properties:

1. Capable of detonation or explosive reaction if subjected to a strong initiating source or if heated under confinement.
2. Readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure.

Personnel perform munitions responses for the purpose of addressing the explosives safety status of the material recovered. These personnel have graduated from military explosive ordnance disposal school or equivalent civilian certified unexploded ordnance (UXO) school. These individuals are highly trained and qualified to perform munitions responses; however, their training is not required nor expected to include testing or identifying RCRA hazardous waste characteristics that may be associated with some recovered MEC items. The recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or documented with respect to RCRA hazardous waste characteristics. It is not

possible to determine whether a MEC item will exhibit a characteristic merely by the type of munition. However, a summary of the areas in which possible training involving military munitions occurred is provided in Table 2 – Notification of Munitions and Explosives of Concern (MEC) in FOST 11 Attachment 3 and the CERCLA Section 120(h)(3) Notice, Description, and Covenant in FOST 11 Attachment 4 will be included in the Deed.

Attachment 2. Environmental Documentation:

The list of documents providing information on environmental condition of the Property in FOST 11 Attachment 2 is revised and updated to add documents providing information on the environmental condition of the Property since the Environmental Baseline Survey was conducted in 1994 as part of the CERFA Report (ADL, 1994). The revised and updated list is attached to this FOST Amendment #2 as Enclosure 2.

3. Environmental Condition of Property:

The DOD ECP category for the Property is as follows:

ECP Category 4: Parcels L2.3 and L2.4.1

The Property will be subject to the same CERCLA Section 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions presented in FOST 11. Similarly, the Deed transferring the Property will contain the same Environmental Protection Provisions, including a notice of the potential presence of MEC, as presented in FOST 11.

4. Public Comment Period

The U.S. Environmental Protection Agency (USEPA) Region IX, the California Department of Toxic Substances Control (DTSC), and the public were notified of the initiation of this FOST Amendment #2. The comment period was from April 23, 2026 to April 30, 2026. Regulatory/public comments received during the comment period were reviewed and incorporated, as appropriate. The comments and the Army Response are included at Enclosure 3.

5. National Environmental Policy Act (NEPA) Compliance

The environmental impacts associated with the proposed transfer of the Property have been reviewed in accordance with NEPA to ascertain the need for supplemental documentation. The results of this review are documented in the March 2026 *Record of Environmental Consideration, Former Fort Ord Parcels L2.3 and L2.4.1, Conveyance to the City of Seaside*. There are no significant new circumstances or information relevant to environmental concerns and bearing on the proposed action or its impact. There are also no substantial changes in the proposed action that are relevant to environmental concerns. Therefore, supplementation of the Environmental Impact Statement (EIS) is not required and the EIS continues to adequately cover the action.

6. FINDING OF SUITABILITY TO TRANSFER

ECP Category 4, CERCLA Section 120(h)(3), Contaminated Property:

Based on the above information and the Environmental Condition of Property Update (Enclosure 4), I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the Property is transferable under CERCLA Section 120(h)(3). In addition, all DOD requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the deed for the Property. The deed will also include the CERCLA Section 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions.

_____

AMY L. BORMAN
Deputy Assistant Secretary of the Army
Environment, Safety and Occupational Health

4 Enclosures
Encl 1 – FOST 11
Encl 2 – Environmental Documentation
Encl 3 – Regulatory/Public Comments and Army Response to Comments
Encl 4 – Environmental Condition of Property Update

ENCLOSURE 1

FINDING OF SUITABILITY TO TRANSFER
(FOST)
FORMER FORT ORD, CALIFORNIA
PARKER FLATS MUNITIONS RESPONSE AREA PARCELS L2.3 AND L2.4.1
(FOST 11)

NOVEMBER 2017

FINDING OF SUITABILITY TO TRANSFER (FOST)

FORMER FORT ORD, CALIFORNIA

PARKER FLATS MUNITIONS RESPONSE AREA PARCELS L2.3 AND L2.4.1 (FOST 11)

November 2017

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1 SITE MAPS OF THE PROPERTY

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3 TABLES

- 1 Description of Property
- 2 Notification of Munitions and Explosives of Concern (MEC)
- 3 Disposal (Army Action) Impacts and Mitigation Measures

4 CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

5 ENVIRONMENTAL PROTECTION PROVISIONS (EPPs)

6 DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL INVESTIGATION/FEASIBILITY STUDY PROGRAM AND THE MILITARY MUNITIONS RESPONSE PROGRAM

7 REGULATORY/PUBLIC COMMENTS

8 ARMY RESPONSE

FINDING OF SUITABILITY TO TRANSFER (FOST)
FORMER FORT ORD, CALIFORNIA
PARKER FLATS MUNITIONS RESPONSE AREA
PARCELS L2.3 AND L2.4.1
(FOST 11)

November 2017

1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of certain parcels or property at the former Fort Ord, California, for transfer to the Fort Ord Reuse Authority (FORA) consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. In addition, the FOST includes the CERCLA Notice, Covenant, and Access Provisions and other Deed Provisions and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

The Property (two parcels) consists of approximately 27 acres of undeveloped land. There are no structures or buildings on the Property. The Property was previously used as a training facility for infantry troops. The Property is intended to be transferred for use as public transportation and maintenance facilities. This use is consistent with the intended reuse of the Property as set forth in the FORA Reuse Plan. A site map of the Property is attached (Attachment 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the Property was made based upon the Community Environmental Response Facilitation Act (CERFA) Report (*ADL, 1994*), the Main Garrison Parcels Environmental Baseline Survey (*HLA, 1997*), the Fort Ord Disposal and Reuse Environmental Impact Statement (*USACE, 1993*), the Basewide Remedial Investigation/ Feasibility Study (RI/FS) (*HLA, 1995*), the Ordnance and Explosives RI/FS Literature Review Report (*HLA, 2000*), the Parker Flats Munitions Response Area (MRA) Track 2 Munitions Response RI/FS (*MACTEC, 2006*), the Asbestos Survey Report (*DEI, 1993*), the Industrial Radiation Survey, Facility Close-Out and Termination Study (*USAEHA, 1996*), the Fort Ord Complex Radon Gas Survey (*Army, 1991*), the OEW Sampling and OEW Removal Action Report (*HFA, 1994*), the Site OE-13B Removal After Action Report (*USA, 2000*), the Parker Flats MRA Record of Decision (ROD) (*Army, 2008*), the Underground Storage Tank (UST) Management Plan (*HLA, 1991*), the Aboveground Storage Tank (AST) Inventory (*U&A, 1997*), the UST and AST Management Plan Update (*HLA, 1998*), and the Comprehensive Basewide Range Assessment Report (*MACTEC/Shaw, 2009a*). The information provided is a result of a complete search of U.S. Department of the Army (Army) files during the development of these environmental surveys.

A complete list of documents providing information on environmental conditions of the Property is attached (Attachment 2).

4. ENVIRONMENTAL CONDITION OF PROPERTY

4.1. Munitions and Explosives of Concern (MEC)

Based on a review of existing records and available information, the Army represents that, to the best of its knowledge, there are no military munitions remaining on the Property that upon evaluation by Explosive Ordnance Disposal or similarly qualified personnel would be determined to be Munitions and Explosives of Concern (MEC). Notwithstanding this determination, there is a possibility that, due to the former use of the Property for military training, MEC may exist on the Property.

The Army used the Property for infantry training, including live-fire training that included the use of a practice mortar range that could have resulted in the presence of MEC on the Property. The Army's training also included use of a bayonet assault course and training area (see *MACTEC, 2006*). The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. Section 101(e)(5); (B) discarded military munitions (DMM), as defined in 10 U.S.C. Section 2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. Section 2710(e)(3), present in high enough concentrations to pose an explosive hazard. (See Attachment 6 for definitions of terms related to the Fort Ord Military Munitions Response Program (MMRP).)

The Army has performed munitions response actions on portions of the Property pursuant to the Fort Ord Federal Facility Agreement (FFA). Per an agreement with U.S. Environmental Protection Agency (USEPA) and the California EPA Department of Toxic Substances Control (DTSC), the Army is evaluating DoD military munitions at the former Fort Ord consistent with CERCLA and subject to the provisions of the FFA, as amended. The MMRP includes the implementation and documentation of munitions responses at MRSs. A summary of the munitions response sites (MRSs) on the Property is as follows:

Parcels L2.3 and L2.4.1 include a portion of MRS-13B, which is part of the Parker Flats Munitions Response Area (MRA) (Attachment 1, Plate 2). From January 6, 1994 through June 30, 1994, a munitions response to MEC (investigation) was conducted in MRS-13B. Based on the investigation's results, a munitions response (an investigation for MEC and removal to a depth of 4 feet below ground surface (bgs)) was recommended. Intermittently, from August 29, 1995 through April 6, 1998, a munitions response to MEC was conducted. During the response, detected anomalies were intrusively investigated, even those deeper than 4 feet bgs, with DoD military munitions and munitions debris encountered removed. During the responses, 52 DoD military munitions recovered were determined to be MEC and 942 pieces of munitions debris were recovered from Parcel L2.3; and 17 DoD military munitions recovered were determined to be MEC and 213 pieces of munitions debris were recovered from Parcel L2.4.1. The Army evaluated the munitions debris it recovered and determined that it did not to pose an explosive hazard. The Army disposed of the MEC and munitions debris recovered in compliance with applicable DoD policy and state and federal regulations.

Prior to 1998[1], suspected MEC encountered at the former Fort Ord were destroyed by detonation without determining whether the recovered DoD military munitions were MEC; therefore, the suspected MEC destroyed during munitions responses conducted on the Property may or may not have been a hazardous substance. Some or all of the suspected MEC destroyed may have been inert or expended. Although the Army cannot confirm that hazardous substances were present, the Army will include the CERCLA Covenant at Attachment 4 in the Deed for the Property.

The *Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site* (ROD; *Army, 2008*) concluded that the Army's munitions response actions to MEC and implementation of land use controls (LUC) provide protection for both human health and the environment by eliminating, controlling, or mitigating unacceptable risk from MEC that may remain on the Property.

Additional information on MRS-13B and a summary of the MEC recovered on the Property are provided in Table 2 – Notification of Munitions and Explosives of Concern (Attachment 3). The Property's deed will include the Table 2 – Notification of MEC (Attachment 3) and a MEC Notice (Attachment 5).

4.2. Environmental Remediation Sites

There are no environmental investigation/remediation sites and no evidence of groundwater contamination on the Property.

4.3. Storage, Release, or Disposal of Hazardous Substances

There is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on the Property in excess of the 40 CFR Part 373 reportable quantities.

The CERCLA 120(h)(3) Notice, Description, and Covenant at Attachment 4 will be included in the Deed.

4.4. Petroleum and Petroleum Products

4.4.1. Underground and Aboveground Storage Tanks (UST/AST)

There is no evidence that petroleum products were stored in underground or aboveground storage tanks on the Property.

4.4.2. Non-UST/AST Storage, Release, or Disposal of Petroleum Products

There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored for one year or more on the Property.

[1] This date was estimated based on anecdotal evidence and review of munitions response after action reports (AARs) prepared by USA Environmental, Inc. Specifically, it is noted in the MRS-14D AAR (*USA, 2000*) and the Inland Range Contract Closure AAR (*USA, 2001*) that new guidelines set forth after completion of the munitions response at MRS-14D in January 1997 included determination of the status and filler of each suspected UXO item, though the date of the new guidelines is not specified. Additionally, based on review of the AARs, it appears implementation of the guidelines may have been determined by site-specific conditions and/or the types of munitions items found.

4.5. Polychlorinated Biphenyls (PCB)

There is no evidence that PCB-containing equipment is located, or was previously located, on the Property.

4.6. Asbestos

There are no buildings or structures on the Property and so there is no evidence that buildings or structures with Asbestos Containing Material (ACM) are located on the Property.

4.7. Lead-Based Paint (LBP)

There are no buildings or structures on the Property and so there is no evidence that buildings or structures with LBP are located on the Property.

4.8. Radiological Materials

There is no evidence that radioactive material or sources were stored or used on the Property.

4.9. Radon

There were no radon surveys conducted on the Property.

4.10. Other Property Conditions

There are no other hazardous conditions on the Property that present an unacceptable risk to human health and the environment. Clean Air Act General Conformity Rule requirements for this transfer were satisfied by a Record of Non-Applicability based upon an exemption for property transfers or leases where the proposed action will be a transfer of ownership, interest, and title in the land, facilities, and associated real and personal property as soon as CERCLA requirements are met.

5. ADJACENT PROPERTY CONDITIONS

There are no conditions adjacent to the Property that present an unacceptable risk to human health and the environment. A portion of MRS-13B, which is within the Parker Flats MRA, is adjacent to the Property; however, the Parker Flats MRA ROD (*Army, 2008*) concluded that the Army's munitions response actions to MEC and implementation of LUCs provide protection for both human health and the environment by eliminating, controlling, or mitigating unacceptable risk from MEC that may remain on the adjacent property. Based on its review of relevant documents, the USEPA also determined all remedial actions have been implemented and completed at the Parker Flats MRA in a letter dated July 27, 2009.

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

The following environmental orders and agreements are applicable to the Property: The Parker Flats MRA ROD, the Fort Ord Installation-Wide Multispecies HMP, three Fort Ord specific Biological Opinions (1-8-99-F/C-39R; 1-8-01-F-70R; and 1-8-04-F-25R), the Fort Ord FFA (effective November 19, 1990), and the Fort Ord Part A Hazardous Waste Permit. All

remediation activities on the Property required by such agreements or orders are complete.[2] In accordance with the intent of the parties to the FFA, remedial actions that achieve compliance with CERCLA also satisfy the corrective action requirements of the Resource Conservation and Recovery Act (RCRA); therefore, no further RCRA corrective action is required on these parcels. The CERCLA Covenant and Access Provisions and Other Deed Provisions (Attachment 4), EPPs (Attachment 5), and deed will include provisions reserving the Army's right to conduct remediation activities and the Army's right of access.

7. REGULATORY/PUBLIC COORDINATION

The USEPA Region IX, the DTSC, and the public were notified of the initiation of this FOST. The 30-day public review period was from July 10, 2010 to August 9, 2010. No comments were received during the public comment period.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the proposed transfer of the Property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis are documented in the *Final Environmental Impact Statement Fort Ord Disposal and Reuse* (June 1993), associated Record of Decision (December 1993), *Supplemental Environmental Impact Statement Fort Ord Disposal and Reuse* (June 1996), and associated Record of Decision (June 1997). Encumbrances[3] identified in the NEPA analysis as necessary to protect human health or the environment are summarized in Table 3 – Disposal (Army Action) Impacts and Mitigation Measures (Attachment 3).

9. LAND USE RESTRICTIONS

9.1. Deed Restrictions and Notifications

The environmental documents listed in Attachment 2 were evaluated to identify environmental factors that may warrant constraints on certain activities to ensure protection of human health and the environment. Such constraints are generally embodied as restrictions in the deed or as specific notifications in the deed or other documents supporting the transaction. The deed restrictions and specific notifications that apply to the Property are identified in Attachment 4 – CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions and Attachment 5 – EPPs. These restrictions will be in effect until terminated, removed, or modified. The relevant portions of this FOST and Attachments 4 and 5 will be referred to in the deed for transfer of this Property.

9.2. Covenants to Restrict Use of Property – Environmental Restrictions

To further ensure protection of human health and the environment, the Army has agreed to enter into a Covenant to Restrict Use of Property (CRUP) with the State of California. The CRUP will place use restrictions on all of the Property, as appropriate, and will be signed prior to

[2] There were no environmental investigation or remediation sites for hazardous or toxic waste on the site; however, munitions responses to MEC were completed and associated LUCs were implemented.

[3] For the purposes of the FOST, "encumbrances" include mitigations (to be implemented by the Army) necessary to protect human health and the environment from impacts associated with the disposal of property at the former Fort Ord.

transfer. The restrictions that will be included the CRUP are described below and will be in effect until terminated, removed, or modified, as specified in an appropriate CERCLA decision document. See the EPPs (Attachment 5) for additional information.

- **Soil Disturbance:** Due to the former use of the Property as a military installation, the Property may contain MEC and there remains a risk of encountering subsurface MEC; therefore, any person conducting ground disturbing or other intrusive activities (e.g., digging or drilling) must comply with Monterey County Code – Chapter 16.10. Any alterations, additions, or improvements to the Property in any way that may violate excavation restrictions, as defined in Monterey County Code – Chapter 16.10, are prohibited.

- **Residential Use:** The Property shall not be used for residential purposes. The USEPA believes any proposals for the residential reuse of the Property should be subject to regulatory review. For purposes of this provision, residential use includes, but is not limited to: single family or multi-family residences; childcare facilities; nursing homes or assisted living facilities; and any type of educational purpose for children or young adults in grades kindergarten through 12.

No actual or potential hazard exists on the surface of the Property from MEC that may be in the subsurface of the Property provided the parties adhere to the restrictions of the CRUP.

9.3. School Properties

Should any portion of the Property be considered for the proposed acquisition and/or construction of school properties using State funding, a separate environmental review process in compliance with the California Education Code 17210 et seq. will need to be completed and approved by the DTSC.

10. FINDING OF SUITABILITY TO TRANSFER

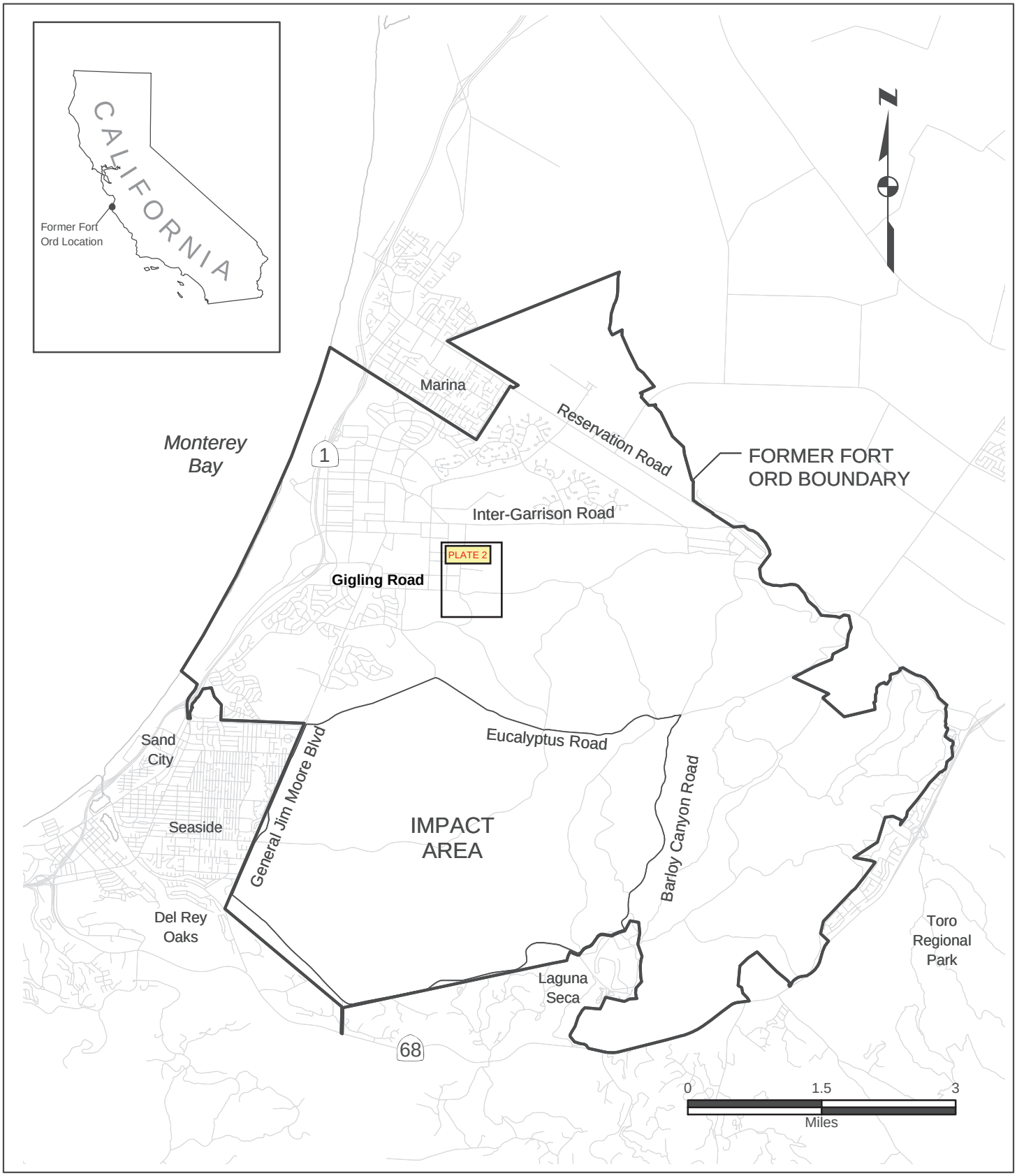
Based on the information above, I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the Property is transferable under CERCLA 120(h)(3). In addition, all Department of Defense requirements to reach a Finding of Suitability to Transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the deed for the Property. The deed will also include the CERCLA 120(h)(3) Notice, Covenant and Access Provisions and Other Deed Provisions. Finally, the MEC notification (Attachment 3, Table 2) shall be included in the deed.

Eugene Collins
Deputy Assistant Secretary of the Army
(Environment, Safety and Occupational Health)

20171030
Date

ATTACHMENT 1

SITE MAPS OF THE PROPERTY



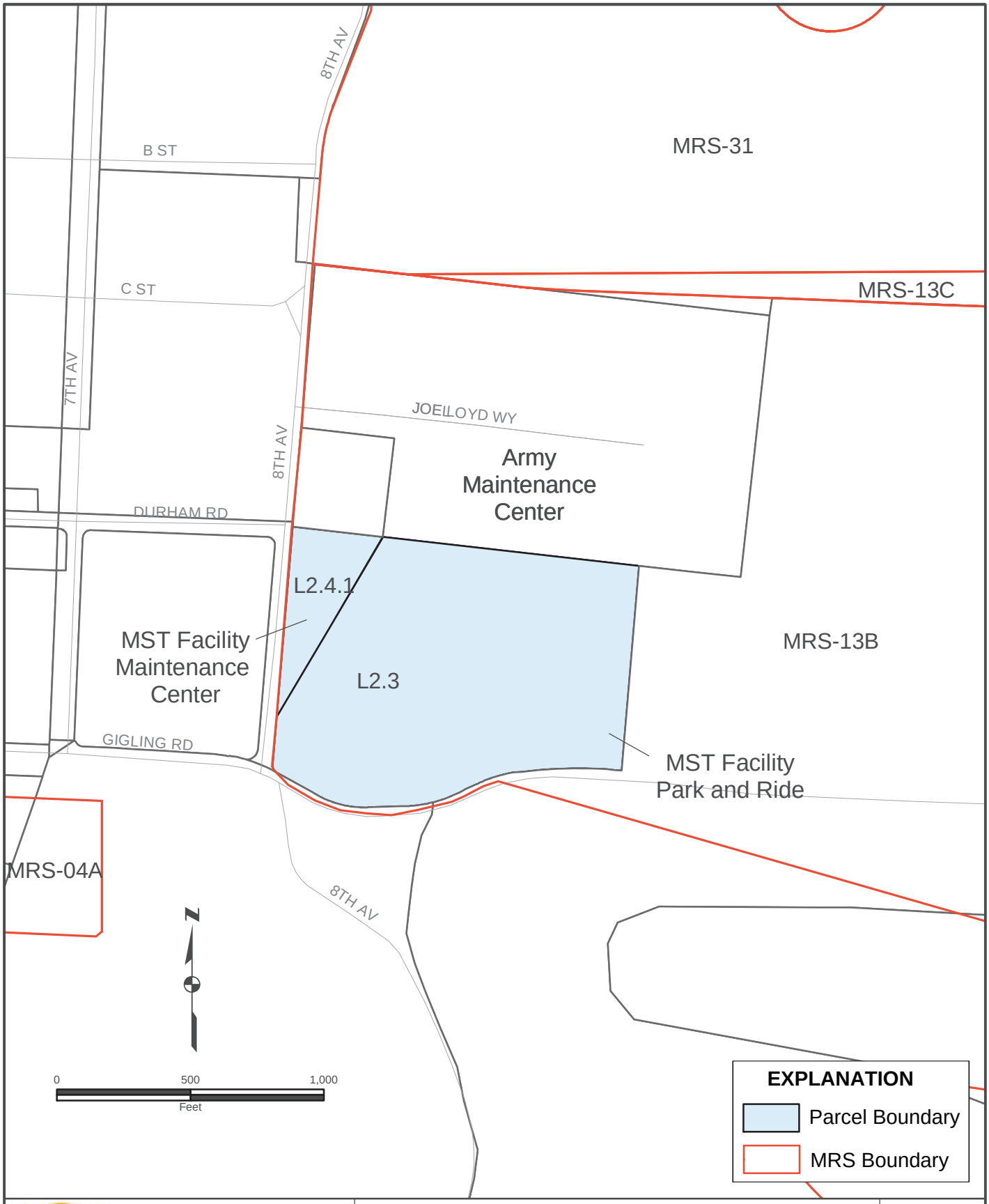
Site Location Map

Finding of Suitability to Transfer
Parker Flats Munitions Response Area
Parcels L2.3 and L2.4.1 (FOST 11)
Former Ford Ord, Monterey County, California

PLATE

1

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
DSL			9/2009	



Location Map, Parcels L2.3 and L2.4.1
Finding of Suitability to Transfer, Parker Flats Munitions Response Area (FOST 11), Former Fort Ord, California

PLATE
2

DRAWN	JOB NUMBER	CHECKED	CHECKED DATE	APPROVED	APPROVED DATE
DSL					

ATTACHMENT 2

ENVIRONMENTAL DOCUMENTATION

ATTACHMENT 2

ENVIRONMENTAL DOCUMENTATION

ENVIRONMENTAL DOCUMENTATION[1]

- Arthur D. Little, Inc. (ADL), 1994. *Final Community Environmental Response Facilitation Act (CERFA) Report, Fort Ord, Monterey, California*. April.
- California Department of Health Servic*es (DHS), 1997. Memorandum documenting that, with respect to radiological issues, the buildings listed in the memorandum are acceptable for unrestricted release*. Oct*ober 1*.
- *Diagnostic Environmental, Inc., 1993. Asbestos Survey Report U.S. Army Corps of Engineers, Fort Ord Installation, Fort Ord, California*. April 26.
- Federal Facility Agreement (FFA), 1990. *United States Environmental Protection Agency Region 9, the State of California and the United States Army Federal Facility Agreement under CERCLA Section 120. In the Matter of: The United States Department of the Army, Fort Ord, Headquarters, Seventh Infantry Division (Light)*. November 19.
- Harding ESE, 2002. *Draft Final Field Investigation and Data Review, Solid Waste Management Units, Fort Ord, California*. July 30.
- Harding Lawson Associates (HLA), 1991. *Underground Storage Tank Management Plan, Fort Ord Complex, Monterey County, California*. October 30.
- HLA, 1995. *Final Basewide Remedial Investigation/Feasibility Study (RI/FS), Fort Ord, California. Volumes I-V*. October 18.
- HLA, 1997. *Environmental Baseline Survey, Main Garrison Parcels, Former Fort Ord, California, Version 1*. September 26.
- HLA, 1998. *Underground and Aboveground Storage Tank Management Plan Update, Former Fort Ord and Presidio of Monterey, Monterey County, California.* March 13.
- HLA, 2000. *Draft Final Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California.* January 4.
- Human Factors Application, Inc. (HFA), 1994. *OEW Sampling and OEW Removal Action, Fort Ord Final Report Volume I*. December 1.
- MACTEC Engineering and Consulting, Inc. (MACTEC), 2006. *Final Track 2 Munitions Response Remedial Investigation/Feasibility Study, Parker Flats Munitions Response Area, Former Fort Ord California*. August 31.
- MACTEC/Shaw Environmental, Inc. (MACTEC/Shaw), 2009a. *Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California. Revision 1*. June 3.
- MACTEC/Shaw, 2009b. *Final Remedial Design/Remedial Action Work Plan, Parker Flats Munitions Response Area, Former Fort Ord, California. Revision 1*. June 30.
- Roy F. Weston, Inc. (Weston), 1990. *Task Order II-Enhanced Preliminary Assessment for Fort Ord.* Prepared for U.S. Army Toxic and Hazardous Materials Agency, Aberdeen Proving Ground, Maryland. December.
- Uribe & Associates (U&A), 1997. *Above Ground Storage Tank Inventory, Former Fort Ord Complex.* February 21.

[1] In accordance with the Fort Ord Federal Facility Agreement, documents pertaining to the environmental cleanup at the former Fort Ord are initially issued by the Army in "Draft," subject to review and comment by the regulatory agencies and the public. Following receipt of comments on a particular Draft document, the Army will respond to comments received and issue a "Draft Final" document subject to dispute resolution. The Draft Final document will become the "Final" document either thirty (30) days after the issuance of a draft final document if dispute resolution is not invoked or as modified by decision of the dispute resolution process. Typically, all comments are resolved upon issuance of the Draft Final document and that version becomes the Final document without modification; therefore, a Final document will often still be titled "Draft Final."

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- U.S. Army Corps of Engineers, (USACE), 1993. *Final Environmental Impact Statement (EIS) Fort Ord Disposal and Reuse*. June 1.
- USACE, 1997. *Installation-Wide Multispecies Habitat Management Plan (HMP) for Former Fort Ord, California*. April.
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- Army, 1996. *Final Supplemental Environmental Impact Statement Fort Ord Disposal and Reuse*. June.
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ATTACHMENT 3

TABLES

Table 1 – Description of Property

Property Description	EBS Parcel Designation	Remedial Actions[1]
Parcel L2.3 – 24.22-acre development parcel to be transferred to FORA. No buildings or structures are on the parcel. This parcel lies within MRS-13B (see Table 2 – Notification of MEC).	226 P - CERFA parcel[2]	None for hazardous or toxic wastes. The Fort Ord Basewide Range Assessment (BRA) evaluated the parcel, which is part of MRS-13B (also identified as HA-103), including a literature search, review of the information gathered during the munitions response, and reconnaissance of the site for hazardous substances. No targets, fighting positions, or other munitions-related training areas, structures, or equipment were observed. The site does contain range-related and other debris, including trash pits. No further action related to MC was recommended for HA-103 under the BRA (see the BRA Report dated June 3, 2009). Parcel L2.3 is within MRS-13B and a munitions response (removal action) was conducted on the Property. See Table 2 – Notification of MEC for a description of the munitions response action.
Parcel L2.4.1 – 2.79-acre development parcel to be transferred to FORA. No buildings or structures are on the parcel. This parcel lies within MRS-13B (see Table 2 – Notification of MEC).	226 P - CERFA parcel	None for hazardous or toxic wastes. For the BRA, MRS-13B was identified as HA-103. The evaluation of HA-103 included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, fighting positions, or other munitions-related training areas, structures, or equipment were observed. The site does contain range-related and other debris, including trash pits. No further action related to MC was recommended for HA-103 under the BRA (see the BRA Report dated June 3, 2009). Parcel L2.4.1 is within MRS-13B and a munitions response (removal action) was conducted on the Property. See Table 2 – Notification of MEC for a description of the munitions response action.

[1] Munitions Response actions are described in Table 2 – Notification of Munitions and Explosives of Concern.

[2] CERFA parcel – A portion of the installation real property for which investigation revealed no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances.

Table 2 – Notification of Munitions and Explosives of Concern (MEC)[1]

Munitions Response Site	Type of Military Munitions ------ Munitions Debris	Date of Military Munitions Use	Munitions Response Actions
MRS-13B Grids 20B – 32D (85 full grids and 39 partial grids in Parcel L2.3) Grids 31E – 34H (6 full grids and 20 partial grids in Parcel L2.4.1)	Unexploded Ordnance (UXO) Discarded Military Munitions (DMM) Munitions Debris (MD)	1940s – 1994	A portion of MRS-13B lies within Parcels L2.3 and L2.4.1. MRS-13B is labeled as "Sinkhole Training Area" and "Sinkhole Practice Mortar" on 1950's training maps. A munitions response (investigation) was conducted within 57 grids in 1993 and 1994. Based on the results of the investigation, MRS-13B (654 grids) underwent a munitions response (removal action) to a depth of 4 feet[1] from August 1995 to April 1998. Using geophysical equipment, detected anomalies were investigated. (Approximately seven grids within Parcel L2.3 were not geophysically surveyed due to the presence of asphalt pavement.) Prior to 1998 , DoD military munitions recovered at the former Fort Ord were destroyed by detonation without determining whether they actually were MEC; therefore, all or some of the suspected MEC destroyed during the munitions responses conducted between 1993 and 1998 may have been inert or expended. The MMRP database indicates that 52 recovered DoD military munitions (35 UXO, 17 DMM) were suspected to be MEC, and 942 pieces of MD were recovered and disposed of during munitions response actions conducted at Parcel L2.3. The UXO recovered at Parcel L2.3 included: • M744 practice 22mm subcaliber projectile • M30 practice hand grenade • MK II practice hand grenades • M18 series smoke hand grenade • M5 release firing device • M80 explosive detonation simulators • M49 series trip surface flares • M48 trip parachute flares • M228 practice hand grenade fuzes • M382 practice 40mm projectile • M110 flash artillery simulators • electric squibs • M22 series smoke rifle grenade • AN-M8 HC smoke hand grenade • M126 series ground illumination signal • M213 hand grenade fuze

[1] The Army designed the munitions response to MEC to address munitions to depths of 4 feet below ground surface (bgs); however, every anomaly (i.e., ferromagnetic material), even those deeper than 4 feet bgs, were investigated. The Army disposed of the DoD military munitions recovered within the Parker Flats MRA as MEC. However, prior to 1998, DoD military munitions recovered at Fort Ord were destroyed by detonation without determining whether they were MEC; therefore, some or all of the suspected MEC destroyed may have been inert or expended.

Table 2 – Notification of Munitions and Explosives of Concern (MEC)*

Munitions Response Site	Type of Military Munitions ------ Munitions Debris	Date of Military Munitions Use	Munitions Response Actions
			The DMM recovered at Parcel L2.3 included: • MK II practice hand grenades • M228 practice hand grenade fuze • M9 series antitank rifle grenades • M2 series ignition cartridge According to the MMRP database, there were 17 recovered DoD military munitions (UXO) that were suspected to be MEC and 213 pieces of MD recovered and disposed of during munitions response actions conducted at Parcel L2.4.1. The UXO recovered at Parcel L2.4.1 included: • M204 series hand grenade fuzes • M75 practice general purpose grenades MD was evaluated and determined not to pose an explosive hazard. Numerous trash pits containing range-related debris were also observed at MRS-13B. Additionally, two M1 K951 chemical agent identification sets (CAIS) were recovered in a pit in Grid 16I, approximately 500 feet east of Parcel L2.3. The M1 K951 CAIS contain dilute solutions of chemical agents in small (1-ounce) hermetically sealed glass containers. CAIS were used to train soldiers to recognize and protect themselves from chemical agents. The Army's Technical Escort Unit from Dugway Proving Ground, Utah, removed and disposed of the CAIS vials recovered. There were no other CAIS encountered during intrusive investigations on the Parker Flats MRA or at the former Fort Ord. The results of the munitions response actions conducted were evaluated in the Final Track 2 Munitions Response RI/FS for the Parker Flats MRA. The RI/FS verified that every DoD military munition reasonably possible to detect were removed during munitions responses conducted within the Parker Flats MRA. Because MEC are not expected to remain present within MRS-13B, additional munitions response actions were not recommended (see the Final Track 2 Parker Flats MR RI/FS dated August 31, 2006). Although the Army does not believe that additional DoD military munitions will be encountered within the Parker Flats MRA. However, it is possible DoD military munitions may remain present and some may, upon evaluation by qualified personnel, be determined to be MEC. Land Use Controls (LUCs) are the selected remedy for the Property under the Parker Flats MRA ROD (see the Parker Flats MRA ROD dated August 26, 2008) and procedures for LUC implementation are described in the RD/RA Work Plan dated March 31, 2009. The USEPA determined all remedial actions have been implemented and completed for the Parker Flats MRA in a letter dated July 27, 2009.

* Munitions and Explosives of Concern (MEC). This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means: (A) Unexploded Ordnance (UXO), as defined in 10 §101(e)(5); (B) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

Table 3 – Disposal (Army Action) Impacts and Mitigation Measures

Issue Area	Impact	Mitigation Measure	How Addressed in FOST[1] and EPPs[2]
Land Use	Potential temporary land use conflicts between interim uses allowed by Army and necessary remediation activities.	Limit properties that may be out granted and restrict access to remediation areas during remediation activities.	NA – applies only to leased properties.
Air Quality	Exposure of the public to asbestos during building demolition or after transfer of buildings to third parties.	Disclosure of the locations and quantities of buildings with asbestos-containing material (ACM) when transferred.	NA – there is no evidence that buildings or structures with ACM are located on the Property.
Hazardous and Toxic Waste Site Remedial Action	Potential risks to public health and safety associated with hazardous materials.	Continue State and Federally mandated cleanup process and remedial actions; cleanup of wastes is part of the project.	NA – there is no evidence that hazardous substances were stored, released, or disposed of on the Property in excess of the 40 CFR Part 373 reportable quantities.
Munitions and Explosives of Concern (MEC)	Potential risks to public health and safety associated with MEC.	Continue munitions responses to MEC; preparation of engineering evaluations, community education plan, and site maintenance and emergency response plan; and inform Property recipients of the potential for MEC to be present.	FOST – Military Munitions Response Program described in Section 4.1 and Tables 1 and 2 (Attachment 3). EPPs – Notice for the Potential Presence of MEC in Section 3.
Vegetation, Wildlife, and Wetland Resources	Loss of Federal protection for Monterey spineflower.	Develop and coordinate an installation-wide multi-species habitat management plan (HMP). Implement the HMP, including HMP protective covenants, in deed transfers.	FOST – the HMP is an applicable environmental remediation agreement listed in Section 6.

[1] Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Parker Flats Munitions Response Area, Parcels L2.3 and L2.4.1 (FOST 11).

[2] Environmental Protection Provisions (EPPs), Attachment 5.

ATTACHMENT 4

CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Notice, Covenant, and Access Provisions, along with the Other Deed Provisions, will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities.

1. CERCLA NOTICE

For the Property, the Grantor provides the following notice, description, and covenant:

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the Property is provided in Exhibit **____[FOST 11 Table 2 – Notification of Munitions and Explosives of Concern (MEC) should be included as a deed exhibit]**, attached hereto and made a part hereof.

2. CERCLA COVENANT

Pursuant to section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(ii) and (B)), the United States warrants that -

A. All remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the Property has been taken before the date of this deed, and

B. Any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

C. This warranty shall not apply in any case in which the person or entity to whom the Property or any portion thereof is transferred is a potentially responsible party with respect to the Property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to a hazardous substance remaining on the Property on the date of this instrument. Further, the Grantor shall not be relieved of any obligation under CERCLA to perform any remedial action found to be necessary after the date of this Deed with regard to any hazardous substances remaining on the Property as of the date of this Deed if the Grantee is subsequently determined to be a potentially responsible party with respect to hazardous substances placed on the Property after the date of this Deed.

3. RIGHT OF ACCESS

A. Pursuant to section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(iii)), the United States retains and reserves a perpetual and assignable easement and right of access on, over, and

through the Property, to enter upon the Property after the date of transfer of the Property, in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws related and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns, and shall run with the land.

B. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

C. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

4. "AS IS"

A. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. Except as otherwise provided herein, the Grantee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

B. No warranties, either express or implied, are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

C. Nothing in this "As Is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

5. HOLD HARMLESS

A. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from: (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed by the Grantee, its successors and assigns, and (2) any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos or lead-based paint, or other condition on any portion of the Property after the date of conveyance**.**

B. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

C. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

6. POST-TRANSFER DISCOVERY OF CONTAMINATION

Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the

delivery and acceptance of this Deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

7. ENVIRONMENTAL PROTECTION PROVISIONS

The Environmental Protection Provisions are at Exhibit __, which is attached hereto and made a part hereof. These provisions are intended to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities at the former Fort Ord. The Grantee shall not transfer or lease the Property or any portion thereof, or grant any interest, privilege, or license whatsoever in connection with the Property, or any portion thereof, without the inclusion of the Environmental Protection Provisions contained herein to the extent applicable to the Property or a portion thereof, and shall require the inclusion of the applicable Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license concerning the Property or the applicable portion thereof.

ATTACHMENT 5

ENVIRONMENTAL PROTECTION PROVISIONS

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be attached, in a substantially similar form, as an exhibit to the deed and be incorporated therein by reference in order to ensure protection of human health and the environment.

1. FEDERAL FACILITY AGREEMENT

The Grantor acknowledges that the former Fort Ord has been identified as a National Priorities List (NPL) site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, as amended. The Grantee acknowledges that the Grantor has provided it with a copy of the Fort Ord Federal Facility Agreement (FFA), as amended, entered into by the United States Environmental Protection Agency Region IX (USEPA), the State of California, and the United States Department of the Army (Army), effective on November 19, 1990, and will provide the Grantee with a copy of Amendment No. 1 to the FFA and any future amendments thereto. For so long as the Property remains subject to the FFA, the Grantee, its successors and assigns, agree that they will not interfere with Army activities required by the FFA, as amended. In addition, should any conflict arise between the FFA, as amended, and the deed provisions, the FFA provisions, as amended, will take precedence. The Grantor assumes no liability to the Grantee, its successors and assigns, should implementation of the FFA, as amended, interfere with their use of the Property.

2. LAND USE RESTRICTIONS

A. The Army has undertaken careful environmental study of the Property and concluded that the land use restrictions set forth below are required to ensure protection of human health and the environment. The Grantee, its successors or assigns, shall not undertake nor allow any activity on or use of the Property that would violate the land use restrictions contained herein.

(1) Excavation Restriction. Because of the possibility of munitions and explosives of concern remaining on the Property, the Grantee, its successors and assigns shall comply with Monterey County Code – Chapter 16.10 when conducting or permitting others to conduct any ground disturbing or intrusive activities (e.g. digging, drilling, etc.).

(a) DoD Military Munitions Recognition and Safety Training. 3Rs Explosives Safety Education (see 3Rs.mil) including munitions recognition training is required for personnel conducting ground disturbing or intrusive activities. Prior to conducting any planned ground-disturbing or intrusive activities, the Grantee, its successors and assigns shall provide Notice to the Army and shall ensure that all personnel have been made aware of the 3Rs Explosives Safety Construction Guide, which is available at 3Rs.mil, and completed received training prior to performing ground-disturbing or intrusive activities.

(b) Construction Monitoring. Construction monitoring is required during any ground-disturbing or intrusive activities that disturb more than 10 cubic yards of soil. Construction monitoring shall be arranged during the planning stages of a construction project, prior to the start of any ground-disturbing or intrusive activities. UXO-qualified personnel will

monitor ground-disturbing and intrusive construction activities for the potential presence of DoD military munitions. Personnel providing this support will meet the requirements of DoD Explosives Safety Board's Technical Paper 16, Minimum Qualifications for Personnel Conducting Munitions and Explosives of Concern-Related Activities, and be equipped with appropriate geophysical equipment. If munitions are known or suspected to have been encountered, ground disturbing activities in the area and adjacent areas shall cease and the encounter will be reported to local law enforcement. The local law enforcement agency will promptly request DoD support of an explosives and munitions emergency.

Should DoD Explosive Ordnance Disposal (EOD) determine that the DoD military munition encountered was MEC, the Army, in coordination with USEPA and the California Department of Toxic Substances Control (DTSC), will reassess the probability of encountering MEC. Such an assessment may determine that additional investigation is required, the required action will be coordinated with USEPA and DTSC. As part of the assessment the Army will evaluate available historical records, onsite investigation data and other physical evidence, such as:

- DoD military munitions to include munitions determined to be MEC and munitions debris encountered to-date during the ongoing construction project.
- Most-recent five-year review.
- Annual reports since the most recent five-year review.

The Army will propose to USEPA and DTSC an appropriate site-level designation (low or moderate/high) to indicate the probability of encountering additional DoD military munitions. This designation will be used as a basis for determining the support required to continue the construction safely. The agency consultation process will be completed as expeditiously as practicable.

The probability of encountering MEC and the resulting support required will be determined jointly by the Army and USEPA, in consultation with DTSC. If the probability of encountering DoD military munitions is low, construction may resume with construction monitoring. If the probability of encountering DoD military munitions is moderate/high, the level of construction support may be modified based on an evaluation of the available information and applicable explosives safety criteria. If the Army or USEPA, in consultation with DTSC, determine that the selected remedy is no longer protective, the Army will propose additional munitions response actions or a modification of the current remedy. The Army and USEPA will jointly select the action to be conducted. DTSC will be provided an opportunity to review and comment on the proposal. The additional actions and remedial objectives required will be documented in an Explanation of Significant Differences (ESD) or Amendment to the Record of Decision (ROD), as appropriate.

(c) Annual Monitoring and Reporting. The Grantee, its successors and assigns shall conduct annual, physical on-site inspections to confirm continued compliance with the Excavation Restriction in accordance with Memorandum of Agreement (MOA) between DTSC, the Fort Ord Reuse Authority (FORA), and the local jurisdictions. The monitoring results will be included in a separate report or as a section to another environmental report, if appropriate, and be provided to the Grantor, USEPA and DTSC. The Grantee, its successors and

assigns will (a) notify the regulatory agencies, as soon as practicable, upon an encounter with a DoD military munition during use of the Property; and (b) report the results of monitoring activities annually. The Army will use the annual monitoring information in its preparation of the five-year review to evaluate the effectiveness of the remedy. As part of the annual monitoring and five-year review reporting, the Army, USEPA, and DTSC will review DoD military munitions-related data collected during the Property's development to determine whether the 3Rs Explosives Safety Education training and/or construction monitoring should continue. If MEC has not been encountered during development or use of the Property, the training and/or construction monitoring may, with regulatory approval, be discontinued; however, it may be subject to reinstatement if additional DoD military munitions are encountered in the future.

(2) Residential Use Restriction. The Grantee, its successors and assigns, shall not use the Property for residential purposes. The Army has agreed to enter into a Covenant to Restrict Use of Property (CRUP), which will include a Residential Use Restriction, with the California EPA Department of Toxic Substances Control (DTSC) pursuant to California Health and Safety Code sections 25222.1 and 25355.5 and California Civil Code Section 1471. Any proposal for residential development on the Property will be subject to regulatory review. The CRUP will place additional use restrictions on all of the transferring Property and will be signed prior to transfer. For purposes of this provision, residential use includes, but is not limited to, single family or multi-family residences; childcare facilities; nursing home or assisted living facilities; and any type of educational purpose for children/young adults in grades kindergarten through 12.

B. Modifying Restrictions. Nothing contained herein shall preclude the Grantee, its successors or assigns, from undertaking, in accordance with applicable laws and regulations and without any cost to the Grantor, such additional action necessary to allow for other less restrictive use of the Property. Prior to such use of the Property, Grantee shall consult with and obtain the approval of the Grantor, and, as appropriate, the State or Federal regulators, or the local authorities, in accordance with these Environmental Protection Provisions (EPPs) and the provisions of the applicable CRUP. Upon the Grantee's obtaining the approval of the Grantor and, as appropriate, State or Federal regulators, or local authorities, the Grantor agrees to record an amendment hereto. This recordation shall be the responsibility of the Grantee and at no additional cost to the Grantor.

C. Submissions. The Grantee, its successors and assigns, shall submit any requests for modifications to the above restrictions to Grantor, the USEPA, and the DTSC, in accordance with the provisions of the CRUP, by first class mail, postage prepaid, addressed as follows:

(1) Grantor: Director, Fort Ord Office
Army Base Realignment and Closure
P.O. Box 5008
Presidio of Monterey, CA 93944-5008

(2) USEPA: Chief, Federal Facility and Site Cleanup Branch
Superfund Division
U.S. Environmental Protection Agency, Region IX

75 Hawthorne Street, Mail Code: SFD-8-3
San Francisco, CA 94105-3901

(3) DTSC: Supervising Hazardous Substances Engineer II
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
Sacramento Office
8800 Cal Center Drive
Sacramento, CA 95826-3200

3. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

A. The Grantee is hereby notified that, due to the former use of the Property as a military installation, the Property may contain munitions and explosives of concern (MEC). The term MEC means specific categories of military munitions that may pose unique explosives safety risks and includes: (1) Unexploded Ordnance (UXO), as defined in 10 U.S.C. §101(e)(5); (2) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (3) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard. For the purposes of the Fort Ord Military Munitions Response Program (MMRP) and these EPPs, MEC does not include small arms ammunition (i.e., ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns).

B. The Property includes a portion of MRS-13B, which was previously used for a variety of training activities since the 1940s, including practice mortar training, bayonet training, hand-to-hand combat training, physical fitness training, and possibly rifle grenade training. The Army conducted munitions responses on the Property and detected DoD military munitions, some of which may have been determined to be MEC, were removed. The Army MEC disposed of the MEC recovered by a variety of methods (e.g., open detonation, either in place or in a consolidated shot, or by contained detonation). A summary of MEC discovered on the Property is provided in Exhibit __ [Include FOST Table 2 – Notification of Munitions and Explosives of Concern (MEC) as a deed exhibit]. Site maps depicting the locations of munitions response sites are provided at Deed Exhibit _____.

C. The Grantor represents that, to the best of its knowledge, there are no military munitions remaining on the Property that upon evaluation by Explosive Ordnance Disposal or similarly qualified personnel would be determined. Notwithstanding the Grantor's determination, the parties acknowledge that there is a possibility that MEC may exist on the Property. If the Grantee, any subsequent owner, or any other person should encounter or suspect they have encountered a munition on the Property, they shall (1) immediately stop intrusive or ground-disturbing work in the area and adjacent areas; (2) not attempt to approach, move or disturb it; and immediately notify the local law enforcement agency having jurisdiction on the Property. Law enforcement will request Explosive Ordnance Disposal (EOD) support of an explosives or munitions emergency to address the suspect munition. . EOD's support of an explosives or munitions emergency is at no expense to the Grantee.

D. Easement and Access Rights.

(1) The Grantor reserves a perpetual and assignable right of access on, over, and through the Property, to access and enter upon the Property in any case in which a munitions response action is found to be necessary, or such access and entrance is necessary to carry out a munitions response action on adjoining property as a result of the ongoing Munitions Response Remedial Investigation/Feasibility Study. Such easement and right of access includes, without limitation, the right to perform any additional investigation, sampling, testing, test-pitting, surface and subsurface clearance operations, or any other munitions response action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this Deed. This right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

(2) In exercising this easement and right of access, the Grantor shall give the Grantee or the then record owner, reasonable notice of the intent to enter on the Property, except in emergency situations. Grantor shall use reasonable means, without significant additional cost to the Grantor, to avoid and/or minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property; however, the use and/or occupancy of the Property may be limited or restricted, as necessary, under the following scenarios: (a) to provide the required minimum separation distance employed during intrusive munitions response actions that may occur on or adjacent to the Property; and (b) if Army implemented prescribed burns are necessary for the purpose of a munitions response action (removal) in adjacent areas. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

(3) In exercising this easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this Paragraph. In addition, the Grantee, its successors and assigns, shall not interfere with any munitions response action conducted by the Grantor on the Property.

E. The Grantee acknowledges receipt of the Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site (August 2008), and the Remedial Design/Remedial Action Work Plan, Parker Flats Munitions Response Area (March 2009).

ATTACHMENT 6

DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL INVESTIGATION/FEASIBILITY STUDY PROGRAM AND THE MILITARY MUNITIONS RESPONSE PROGRAM

DEFINITIONS FOR THE FORMER FORT ORD MUNITIONS RESPONSE REMEDIAL INVESTIGATION/FEASIBILITY STUDY PROGRAM

Track 0 – areas at the former Fort Ord that contain no evidence of munitions and explosives of concern (MEC) and have never been suspected of having been used for military munitions-related activities of any kind. This definition has been clarified in the *Explanation of Significant Differences, Final Record of Decision, No Action Regarding Ordnance-Related Investigations (Track 0 ROD), Former Fort Ord, California* (*March 2005*) to include areas not suspected as having been used for military munitions-related activities of any kind, but where incidental military munitions have been discovered.

Track 1 – sites at the former Fort Ord where military munitions were suspected to have been used, but based on the results of the MR RI/FS each site falls into one of the following three categories: Category 1: There is no evidence to indicate military munitions were used at the site (i.e., suspected training did not occur); Category 2: The site was used for training, but the military munitions items used do not pose an explosive hazard (i.e., training did not involve explosive items); or Category 3: The site was used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site specific evaluations conducted in the Track 1 OE RI/FS. Field investigations identified evidence of past training involving military munitions, but training at these sites involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. In the unlikely event that a live item of the type previously observed at the site is found, it is not expected that the item would function by casual contact (i.e., inadvertent and unintentional contact).

Track 2 – sites at the former Fort Ord where MEC was found and a MEC removal action was completed. Track 2 sites differ from Track 1 sites in that a removal action has been completed and that land use controls may be applicable based on future identified land uses and results of removal actions.

DEFINITIONS FOR THE MILITARY MUNITIONS RESPONSE PROGRAM[1]

Military Munitions Response Program (MMRP) – DOD-established program to manage environmental, health, and safety issues presented by munitions and explosives of concern (MEC). For the purposes of the Fort Ord MMRP and this FOST, MEC does not include small arms ammunition (i.e., ammunition that is .50 caliber or smaller or for shotguns and has projectiles that do not contain explosives, other than tracers).[2] The below definitions are used within the MMRP:

[1] These are concise definitions. The reader is referred to United States Code as referenced in the definitions above for detailed information.

[2] Per U.S. Army Engineering and Support Center, Huntsville, Ordnance and Explosives Center of Expertise guidance, small arms ammunition, defined as "ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns," are considered to pose very low risk to the public because a deliberate effort must be applied (using a tool resembling a firing pin) to a very specific and small point (the primer) to make the round function.

Discarded Military Munitions (DMM) – Military munitions that have been abandoned without proper disposal or removed from storage in a military magazine or other storage area for the purpose of disposal. The term does not include unexploded ordnance, military munitions that are being held for future use or planned disposal, or military munitions that have been properly disposed of consistent with applicable environmental laws and regulations (10 U.S.C. 2710(e)(2)). (Note: For the purposes of the Fort Ord MMRP and this FOST, DMM does not include small arms ammunition, defined as, "ammunitions without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns.)

Explosive Hazard – A condition where danger exists because explosives are present that may react (e.g., detonate, deflagrate) in a mishap with potential unacceptable effects (e.g., death, injury, damage) to people, property, operational capability, or the environment.

Explosives Safety – A condition where operational capability and readiness, people, property, and the environment are protected from the unacceptable effects or risks of potential mishaps involving military munitions.

Military Munitions – All ammunition products and components produced for, or used by, the armed forces for national defense and security, including ammunition products or components under the control of the Department of Defense, the U.S. Coast Guard (USCG), the Department of Energy (DoE), and the National Guard. The term includes confined gaseous, liquid, and solid propellants; explosives, pyrotechnics, chemical and riot control agents, smokes, and incendiaries, including bulk explosives, and chemical warfare agents; chemical munitions, rockets, guided and ballistic missiles, bombs, warheads, mortar rounds, artillery ammunition, small arms ammunition, grenades, mines, torpedoes, depth charges, cluster munitions and dispensers, and demolition charges; and devices and components thereof.

The term does not include wholly inert items; improvised explosive devices; and nuclear weapons, nuclear devices, and nuclear components, other than non-nuclear components of nuclear devices that are managed under the nuclear weapons program of the DoE after all required sanitization operations under the Atomic Energy Act of 1954 (42 U.S.C. 2011 et seq.) have been completed (10 U.S.C. 101(e)(4)(A) through (C)).

Military Munitions Burial Site – A site where military munitions, regardless of configuration, were intentionally buried with the intent to abandon or discard. The term does not include sites where munitions were intentionally covered with earth during authorized destruction by detonation.

Minimum Separation Distance (MSD) – MSD is the distance at which personnel in the open must be from an intentional or unintentional detonation.

Munitions Debris – Remnants of munitions (e.g., fragments, penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarization, or disposal.

Munitions and Explosives of Concern (MEC) – This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means:
(A) Unexploded ordnance (UXO), as defined in 10 U.S.C. 101(e)(5)(A) through (C);
(B) Discarded military munitions (DMM), as defined in 10 U.S.C. 2710 (e)(2); or (C) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. 2710 (e)(3), present in high enough concentrations to pose an explosive hazard.

Munitions Constituents (MC) – Any materials originating from unexploded ordnance, discarded military munitions, or other military munitions, including explosive and non-explosive materials, and emission, degradation, or breakdown elements of such ordnance or munitions (10 U.S.C. 2710).

Munitions Response (MR) – Response actions, including investigation, removal actions and remedial actions to address the explosives safety, human health, or environmental risks presented by unexploded ordnance (UXO) or discarded military munitions (DMM), or munitions constituents (MC), or to support a determination that no removal or remedial action is required.

Munitions Response Area (MRA) – Any area on a defense site that is known or suspected to contain UXO, DMM, or MC. A munitions response area is comprised of one or more munitions response sites.

Munitions Response Site (MRS) – A discrete location that is known to require a munitions response.

Other Debris – Debris found on operational or MRSs that may be removed to facilitate a range clearance or munitions response that is not related to munitions or range operations. Such debris includes, but is not limited to, rebar, household items (e.g., refrigerators and washing machines), automobile parts and automobiles that were not associated with range targets, fence posts, and fence wire.

Range – A designated land or water area that is set aside, managed, and used for range activities of the Department of Defense (10 U.S.C. 101(e)(1)(A) and (B)).

Range Activities – Research, development, testing, and evaluation of military munitions, other ordnance, and weapons systems; and the training of members of the armed forces in the use and handling of military munitions, other ordnance, and weapons systems (10 U.S.C. 101(e)(2)(A) and (B)).

Range-Related Debris – Debris, other than munitions debris, collected from operational ranges or from former ranges (e.g., target debris, military munitions packaging and crating material).

Small Arms Ammunition – Ammunition with projectiles that do not contain explosives (other than tracers) that are .50 caliber or smaller, or for shotguns.

Time Critical Removal Action (TCRA) – Removal actions where, based on the site evaluation, a determination is made that a removal is appropriate, and that less than 6 months exist before on-site removal activity must begin (40 CFR 300.5).

Unexploded Ordnance (UXO) – Military munitions that: (A) have been primed, fuzed, armed, or otherwise prepared for action; (B) have been fired, dropped, launched, projected, or placed in such a manner as to constitute a hazard to operations, installations, personnel, or material; and (C) remain unexploded either by malfunction, design, or any other cause (10 U.S.C. 101(e)(5)(A) through (C)).

ATTACHMENT 7

REGULATORY/PUBLIC COMMENTS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

August 13, 2013

Mr. William Collins
Fort Ord Base Realignment and Closure Office
P.O. Box 5008
Monterey, CA 93944-5008

Re: **Concurrence on Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1 (FOST 11), dated August 2013**

Dear Mr. Collins:

The U.S. Environmental Protection Agency (EPA), Region IX has received the above referenced revised FOST from the U.S. Army (Army) dated August 2013. The FOST addresses the properties at Former Fort Ord identified as Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1.

Pursuant to this FOST, the Army is proposing to enter into deeds for transfer under § 120(h)(3) of the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9620(h)(3). When entering into a deed for transfer under CERCLA § 120(h)(3), the Army is required to include in such deed a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the property has been taken before the date of the transfer, and that any additional remedial action found to be necessary after the date of transfer shall be conducted by the United States.

EPA has reviewed the revised FOST, received by EPA via email on August 13, 2013, and the associated Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site signed by EPA on August 26, 2008.

Without independent investigation or verification of certain information contained in the documentation, the undersigned concurs, to the extent set forth below, with the Army's determination that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the Property has been taken. The concurrence shall not be construed in any manner inconsistent with any obligation, right or authority existing under the Fort Ord Federal Facilities Agreement entered into by EPA, the State of California and the Army. The review of the documentation was completed pursuant to CERCLA § 120(h)(3), and the sole purpose of this letter is to satisfy the requirements of these provisions. The undersigned expressly reserves all rights and authorities relating to information not contained in this FOST and accompanying documentation, whether such information is

known as of this date or is discovered in the future.

Based on the Army's stated position that any recovered MEC item with positively identified explosive/energetic filler will be documented as a hazardous waste/hazardous substance as defined by CERCLA, EPA withdraws our non-concurrence letter dated February 9, 2012 and concurs that the above referenced parcels are suitable for transfer and the intended reuse, given the environmental restrictions identified.

We appreciate the opportunity to review the FOST and the Army's cooperative efforts in transferring another 27 acres for reuse. If you have any questions regarding this letter, please contact Judy Huang at (415) 972-3681 or e-mail her at: huang.judy@epa.gov.

Sincerely,

John Chesnutt for

Michael Montgomery, Assistant Director
Federal Facilities and Site Cleanup Branch
Superfund Division

cc: Mr. Derek Lieberman
Fort Ord Base Realignment and Closure Office
P.O. Box 5008
Monterey, CA 93944-5004

Ed Walker (DTSC)
Site Mitigation/Office of Military Facilities
8800 Cal Center Drive
Sacramento, CA 95826

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

September 9, 2013

Mr. Bill Collins
BRAC Environmental Coordinator
Fort Ord Base Realignment and Closure Office
P.O. Box 5008, Building #4463 Gigling Road
Monterey, California 93944-5008

FINDING OF SUITABILITY TO TRANSFER (FOST), FORMER FORT ORD, CALIFORNIA, PARKER FLATS MUNITIONS RESPONSE AREA, PARCELS L2.3 AND L2.4.1 (FOST 11)

Dear Mr. Collins:

The Department of Toxic Substances Control (DTSC) has reviewed the document entitled "Finding of Suitability to Transfer, Former Fort Ord, California, Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1 (FOST 11), dated August 2013.

Pursuant to this FOST, the Army is proposing to enter into deeds for transfer under Section 120(h)(3) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The deed for transfer will include a covenant warranting that all remedial action necessary to protect human health and the environment with respect to hazardous substances remaining on the property has been taken before the date of transfer, and that any additional remedial action found to be necessary after the date of transfer shall be conducted by the United States.

DTSC provided a concurrence letter for the August 2010 version of the subject FOST. On January 30, 2012 DTSC received a revised version of that FOST. Based on a modification to text in the January 30 2012 version it was DTSC's opinion that munitions and Explosives of concern (MEC) were not adequately defined to be covered under the CERCLA warranty. As a result of the FOST 11 text modification DTSC issued a non-concurrence letter on March 9, 2012.

The Army has subsequently modified the text to indicate that prior to 1998, suspected MEC items encountered at the former Fort Ord were destroyed by detonation without determining whether the items were MEC; therefore, suspected MEC destroyed during the munitions responses on the Property may or may not have been a hazardous substance, and may have been inert or expended. Although the Army cannot confirm

that hazardous substances were present, the Army will include the CERCLA Covenant in the Deed for the Property. Based on this modification it is DTSC's opinion that should MEC be found, it will be addressed by the Army per the CERCLA warranty. DTSC's comments have been adequately addressed and withdraws the March 9, 2012, non-concurrence.

Please note that should this property be considered for proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with California Education Code 12710 et seq. will need to be conducted and approved by DTSC.

DTSC concurs that the above referenced parcels are suitable for transfer and the intended reuse. DTSC reserves the right to address any appropriate environmental or human health related issues should additional information concerning the environmental condition of subject property become available in the future.

If there are any questions pertaining to the comments provided, please contact me at (916) 255-4988 or by email at ed.walker@dtsc.ca.gov.

Sincerely,

Ed Walker
Project Manager
Military Sites and Corrective Action Unit
Brownfields and Environmental Restoration Program

Enclosure

cc: Ms. Judy C. Huang, P.E.
U.S. Environmental Protection Agency
75 Hawthorne Street
Mail Code: SFD-8-3
San Francisco, California 94105

Mr. Derek Lieberman
Fort Ord Office, Army Base Realignment and Closure
P.O. Box 5008, Building #4463 Gigling Road
Monterey, California 93944-5008

cc: Ms. Chieko Nozaki
Fort Ord Office, Army Base Realignment and Closure
P.O. Box 5008, Building #4463 Gigling Road
Monterey, California 93944-5008

Mr. Noel Shrum
Unit Chief
Military Sites and Corrective Action Unit
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826

ATTACHMENT 8

ARMY RESPONSE

LETTER RECEIVED FROM UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION IX (USEPA) DATED AUGUST 13, 2013: CONCURRENCE ON FINDING OF SUITABILITY TO TRANSFER (FOST), FORMER FORT ORD, CALIFORNIA, PARKER FLATS MUNITIONS RESPONSE AREA PARCELS L2.3 AND L2.4.14 (FOST 11), DATED AUGUST 2013.

Comment:

Based on the Army's stated position that any recovered MEC [munitions and explosives of concern][1] item with positively identified explosive/energetic filler will be documented as a hazardous waste/hazardous substance as defined by CERCLA, EPA withdraws our non-concurrence letter dated February 9, 2012 and concurs that the above referenced parcels are suitable for transfer and the intended reuse, given the environmental restrictions identified.

Response:

Munitions responses at the former Fort Ord are performed by personnel who are trained and experienced in the identification and safe handling of used and unused military munitions identified as Material Potentially Presenting an Explosive Hazard (MPPEH), which may be further classified as material documented as an explosive hazard (MDEH) or material documented as safe (MDAS).[2] MDEH is specifically MPPEH that cannot be documented as MDAS, and has been assessed and documented as to the maximum explosive hazards[3] the material is known or suspected to present. The MDEH characterization only addresses the explosives safety status of the material, and not whether the item exhibits a RCRA characteristic.

To make a determination of whether MEC recovered at Fort Ord is a hazardous waste, and thus a hazardous substance under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), a determination through testing for a the Resource Conservation and Recovery Act (RCRA) characteristic of ignitability or reactivity would be necessary during munitions response, or documentation of a reaction indicating a characteristic.

MEC may exhibit the characteristic of ignitability if they have either of the following properties:

1. Capable of causing fire by functioning under standard temperature and pressure through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burn so vigorously and persistently that it creates a hazard.

2. Contain an oxidizer (e.g., perchlorate) that yields oxygen readily to stimulate combustion of organic matter.

MEC may exhibit the characteristic of reactivity if they have either of the following properties:

1. Capable of detonation or explosive reaction if subjected to a strong initiating source or if heated under confinement.

[1] See Attachment 6 for definitions.
[2] Under the control of the Department of Defense (DoD) and its contractors in accordance with DoD Instruction (DoDI) 4140.62.
[3] A condition where danger exists because explosives are present that may react (e.g., detonate, deflagrate) in a mishap with potential unacceptable effects (e.g., death, injury, damage) to people, property, operational capability, or the environment (DoD 6055.09-STD).

2. Readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure.

As described above, personnel perform munitions responses for the purpose of addressing the explosives safety status of the material recovered. These personnel have graduated from military explosive ordnance disposal (EOD) school or equivalent civilian certified unexploded ordnance (UXO) school. These individuals are highly trained and qualified to perform munitions responses; however, their training is not required nor expected to include testing or identifying RCRA hazardous waste characteristics that may be associated with some recovered MEC items. The recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or documented with respect to RCRA hazardous waste characteristics. It is not possible to determine whether a MEC item will exhibit a characteristic merely by the type of munition.

LETTER RECEIVED FROM CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) DATED SEPTEMBER 9, 2013: FINDING OF SUITABILITY TO TRANSFER (FOST), FORMER FORT ORD, CALIFORNIA, PARKER FLATS MUNITIONS RESPONSE AREA PARCELS L2.3 AND L2.4.14 (FOST 11).

Comment:

The Army has… modified the text [of FOST 11] to indicate that prior to 1998, suspected MEC items encountered at the former Fort Ord were destroyed by detonation without determining the items were MEC; therefore, suspected MEC destroyed during the munitions responses on the Property may or may not have been a hazardous substance, and may have been inert or expended. Although the Army cannot confirm that hazardous substances were present, the Army will include the CERCLA Covenant in the Deed for the Property. Based on this modification it is DTSC's opinion that should MEC be found, it will be addressed by the Army per the CERCLA warranty.

Response:

The Army will include the CERCLA Covenant in the Deed for the Property and, because recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or documented with respect to RCRA hazardous waste characteristics, and it is not possible to determine whether an item will exhibit a characteristic merely by the type of munition, the Army will address MEC found on the Property pursuant to the Notice of the Potential for the Presence of MEC provided in the Environmental Protection Provisions (Attachment 5 to this FOST), which will also be included in the Deed for the Property. Additional information is provided in the response to the USEPA comment above.

ENCLOSURE 2

ENVIRONMENTAL DOCUMENTATION

California Department of Health Services (DHS), 1997. Memorandum documenting that, with respect to radiological issues, the buildings listed in the memorandum are acceptable for unrestricted release. October 1.

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Army, 2017a. *Final 4th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California*. September 8. BW-2834.

Army, 2017b. *Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1 (FOST 11)*. November 1. OTH-254A.

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ENCLOSURE 3

REGULATORY/PUBLIC COMMENTS AND ARMY RESPONSE TO COMMENTS

ENCLOSURE 4

ENVIRONMENTAL CONDITION OF PROPERTY REPORT UPDATE NO. 1
PARCELS L2.3 AND L2.4.1
FORMER FORT ORD, CALIFORNIA
FOR TRANSFER TO THE CITY OF SEASIDE

FEBRUARY 2026

U.S. Army Base Realignment and Closure
Environmental Condition of Property Report Update No. 1
Parcels L2.3 and L2.4.1
Former Fort Ord, California

For Transfer to the City of Seaside

Prepared by

U.S. Army Base Realignment and Closure, Fort Ord Office

February 2026

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ACRONYMS AND ABBREVIATIONS

AR	Army Regulation
ARAR	Applicable or Relevant and Appropriate Requirement
Army	U.S. Department of the Army
ASP	ammunition supply point
ASTM	ASTM International
BRA	Basewide Range Assessment
BRAC	Base Realignment and Closure
CAIS	chemical agent identification set
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CRUP	Covenant to Restrict Use of Property
DoD	U.S. Department of Defense
DTSC	California Department of Toxic Substances Control
ECP	Environmental Condition of Property
FFA	Federal Facility Agreement
HMP	Habitat Management Plan
IRP	Installation Restoration Program
LUC	land use control
MEC	Munitions and Explosives of Concern
MMRP	Military Munitions Response Program
MRA	Munitions Response Area
MRS	Munitions Response Site
MR	Munitions Response
OEW	ordnance and explosive waste
PCBs	polychlorinated biphenyls
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
REC	recognized environmental condition
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
USEPA	U.S. Environmental Protection Agency
U.S.C.	United States Code
UXO	Unexploded Ordnance

CERTIFICATION

All information/documentation provided accurately reflects the condition of Fort Ord Property that is to transfer to the City of Seaside. The report meets the Department of Defense requirements of an update for an Environmental Condition of Property Report.

02/25/2026

Stephanie Santiago, MS, REP Date
BRAC Program Manager
Office of the Assistant Secretary of the Army (IE&E)
DASA-ESOH, Base Realignment and Closure (BRAC)

CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL

In accordance with the requirements of 40 Code of Federal Regulations (CFR) §312 concerning the results of inquiry by an environmental professional:

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312 of 40 Code of Federal Regulations Part 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have performed all appropriate inquiries in conformance with the standards and practices set forth in 40 Code of Federal Regulations Part 312. All information and documentation provided accurately reflects the environmental condition of the property. This Environmental Condition of Property Report Update is in general accordance with the U.S. Department of Defense requirements for completion of an Environmental Condition of Property Report"

02/24/2026

Derek S. Lieberman, P.E. Date
Senior Program Manager/Chief Scientist
Ahtna Global, LLC

EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) Report Update for the former Fort Ord, California, Parcels L2.3 and L2.4.1 provides new information and site conditions since the Environmental Baseline Survey was conducted in 1994 as part of the Community Environmental Response Facilitation Act (CERFA) Report (ADL, 1994). Parcels L2.3 and L2.4.1 (the "Property") consists of approximately 27.03 acres of undeveloped land in the central portion of the former Fort Ord that was previously used as a training facility for infantry troops. The ECP Report Update was performed in compliance with ASTM International (ASTM) D6008-22, *Standard Practice for Determining the Environmental Condition of Federal Property* (ASTM, 2022). The ECP Report Update included a detailed search and review of available information and records for the Property, interviews of current and former occupants, and site reconnaissance and visual inspection. Based on the components of this ECP Report Update and review of supplemental documentation, the Property is Standard ECP Area Type 4 (areas in which release, disposal, or migration of hazardous substances has occurred, but all removal or other remedial actions necessary to protect human health and the environment have been taken). This classification was selected because all removal or other remedial actions necessary to protect human health and the environment have been taken.

1.0 INTRODUCTION

The Base Realignment and Closure (BRAC) Fort Ord Office prepared this ECP Report Update for the former Fort Ord, California Parcels L2.3 and L2.4.1 to facilitate transfer of real property from U.S. Department of the Army (Army) control consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. §9601 et seq.) §120(h) and U.S. Department of Defense (DoD) policy. This ECP Report Update provides new information and site conditions since the Environmental Baseline Survey conducted in 1994 as part of the CERFA Report (ADL, 1994).

1.1 Fort Ord Background

The former Fort Ord is located along the Pacific Ocean in northwest Monterey County, approximately 80 miles south of San Francisco, California (Appendix A, Map 1). The former military installation covered about 28,000 acres, is bounded by Monterey Bay to the west and the Santa Lucia Range to the south, and is surrounded by the cities of Del Rey Oaks, Marina, Sand City, and Seaside. State Route 1 and the former Union Pacific Railroad right-of-way traverse through the western portion of the former Fort Ord, separating the Monterey Bay beachfront from the rest of the installation. Laguna Seca Recreation Area and Toro Regional Park also border Fort Ord to the south and southeast, respectively, and several small communities are located along State Route 68.

The original Fort Ord site was established in 1917 with the purchase of 16,324 acres of land near the former East Garrison. The base was originally named the Gigling Field Artillery Range and was used by Army units stationed at the Presidio of Monterey as a maneuver area and field artillery and target range. In 1933, the site was renamed Camp Ord. Five years later,

construction of the East Garrison began, which included administrative buildings, mess halls, tent pads, and a sewage treatment plant.

In 1938, additional agricultural property was purchased for the development of the Main Garrison and the beachfront property was donated to the Army, after which the base was renamed Fort Ord. The Main Garrison was constructed between 1940 and the 1960s, starting in the northwestern corner of the base and expanding southward and eastward. During the 1940s and 1950s, an area within the Main Garrison was utilized as a small airfield. In the early 1960s, construction of the Fritzsche Army Airfield (FAAF) was completed. The smaller Main Garrison airfield was then decommissioned and its facilities were redeveloped as motor pools and other facilities.

Fort Ord was used as a staging area during World War II, the Korean War, and the Vietnam War. In 1947, Fort Ord became the headquarters for the 4th Replacement Training Center under the U.S. Army Training and Doctrine Command. From 1957 to 1974, the base was used as a basic infantry training center.

Fort Ord was designated in 1974 as headquarters for the reactivated 7th Infantry Division, which was converted to a light infantry division in 1983. From 1975 until base closure in 1994, Fort Ord accommodated both infantry and artillery units under the authority of the U.S. Army Forces Command. By 1990, Fort Ord supported a total population of approximately 33,800 personnel.

In 1990, Fort Ord was placed on the U.S. Environmental Protection Agency (USEPA) National Priorities List, primarily due to volatile organic compounds found in groundwater beneath the Fort Ord Landfills. Fort Ord was closed in 1994 under the BRAC Act. Environmental remediation at the former Fort Ord is being completed pursuant to CERCLA §121, the National Oil and Hazardous Substances Pollution Contingency Plan, the Defense Environmental Restoration Program (DERP, 10 U.S.C. §2701 et seq.), and the Federal Facility Agreement (FFA) signed by representatives of the Army, USEPA, the California Department of Health Services (now the California Department of Toxic Substances Control [DTSC]), and the California Regional Water Quality Control Board – Central Coast Region. The Federal Facility Agreement became effective on November 19, 1990 (FFA, 1990).

In November 1998, the Army began to evaluate military munitions at former Fort Ord in an Ordnance and Explosives Remedial Investigation/Feasibility Study (basewide OE RI/FS), now termed the basewide Munitions Response Remedial Investigation/Feasibility Study (basewide MR RI/FS), consistent with CERCLA. In April 2000, an agreement was signed between the Army, USEPA, and DTSC to evaluate military munitions and conduct munitions response activities at the former Fort Ord subject to the provisions of the FFA.

1.2 Property Description

Parcels L2.3 and L2.4.1 (the “Property”) consists of approximately 27.03 acres of undeveloped land in the north-central portion of the former Fort Ord, within the Track 2 Parker Flats Munitions Response Area (MRA), north of Gigling Road, south of the Army Maintenance Center and Joe Lloyd Way, and east of 8th Avenue (Appendix A, Map 2 and Map 3). Access to

the Property is currently unrestricted. The Property was privately-held agricultural land until the 1940s. The Property includes a portion of Munitions Response Site (MRS)-13B (Appendix A, Map 3), which was previously used for a variety of training activities since the 1940s, including practice mortar training, bayonet training, hand-to-hand combat training, physical fitness training, and possibly rifle grenade training. Review of 1940s-era documentation, including historical maps and aerial photographs, indicates majority of the Property lies within an area identified on the 1945 and 1946 training facilities maps as "P." No specific features, with the exception of Gigling Road, are identified on the 1945 and 1946 training facilities maps. 1950s training maps identify the "Sinkhole Practice Mortar Range" and "Sinkhole Training Area" in the MRS-13B area (referred to as a "Practice Mortar Range" in the Archives Search Report [USACE, 1997a]). A machine gun square or possibly a mortar square is visible on the 1956 aerial photographs in the southwest corner of the Property (MACTEC, 2006). This area is adjacent to the location of Machine Gun Square #5 (outside of the Property) on 1950s training facilities maps. Training maps from the late 1950s and 1960s indicate that portions of the Property were assigned to the 1st and 3rd Brigades. 1st Brigade training areas on the Property in the 1960s through the 1980s included a bayonet assault course, hand-to-hand combat area, and physical training area. The mission of the 1st and 3rd Brigades was to conduct basic combat training, which could have involved the use of pyrotechnic and smoke producing military munitions; however, there is no historical information to suggest that military munitions other than practice mortars and possibly practice rifle grenades were used in the MRS-13B area (MACTEC, 2006). As of 1994, the Property was being used for bayonet training, hand-to-hand combat training, and physical fitness training (ADL, 1994).

1.3 Objective

The Army's ECP process characterizes the existing environmental conditions at a given site. A factual environmental characterization of the BRAC property is documented in the CERFA Report (ADL, 1994). The CERFA Report documented the assessments and studies that supported the assignment of the CERFA categories of installation parcels. This ECP Report Update only addresses Parcels L2.3 and L2.4.1.

The objective of this ECP Report Update is to characterize the existing environmental conditions on the Property owned by the Army and to revise, as appropriate, the ECP category or categories that were assigned in the CERFA Report. The scope included document reviews, a visual site inspection, and personnel interviews to determine any changes to the environmental condition of the Property.

1.4 Regulatory Requirements

In 1994, Arthur D. Little, Inc. prepared the CERFA Report for Fort Ord on behalf of the U.S. Army Environmental Center to establish a baseline for the environmental condition of property that could be used by the Army in decision-making activities associated with future real property transactions, and to determine the environmental baseline condition of the property in preparation for a real property disposal.

This ECP Report Update meets the DoD preparation requirements for an ECP Report. The ECP was performed to collect reliable information regarding the environmental condition of

the Property to determine the Property's suitability for out-grant or transfer, and to meet the requirements under §120(h)(1) and (3)(A)(i) of CERCLA, 40 CFR Part 373, Section 15-5 of Army Regulation (AR) 200-1 (Army, 2007), and DoD Base Redevelopment and Realignment Manual, 4165.66-M, Section C8.3 (DoD, 2006). The information gathered during this assessment will be used to assist the Army in making informed decisions about the transfer of the Property by reducing uncertainty regarding its environmental condition. The Army prepares an ECP for the following purposes:

- Summarize historical, cultural, and environmental conditions and include references to publicly available related reports, studies, and permits.
- Provide an accurate summary of the environmental condition of the property.
- Provide information used to make disposal decisions regarding the property.
- Provide the public with information relative to the environmental condition of the property.
- Assist in community planning for the reuse of BRAC property.
- Assist federal agencies during the property screening process.
- Provide information for prospective buyers.
- Assist prospective new owners in meeting the requirements under USEPA's "All Appropriate Inquiry" regulations. The USEPA issued the All Appropriate Inquiry Rule on November 1, 2005 (40 CFR Part 312).
- Provide information about completed remedial and corrective actions at the property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

This update contains the information required to comply with the provisions of 42 U.S.C. §9620(h)(3), which requires a notice that accompanies contracts for the sale, and deeds entered into for the transfer, of federal property on which hazardous substances may have been stored, released, or disposed.

The ECP Report Update was performed in compliance with ASTM D6008-22, *Standard Practice for Determining the Environmental Condition of Federal Property* (ASTM, 2022). Although many of the ECP development activities may be considered "due diligence" functions, the ECP Report Update is not prepared to satisfy a real property purchaser's duty to conduct an "all appropriate inquiry" to establish an "innocent purchaser defense" to CERCLA 107 liability. Any such use of the ECP by any party is outside the control of the DoD and its components and beyond the scope of the ECP Report Update. The DoD, its components, its officers, employees, or contractors make no warranties or representations that any ECP Report Update satisfies any such requirements for any party.

1.5 1994 ECP Findings

The CERFA Report (ADL, 1994) used the following definitions to categorize property at the former Fort Ord:

CERFA parcel – A portion of the installation real property for which investigation revealed no evidence of storage for one year or more, release, or disposal of CERCLA hazardous

substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. CERFA parcels include areas where polychlorinated biphenyl (PCB)-containing equipment is in operation, but there is no evidence of release. CERFA parcels also include any portion of the installation that once contained related environmental, hazard, or safety issues including unexploded ordnance (UXO) located on firing ranges or impact areas, radon, stored (not in use) PCB-containing equipment, products that contained radionuclides being used for their intended purposes, asbestos contained within building materials, and lead-based paint applied to building material surfaces, but that has since been removed or fully remediated.

CERFA parcel with qualifier(s) – A portion of the installation real property for which investigation reveals no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. The parcel does however contain related environmental, hazard, or safety issues, including UXO located on firing ranges or impact areas, radon, radionuclides contained within products being used for their intended purposes, asbestos contained within building materials, lead-based paint applied to building material surfaces, or stored (not in use) PCB-containing equipment.

CERFA disqualified parcel – A portion of the installation real property for which investigation reveals evidence of a release, disposal, or storage for more than one year of a CERCLA hazardous substance, petroleum, or petroleum derivative; or a portion of the installation threatened by such a release or disposal. CERFA disqualified parcels also include any portion of the installation where PCB, asbestos-containing material. lead-based paint residue, or any ordnance has been disposed of, and any locations where chemical ordnance has been stored. Additionally, CERFA disqualified parcels include any areas in which CERCLA hazardous substances or petroleum products have been released or disposed of and subsequently fully remediated.

For the purposes of the CERFA Report, Fort Ord was parceled per U.S. Army Environmental Command guidelines (ADL, 1994):

- A 1-acre grid was superimposed on the Fort Ord map to define the boundaries of the parcels.
- Parcels were delineated along the lines of the grids in polygonal shapes.
- A numeric x,y-coordinate system was used to identify the location of parcels.
- The minimum parcel size was 1 acre; any remaining areas less than 1 acre were absorbed into the nearest parcel. The entire 1-acre grid square was shaded to correspond to the appropriate parcel category.
- After disqualified and qualified parcels had been delineated, the remaining areas were defined as CERFA parcels.
- Parcels were labeled according to the system outlined in the CERFA Report to indicate the CERFA category and environmental concerns.
- To the extent practical, individual housing areas and schools were defined as separate parcels.

- If a specific grid included activities that would disqualify the area, and the presence of materials that would categorize the area as CERFA with qualifier was also identified within the same grid, the area was categorized as disqualified.
- All UXO areas were identified. UXO areas within the parcels that had already been disqualified were identified on the map and the parcels were listed as disqualified; UXO areas that did not fall within disqualified parcels were identified as distinct CERFA parcels with the UXO qualifier, separate from the other CERFA with qualifier parcels.

For the purposes of disposal of former Fort Ord property, parcel boundaries, including those for Parcels L2.3 and L2.4.1, were developed based on evaluation of alternative reuse scenarios in the Environmental Impact Statement (EIS), Fort Ord Disposal and Reuse (USACE, 1993a) and the Supplemental EIS, Fort Ord Disposal and Reuse (USACE, 1996) in conjunction with concurrent development of the Fort Ord Reuse Plan (FORA, 1997) and the Installation-Wide Habitat Management Plan for Former Fort Ord (USACE, 1997b). This process was separate from the CERFA Report and did not consider CERFA parcel boundaries; therefore, the Property boundaries are not congruent with CERFA parcel boundaries and the Property is overlapped by two CERFA parcels with different environmental conditions, as described below and shown on Map 2 in Appendix A.

CERFA Parcel 4 was categorized as disqualified due to the presence of:

- Installation Restoration Program (IRP) Site 21 where there was a reported gasoline spill; a decommissioned fuel facility; petroleum hydrocarbons, oil and grease observed in surface soils and soils from a canal discharge area; lead, antimony, and chromium concentrations exceeded background levels in soil at the canal discharge area; and hazardous substances storage in Buildings 4506, 4512S, and 4518. However, as shown on CERFA Report Figure 5-1, Section 4 of 10, IRP Site 21 is not within the Property.
- IRP Site 22 where there was low concentrations of high-boiling petroleum hydrocarbons observed in the vicinity of oil/water separators; volatile organic compounds observed at one oil/water separator; and hazardous substances storage in Buildings 4527, 4528, 4534, 4536, 4537, 4540, 4541, and 4544. However, as shown on CERFA Report Figure 5-1, Section 4 of 10, IRP Site 22 is not within the Property.
- Machine Gun Square #5: Approximate former location of machine gun training activities with potential for presence of UXO and/or explosive waste. However, as shown on CERFA Report Figure 5-1, Section 4 of 10, Machine Gun Square #5 is not within the Property.
- Mortar Square #4: Approximate former location of machine gun training activities with potential for presence of UXO and/or explosive waste. However, as shown on CERFA Report Figure 5-1, Section 4 of 10, Mortar Square #4 is not within the Property.
- Sinkhole Practice Mortar Range: Approximate former location of mortar training range with potential for presence of UXO and/or explosive waste (the Sinkhole

Practice Mortar Range is also partially within CERFA Parcel 169). However, as shown on CERFA Report Figure 5-1, Section 4 of 10, the Sinkhole Practice Mortar Range is not within the Property.

CERFA Parcel 169 was categorized as qualified due to the potential presence of UXO and/or explosive waste in the "Sinkhole Practice Mortar Range." No evidence was observed during the CERFA assessment to indicate storage, release, or disposal of hazardous substances or petroleum products or their derivatives within this parcel. However, as shown on CERFA Report Figure 5-1, Section 4 of 10, the Sinkhole Practice Mortar Range and CERFA Parcel 169 are not within the Property.

The Property is mostly within CERFA Parcel 226 (Appendix A, Map 2), which USEPA concurred was uncontaminated (USEPA, 1994). No evidence was observed during the CERFA assessment to indicate storage, release, or disposal of hazardous substances or petroleum products or their derivatives within the area defined as this parcel. No impact is expected from any adjacent disqualified parcels with hazardous substance or petroleum storage in specific areas or with localized releases (e.g., IRP sites) and CERFA Parcel 226 is not within the area of defined groundwater contamination.

The CERFA Report (ADL, 1994) used regulatory information from the Environmental Database, Inc. report dated November 11, 1993. Environmental Database, Inc. provides a regulatory database summary that consolidates standard federal, state, local, and tribal environmental record sources based on ASTM D6008-recommended minimum search distances from the Property. A copy of the complete Environmental Database, Inc. report is included in Appendix B.

2.0 ECP UPDATE METHODOLOGY

2.1 Records Review

A detailed search and review of available information and records for the Property in the possession of the Army was conducted and a review of reasonably obtainable federal, state, and local government records for adjoining property was conducted. The documents within the Fort Ord Administrative Record and document library were also reviewed. Records reviewed included standard environmental records sources and environmental investigation/documents that were completed subsequent to finalization of the CERFA Report in 1994. Additionally, available aerial photographs were analyzed for patterns of land use and human activities, as well as direct and indirect evidence of the potential existence of a recognized environmental condition (REC) since 1994 when the CERFA Report was completed.

2.2 Interviews

Interviews of current and former occupants involved in operations on the Property were conducted to aid in identifying a REC on the Property and other information necessary to determine standard environmental condition of property types. Personnel from the Fort Ord BRAC Office were identified as Key Site Managers and interviewed, including the BRAC Environmental Coordinator for Fort Ord.

2.3 Site Reconnaissance

A specific site reconnaissance and visual inspection was conducted on March 7, 2025 to characterize on-site conditions and assess surrounding property uses and natural surface features that may have affected the condition of the Property. The site reconnaissance focused on changes made to the site and operations since the CERFA Report was completed in 1994, and identifying evidence of RECs on the Property.

3.0 ECP UPDATE FINDINGS

3.1 Findings from Records Review

Records reviewed included standard environmental records sources and environmental investigation/documents that were completed subsequent to finalization of the CERFA Report. Records indicate that there have been changes and there are additional records relating to the Property (Appendix C).

1994 USEPA Region IX Fort Ord Uncontaminated Property Identification. This letter documents USEPA's concurrence with the Army's identification of 60 CERFA parcels, including CERFA Parcel 226, as uncontaminated in accordance with the provisions of CERCLA Section 120(h)(4)(A) (USEPA, 1994).

1994 Fort Ord Ordnance and Explosive Waste [OEW] Time-Critical Removal Action Memorandum. The purpose of this memorandum is to document Army time-critical actions necessary to mitigate the threat of explosion from munitions and explosives of concern (MEC) outside the 8,000-acre Impact Area. Areas potentially containing MEC, including MRS-13B, were identified through archive searches, map searches, and interviews. As of the date of the memorandum, MRS-13B had undergone a field investigation and sampling to verify the presence of MEC and was identified as site requiring a removal action (Army, 1994).

1994 U.S. Department of Defense, Base Realignment and Closure, Ordnance and Explosive Waste, Archives Search Report (Supplement No. 1). This report evaluates additional maps and information obtained from on-going remediation activities and other sources pursuant to the basic Archives Search Report for Fort Ord (USACE, 1993b). This also included visits to the sites to determine coordinates and sampling results. Information obtained during this process was used in developing recommendations for further actions at these sites; however, MRS-13B was not identified as a site requiring an update (USACE, 1994).

1994 OEW Sampling and OEW Removal Action, Fort Ord Final Report Volume I. This is the final report of the MEC Sampling and Removal Action conducted at Fort Ord from January 6, 1994 through June 30, 1994. The objective for the survey and sampling project was to sample randomly placed grids in sites identified in the Archives Search Report and to determine if the sites were contaminated with MEC. The objective of the MEC removal action was to conduct a 100% surface and subsurface search to four feet, removing and disposing of all MEC located. One hundred sample grids were placed in MRS-13B and 57 grids were sampled before the site was declared contaminated by the USACE Safety Specialist, after which a removal action was initiated. The report recommended a 100% survey and removal of all MEC located in MRS-13B should be conducted prior to the excessing of any land (HFA, 1994).

1997 U.S. Department of Defense, Ordnance and Explosives, Revised Archives Search Report, Former Fort Ord, Monterey County, California. This report compiles information obtained through historical research at various archives and records holding facilities, interviews with individuals associated with sites or site operations, personal site visits, and field investigations/sampling and removal actions performed by others. Efforts were directed towards determining types of munitions used, possible disposal areas, and unknown training areas. Information obtained during this process was used in developing recommendations for further actions. The report summarizes munitions response actions at MRS-13B through March 1997 and noted that a removal action was in progress (USACE, 1997a):

- In 1993-1994, 57 grids were sampled. A total of 1,482 live small arms, 591 live munitions items, and 175 expended munitions items were discovered. A removal action was accomplished covering the northern one-third of MRS-13B.
- In 1994-1995 the site was surveyed. No intrusive work was done.
- On March 11, 1997, while a Time Critical Removal Action was being conducted in the southern portion of MRS-13B, two chemical agent identification sets (CAIS) were discovered and removed. All the contents of each set were found intact.

March 1997 Memorandum for the Record, Chemical Agent Identification Sets (CAIS) Found on Fort Ord. This memorandum is a synopsis of key events regarding two M1 K951 CAIS found in MRS-13B on March 10, 1997. The CAIS were found in a trash pit approximately 500 feet east of Parcel L2.3 and were removed from the site by an Army Technical Escort Unit mobilized from Dugway Proving Ground (Army, 1997a).

March 1997 Update Regarding Chemical Agent Identification Sets (CAIS) Discovered at the Former Fort Ord. This letter provides an update to DTSC regarding the CAIS discovered in MRS-13B on March 10, 1997. The letter notes that 24 CAIS ampules were recovered by the Army Technical Escort Unit, overpacked, and stored at the ammunition supply point (ASP), a secured storage facility located south of the East Garrison at the former Fort Ord. (Army, 1997b).

April 1997 Installation-Wide Multispecies Habitat Management Plan (HMP) for Former Fort Ord, California. The HMP for former Fort Ord complies with the U.S. Fish and Wildlife Service final Biological Opinion for disposal and reuse of former Fort Ord lands (USFWS, 1993) and establishes the guidelines for the conservation and management of wildlife and plant species and habitats that largely depend on former Fort Ord land for survival. Implementation of the HMP assist in the orderly disposal and reuse of former Fort Ord. Per the HMP, the Property is within a Development Area and no resource conservation or management requirements are associated with the HMP for the Property (USACE, 1997b).

June 1997 Fort Ord Reuse Plan. The Reuse Plan for the former Fort Ord was prepared by the Fort Ord Reuse Authority pursuant to the provisions of Senate Bill 899 to guide the development of the Former Military Reservation. The Reuse Plan describes the intended use of the Property as Business Park/Light Industrial/Office/R&D (Parcel L2.3) and Public Facility/Institutional (Parcel L2.4.1) (FORA, 1997).

January 2000 Draft Final Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California. This report is the first step in evaluating existing munitions-related information in support of the MR RI/FS and summarizes the results of locating and retrieving documents to be used to identify areas where munitions-related activities occurred or were suspected to have occurred within the boundary of Fort Ord at the time of base closure in 1994. Per the report, the removal action was completed for MRS-13B; however, the site will undergo additional evaluation in the MR RI/FS (HLA, 2000).

December 2000 Final OE Removal After-Action Report, Inland Range Contract, Former Fort Ord, California, Site OE-13B, Volume II. This report summarizes previous munitions response actions at MRS-13B and presents the results of a removal action conducted between 1995 and 1998. The objective of the removal action was to remove all munitions items from the entire MRS to a depth of 4 feet, with deeper excavations as approved by the USACE Safety Specialist. The report concludes that the results of the removal action confirm the status of the site as a former training area but not an impact area, with most of the munitions and munitions debris found at the site appearing to have been intentionally buried rather than fired into the site, and recommends no further action for MRS-13B (USA, 2000).

August 2006 Final Track 2 Munitions Response Remedial Investigation/Feasibility Study, Parker Flats Munitions Response Area, Former Fort Ord California. This report evaluates information gathered during the literature review and the basewide MR RI/FS to categorize all areas of the Parker Flats MRA at the former Fort Ord according to actions already taken or actions identified as necessary to mitigate MEC hazards. The RI recommended a risk assessment and FS be performed because it was possible for low concentrations of MEC to remain in the Parker Flats MRA. For the Property, the risk assessment concluded that all potential receptors, except construction workers, would have the lowest overall MEC risk. Construction workers had higher potential risk because they are expected to perform frequent intrusive ground-disturbing work for extended periods. The purpose of the FS was to develop and select remedial alternatives to address any potential MEC risks remaining at the Parker Flats MRA reuse areas. Per the FS, the preferred alternative for managing potential MEC risks to construction workers conducting intrusive activities on the Property during both development and long-term reuse was land use controls (LUCs) that consists of MEC recognition and safety training and construction monitoring. The FS determined that additional risk management was not necessary during long-term reuse for non-resident reusers (trespassers, recreational users, indoor workers, public facility visitors) (MACTEC, 2006).

June 2008 Record of Decision [ROD], Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California. This decision document presents the selected remedial action for MEC for the Parker Flats MRA MRSs. The ROD concluded that the Army's munitions response actions and implementation of LUCs provide protection for both human health and the environment by eliminating, controlling, or mitigating unacceptable risk from MEC that may remain on the Property (Army, 2008). In addition to the LUCs described in the FS (MEC recognition and safety training and construction monitoring), the ROD includes a residential use restriction as part of the remedy. The ROD also states that, while the Army does

not consider California laws and regulations concerning State Land Use Covenants to be potential Applicable or Relevant and Appropriate Requirements (ARARs), the Army will enter into a State Covenant to Restrict Use of Property (CRUP) that documents the land use restrictions selected as part of the remedy.

June 2009 Remedial Design [RD]/Remedial Action Work Plan [RAWP], Parker Flats Munitions Response Area, Former Fort Ord, California. This document presents the procedures used to implement the selected remedial action of LUCs for MEC documented in the ROD (Army, 2008), which include MEC recognition and safety training for workers conducting intrusive activities, construction monitoring for intrusive activities, and restrictions against residential use. In addition, long-term management measures comprised of a deed restriction, CRUP, annual monitoring and reporting, and five-year review reporting are implemented for all reuse areas within the Parker Flats MRA (Shaw, 2009).

July 2009 Remedial Action Completion at the Parker Flats Munitions Response Area. In this letter, USEPA memorialized its determination that all remedial actions have been implemented and completed at the Parker Flats MRA (USEPA, 2009).

March 2010 Report of Annual Monitoring of Land Use Controls; Parcels F2.6, L2.4.1 and L2.3. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2010).

November 2010 Technical Memorandum, CWM-Related Responses and Reports, Former Fort Ord, California. This technical memorandum describes the circumstances surrounding site-specific discoveries related to the potential presence of chemical warfare material (CWM) and subsequent actions taken to resolve them. The comprehensive environmental investigations have not found any evidence of presence or use of chemical weapons at Fort Ord. This technical memorandum includes a summary of the disposition of the CAIS found in March 1997 at MRS-13B and then stored at the ASP (Army, 1997a and 1997b). On October 2, 1997, chemical analysis using a RAMAN Spectrophotometer was performed on the 24 CAIS vials. The results of the analysis indicated:

- Six of the vials contained a mixture of phosgene and chloroform and six contained chloropicrin and chloroform
- Three vials contained a solution resembling chloroform with a five percent solution of Lewisite
- Nine vials contained 95 percent chloroform and another unidentified chemical compound. The unidentified chemical compound was treated as CWM.

The twelve vials containing chloropicrin and phosgene mixtures were confirmed and treated as industrial waste and were transported and disposed properly, meeting all requirements, through the Defense Reutilization Marketing Office. The remaining twelve vials were shipped to Aberdeen Proving Ground, Maryland for further analysis and ultimate disposal (MACTEC, 2010).

February 2011 Report of Annual Monitoring of Land Use Controls; Parcels F2.6, L2.4.1 and L2.3. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2011).

January 2012 Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2. This report presents the results of the ongoing Basewide Range Assessment (BRA) investigation activities at the former Fort Ord. This report is updated as site characterization and soil remediation activities are completed at various areas within the former Fort Ord. This report contains the results of all investigations completed as part of the BRA and also includes summary information for sites that were investigated and remediated under other programs such as the Military Munitions Response Program (MMRP) for the former Fort Ord. The BRA investigation is being conducted to evaluate the potential presence of chemicals of concern (COCs) at known or suspected small arms ranges, multi-use ranges, and military munitions training areas within the former Fort Ord. The BRA evaluated the parcel, which is part of MRS-13B (also identified as HA-103), including a literature search, review of the information gathered during the munitions response, and reconnaissance of the site for hazardous substances. No targets, fighting positions, or other munitions-related training areas, structures, or equipment were observed. The site does contain range-related and other debris, including trash pits that generally contain cans, wire, paper, and other trash. No further action was recommended for HA-103 under the BRA (Shaw, 2012).

September 2012 Final 3rd Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California. The purpose of the five-year review is to determine whether the remedy at a site continues to be protective of human health and the environment after a period of five years from the time the remedy was implemented (or from the time of the previous five-year review). This report documents the methods, findings, and conclusions of the five-year review and any issues identified during the review based on site conditions and data, and proposes recommendations to address them, as appropriate. Per the 3rd Five-Year Review Report, the remedy for the Parker Flats MRA is protective of human health and the environment and all exposure pathways that could result in unacceptable risks are being controlled (Army, 2012).

January 2013 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) within the Parker Flats MRA at the former Fort Ord. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2013).

February 2014 Report of Annual Monitoring of Land Use Controls for Parcels F2.6, L2.4.1 and L2.3. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2014).

January 2015 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2014 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2015).

January 2016 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2015 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2016).

January 2017 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2016 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2017).

September 2017 Final 4th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California. The purpose of a five-year review is to evaluate the implementation and performance of a remedy and determine if the remedy is and will continue to be protective of human health and the environment. This report documents the methods, findings, and conclusions of this five-year review and identifies issues found during the review, if any, and documents recommendations to address them. Per the 4th Five-Year Review Report, the remedy at the Parker Flats MRA is protective of human health and the environment and remedial actions have been completed at the MRA. Furthermore, protectiveness is assured by long-term management measures including implementing, monitoring, and enforcing the selected LUCs (Army, 2017b).

February 2018 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2017 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2018).

January 2019 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2018 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2019).

January 2020 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2019 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2020).

February 2021 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2020 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2021).

January 2022 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2021 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2022).

September 2022 Final 5th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California. The purpose of a five-year review is to evaluate the implementation and performance of a remedy and determine if the remedy is and will continue to be protective of human health and the environment. This report documents the methods, findings, and conclusions of this five-year review and identifies issues found during the review, if any, and documents recommendations to address them. Per the 5th Five-Year Review Report, the remedy at the Parker Flats MRA is protective of human health and the environment and remedial actions have been completed at the MRA. Furthermore, protectiveness is assured by long-term management measures including implementing, monitoring, and enforcing the selected LUCs (Army, 2022b).

January 2023 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2022 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2023).

January 2024 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2023 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2024).

February 2025 Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2024 reporting period. This report determined that the land uses in the subject parcels were consistent with the LUCs documented in the Track 2 ROD for the Parker Flats MRA (Army, 2025).

Available aerial photographs from 1966 through 2024 (Appendix D) were analyzed for patterns of land use and human activities, as well as direct and indirect evidence of the potential existence of a REC since 1994 when the CERFA Report was completed. There was no direct nor indirect evidence of the potential existence of a REC.

3.2 Interview Summary

An interview was conducted with the BRAC Environmental Coordinator on April 4, 2025 to identify any changes in the environmental condition of the Property since the CERFA Report was completed (Appendix E). No new information was obtained from the interview beyond the findings of the records review.

3.3 Findings from Site Reconnaissance

The site reconnaissance and visual inspection were conducted on March 7, 2025 to observe the environmental condition of the Property in preparation for transfer of Parcels L2.3 and L2.4.1. Property inspection forms are not included in this ECP Report Update because the property is currently in use as undeveloped open space and there are no buildings or environmental remediation sites to inspect. No environmental issues of concern were identified. Photographs of the Property and surrounding property are included in Appendix F.

4.0 CERFA CATEGORY UPDATE

The ASTM D6008-22 establishes the criteria for evaluating the environmental condition of property. ASTM D5746-98R16 establishes the criteria for assigning the ECP Type (1 through 7) following evaluations. Both are intended to comply with CERFA (Pub. L. 102-426) and guidance established thereunder. CERFA directs federal agencies to evaluate all property on which federal government operations will be terminated to identify uncontaminated parcels. The CERFA Report (ADL, 1994) and supporting documentation summarizing CERFA designations for land at Fort Ord predate ASTM D5746-98R16 and the CERFA Report does not recommend an Area Type for the Property. However, based on the description of the Property in the CERFA Report, the Property was ECP Area Type 1. This classification was selected based on:

- No evidence was observed during the CERFA assessment to indicate storage, release, or disposal of hazardous substances or petroleum products or their derivatives within the area of the Property.
- No impact is expected from any adjacent disqualified parcels with hazardous substance or petroleum storage in specific areas or with localized releases (e.g., IRP sites) and CERFA Parcel 226 is not within the area of defined groundwater contamination.

Table 1 describes the CERFA designations.

Table 1
CERFA Designations

ECP Area Types	Definition
Area Type 1	Areas where no release or disposal of hazardous substances or petroleum products above *de minimis* quantities has occurred, and to which there has been no migration of such substances from adjacent areas.
Area Type 2	Areas in which release or disposal of petroleum products above *de minimis* quantities has occurred.
Area Type 3	Areas in which release, disposal, or migration of hazardous substances has occurred, but in concentrations that do not require removal or other remedial response.
Area Type 4	Areas in which release, disposal, or migration of hazardous substances has occurred, but all removal or other remedial actions necessary to protect human health and the environment have been taken.
Area Type 5	Areas in which release, disposal, or migration of hazardous substances has occurred, and removal or remedial actions are underway, but not all required actions have been taken.
Area Type 6	Areas in which release, disposal, or migration of hazardous substances has occurred but required remedial actions have not been implemented.
Area Type 7	Areas that are unevaluated or require additional evaluation.

Based on the components of this ECP Report Update and review of supplemental investigations, the Property is Standard ECP Area Type 4. This classification was selected

because all removal or other remedial actions necessary to protect human health and the environment have been taken and the presence of the sites described in Section 1.0 do not present an unacceptable risk to human health and the environment:

- Munitions responses (e.g., investigation, removal) were performed with all MEC detected removed and no further removal activities are recommended.
- The Track 2 ROD for the Parker Flats MRA (Army, 2008), which is the decision document for the site, determined the Army's munitions response actions and implementation of LUCs provide protection for both human health and the environment by eliminating, controlling, or mitigating unacceptable risk from MEC that may remain on the Property.
- The RD/RAWP for the Parker Flats MRA (Shaw, 2009) presents the procedures used to implement the selected remedial action of LUCs documented in the ROD, which includes annual monitoring and reporting that has indicated the land uses on the Property are consistent with the LUCs described in the Track 2 ROD for the Parker Flats MRA (Army, 2010, 2011, 2013, 2014, 2015, 2016, 2017a, 2018, 2019, 2020, 2021, 2022a, 2023, 2024, and 2025).
- After reviewing the RD/RAWP, the USEPA determined all remedial actions have been implemented and completed at this site (USEPA, 2009)
- Based on the results of site reconnaissance, site investigations, and/or remediation, the Comprehensive BRA Report (Shaw, 2012) recommends no further action for chemical contamination (metals, explosive compounds and total petroleum hydrocarbons related to military munitions for these sites.
- Current surrounding land uses include commercial/industrial and undeveloped open space, which is designated for future development. Activities associated with these land uses are not likely to result in a REC in connection with the Property.

The Army conducted munitions responses on the Property as part of the Track 2 MR RI/FS (MACTEC, 2006). Parcels L2.3 and L2.4.1 include a portion of MRS-13B, which is part of the Parker Flats MRA (Appendix A, Map 3). From January 6, 1994 through June 30, 1994, a munitions response to MEC (investigation) was conducted in MRS-13B. Based on the investigation's results, a munitions response (an investigation for MEC and removal to a depth of 4 feet below ground surface) was recommended. Intermittently, from August 29, 1995 through April 6, 1998, a munitions response to MEC was conducted. During the response, detected anomalies were intrusively investigated, even those deeper than 4 feet below ground surface, with DoD military munitions and munitions debris encountered removed. According to the Fort Ord MMRP database, 52 DoD military munitions recovered were determined to be MEC (35 UXO and 17 discarded military munitions) and 942 pieces of munitions debris were recovered from Parcel L2.3; and 17 DoD military munitions recovered were determined to be MEC and 213 pieces of munitions debris were recovered from Parcel L2.4.1. The Army evaluated the munitions debris it recovered and determined that it did not pose an explosive hazard. The Army disposed of the MEC and munitions debris recovered in compliance with applicable DoD policy and state and federal regulations.

Based on a review of existing records and available information, the Army represents that, to the best of its knowledge, there are no military munitions remaining on the Property that, upon evaluation by Explosive Ordnance Disposal or similarly qualified personnel, would be determined to be MEC. Notwithstanding this determination, there is a possibility that, due to the former use of the Property for military training, MEC may exist on the Property. Additionally, there is no evidence that non-munitions related hazardous substances were stored, released, or disposed of on the property in excess of the 40 CFR Part 373 reportable quantities; however, there is evidence of past training involving military munitions on portions of the Property. To make a determination of whether MEC recovered at the former Fort Ord are hazardous waste, and thus hazardous substances under CERCLA, testing for the Resource Conservation and Recovery Act (RCRA) characteristics of ignitability or reactivity would have been necessary during munitions response, or documentation of a reaction indicating a characteristic. MEC may exhibit the characteristic of ignitability if they have either of the following properties:

1. Capable of causing fire by functioning under standard temperature and pressure through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burn so vigorously and persistently that it creates a hazard.
2. Contain an oxidizer (e.g., perchlorate) that yields oxygen readily to stimulate combustion of organic matter.

MEC may exhibit the characteristic of reactivity if they have either of the following properties:

1. Capable of detonation or explosive reaction if subjected to a strong initiating source or if heated under confinement.
2. Readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure.

Personnel perform munitions responses for the purpose of addressing the explosives safety status of the material recovered. These personnel have graduated from military explosive ordnance disposal school or equivalent civilian certified UXO school. These individuals are highly trained and qualified to perform munitions responses; however, their training is not required nor expected to include testing or identifying RCRA hazardous waste characteristics that may be associated with some recovered MEC items. The recovered items are only managed with respect to their explosives safety status as the standard of practice and not evaluated or documented with respect to RCRA hazardous waste characteristics. It is not possible to determine whether a MEC item will exhibit a characteristic merely by the type of munition. However, hazardous substances are potentially on the Property because the military munitions found during munitions responses might have been hazardous substances, but this was not determined through testing.

On August 26, 2008, the Army and the USEPA, in consultation with the DTSC, recorded the final decision in the Track 2 Parker Flats MRA ROD documenting the selected remedial

alternative of LUCs for managing the risk to future land users from MEC that potentially remain in the Parker Flats MRA. The selected remedy includes the following LUCs:

1) Munitions recognition and safety training for workers that will conduct ground disturbing or intrusive activities;
2) Construction monitoring during ground disturbing or intrusive activities; and
3) Restrictions against residential use.

Based on the RI/FS, it is the Army's position that a residential use restriction is not necessary for the Parker Flats MRA; however, in consideration of regulatory agency input, the selected remedy includes a LUC prohibiting residential use. For the purpose of the Parker Flats MRA ROD, residential use includes, but is not limited to, single family or multi-family residences; childcare facilities; nursing homes or assisted living facilities; and any type of educational purpose for children or young adults in grades kindergarten through 12. Proposals for residential development in the Parker Flats MRA will be subject to regulatory review.

In addition, long-term management measures comprising a federal deed restriction, a CRUP, annual monitoring and reporting, and five-year review reporting will be implemented for reuse areas within the Parker Flats MRA. Per the RD/RAWP for the Parker Flats MRA (Shaw, 2009), the Army performs the implementation actions described below to ensure LUC objectives are met.

MEC recognition and safety training is required for people conducting ground-disturbing or intrusive activities on the Property. The training consists of an approximate 30-minute session that describes what types of MEC might be found on the Property and the procedure to follow if suspect MEC is found.

Construction monitoring will be required during ground-disturbing or intrusive activities that disturb more than 10 cubic yards of soil and the construction project proponent shall provide UXO-qualified personnel to address potential explosive safety risks posed by MEC to construction personnel. Construction monitoring will be arranged during the planning stages of a construction project, prior to the start of any ground-disturbing or intrusive activities. UXO-qualified personnel will monitor ground-disturbing and intrusive construction activities for the potential presence of MEC and will (1) be equipped with appropriate geophysical equipment; (2) meet the requirements of DoD Explosive Safety Board Standard Technical Paper 16 "Minimum Qualifications for Personnel Conducting Munitions and Explosives of Concern-Related Activities." If known or suspected MEC is encountered, ground-disturbing activities in the area and adjacent areas will cease and the encounter will be reported to local law enforcement. The local law enforcement agency will promptly request DoD support for response (e.g., an Explosive Ordnance Disposal unit).

After the Explosive Ordnance Disposal unit response, the Army, in coordination with USEPA and DTSC, will reassess the probability of encountering MEC. Such assessment may include additional investigation which will be coordinated with USEPA and DTSC. As part of the assessment the Army will evaluate available historical records, onsite investigation data, and other physical evidence.

The Army will propose to USEPA and DTSC an appropriate site level designation (low or moderate/high), and a recommendation for the level of UXO support appropriate for the site condition. The probability of encountering MEC and the resulting level of UXO support will be determined jointly by the Army and USEPA, in consultation with DTSC. If the Army, and/or USEPA in consultation with DTSC, determines that the selected remedy is no longer protective, the Army will propose and the Army and USEPA will jointly select an additional response action or modification of the remedy. DTSC will be provided an opportunity to review and comment on the proposal. The additional actions required and their remedial objectives will be documented in an ESD or ROD Amendment, as appropriate.

Federal deed restrictions and a CRUP prohibiting residential use will be implemented by the Army for the Property. While the Army does not consider California laws and regulations concerning CRUPs to be potential ARARs, the Army will enter into a CRUP with DTSC at the time of property transfer that documents the LUCs selected as part of the remedy. Although USEPA and DTSC disagree with the Army's determination that California laws and regulations concerning CRUPs are not potential ARARs, they will agree-to-disagree on this issue if the Army signs a CRUP acceptable to DTSC. Proposals for residential development in the Parker Flats MRA will be subject to regulatory review; however, per the Fort Ord Reuse Plan (FORA, 1997), the planned land uses for the Property are Public Facility/Institutional and Business Park/Light Industrial/R&D. These planned uses do not contemplate residential use.

The Army conducts physical on-site inspections of the Property annually to confirm continued compliance with the LUC objectives and monitoring of the environmental use restrictions and controls. The monitoring results are included in an annual report provided to USEPA and DTSC. The Army has conducted LUC monitoring of the Property and annual reporting since 2009. The Property remains unused. No evidence of ground-disturbing activity (e.g., new construction or redevelopment) or residential use has been detected, as documented in the *Reports of Annual Monitoring of Land Use Controls* (Army, 2010, 2011, 2013, 2014, 2015, 2016, 2017a, 2018, 2019, 2020, 2021, 2022a, 2023, 2024, and 2025). The results of past monitoring indicate that the land uses on the Property are consistent with the LUCs that were selected in the Track 2 Parker Flats MRA ROD. Upon conveyance of the Property, the transferee, its successors and assigns shall conduct the annual, physical on-site inspections to confirm continued compliance with LUCs in accordance with Memorandum of Agreement between DTSC, the Fort Ord Reuse Authority, and the local jurisdictions. The monitoring results will be included in a separate report or as a section to another environmental report, if appropriate, and be provided to the Army, USEPA, and DTSC. The transferee, its successors and assigns will notify the Army, USEPA, and DTSC, as soon as practicable, upon an encounter with MEC during use of the Property.

The Army uses the annual monitoring information in preparation of the five-year review to evaluate the effectiveness of the remedy. As part of the annual monitoring and five-year review reporting, the Army, USEPA, and DTSC will review MEC-related data collected during development of the Property to determine whether the MEC recognition and safety training and/or construction monitoring should continue. If experience indicates that MEC has not been

encountered during development or use of an area, the training and/or construction monitoring may, with regulatory approval, be discontinued. However, it may be subject to reinstatement if MEC is encountered in the future.

At least 60 days prior to conveyance of the Property to any other agency, person, or entity, the Army shall provide notice to USEPA and DTSC of such intended conveyance. The notice shall describe the mechanism by which LUCs, as described above, will continue to be implemented, maintained, inspected, reported, and enforced. Concurrent with transfer of title from the Army to the transferee, information regarding the environmental use restrictions and controls will be communicated in writing to the transferee and to the appropriate state and local agencies to ensure such agencies can factor such conditions into their oversight and decision-making activities regarding the property. The new property owner(s) is responsible for complying with those LUCs associated with the Property as recorded in the deed. If any action is required by the new property owner, it will be identified by the current property owner and/or the Army at the time of property transfer.

The Army will be responsible for implementing, inspecting, reporting, and enforcing the LUCs described in the RD/RAWP. Although the Army may later transfer these procedural responsibilities to another party by contract, property transfer agreement, or through other means, the Army shall retain ultimate responsibly for remedy integrity.

5.0 CONCLUSIONS

As stated in Section 1.0, the purpose of this ECP Report Update is to provide information and documentation that would have resulted in a change to the CERFA designation of Area Type 1 for the Property. Based on the components of this ECP Report Update and review of supplemental investigations, the Property is Standard ECP Area Type 4.

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[1] At the end of references included in the Fort Ord Administrative Record and document library are the Document Numbers (e.g., BW-1234). To find the referenced document, this number may be typed into the Online Search tool at: http://www.fortordcleanup.com/documents/search/. Please note the referenced documents were available in the Fort Ord Administrative Record and document library at the time this document was issued; however, some may have been superseded by more current versions and were subsequently withdrawn.

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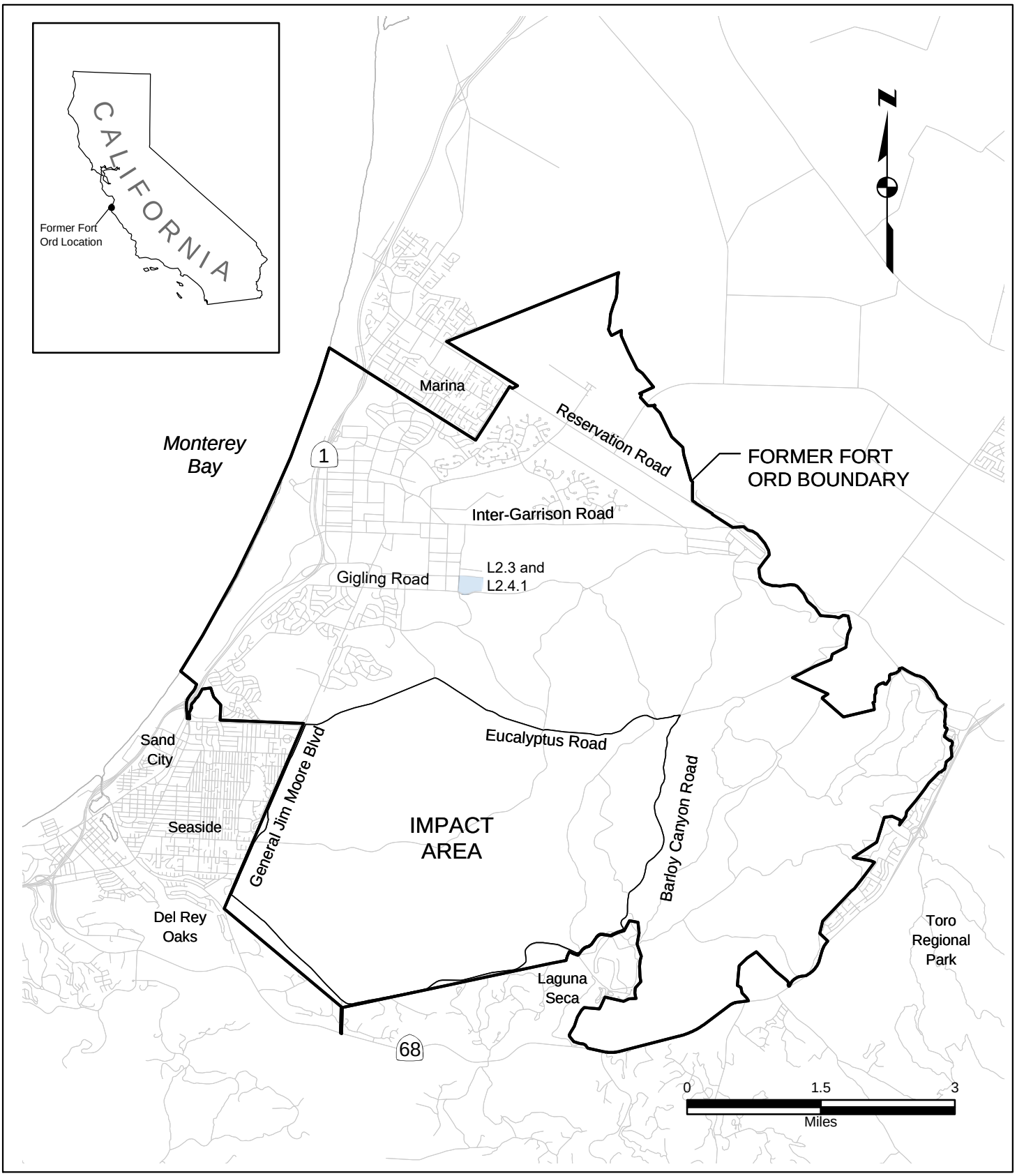
Appendix A

Maps



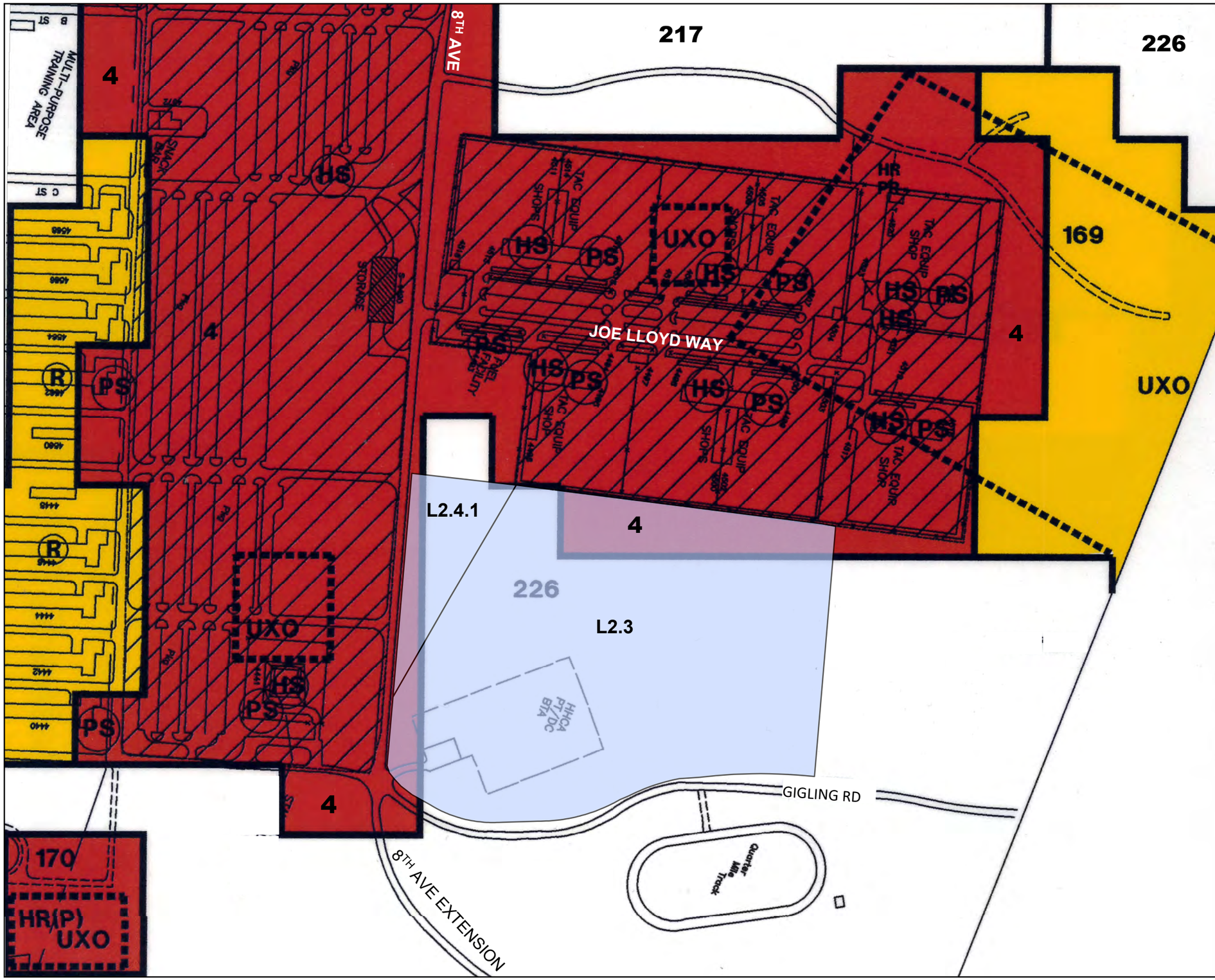
Former Fort Ord Location

Environmental Condition of Property Report
Update No. 1
Parcels L2.3 and L2.4.1
Former Ford Ord, Monterey County, California

MAP

1

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
DSL			4/2025	



EXPLANATION

Transfer Parcel

CERFA Parcel Type

Disqualified Area

Qualified Area

CERFA Parcel

217 CERFA Parcel Number

Definitions:

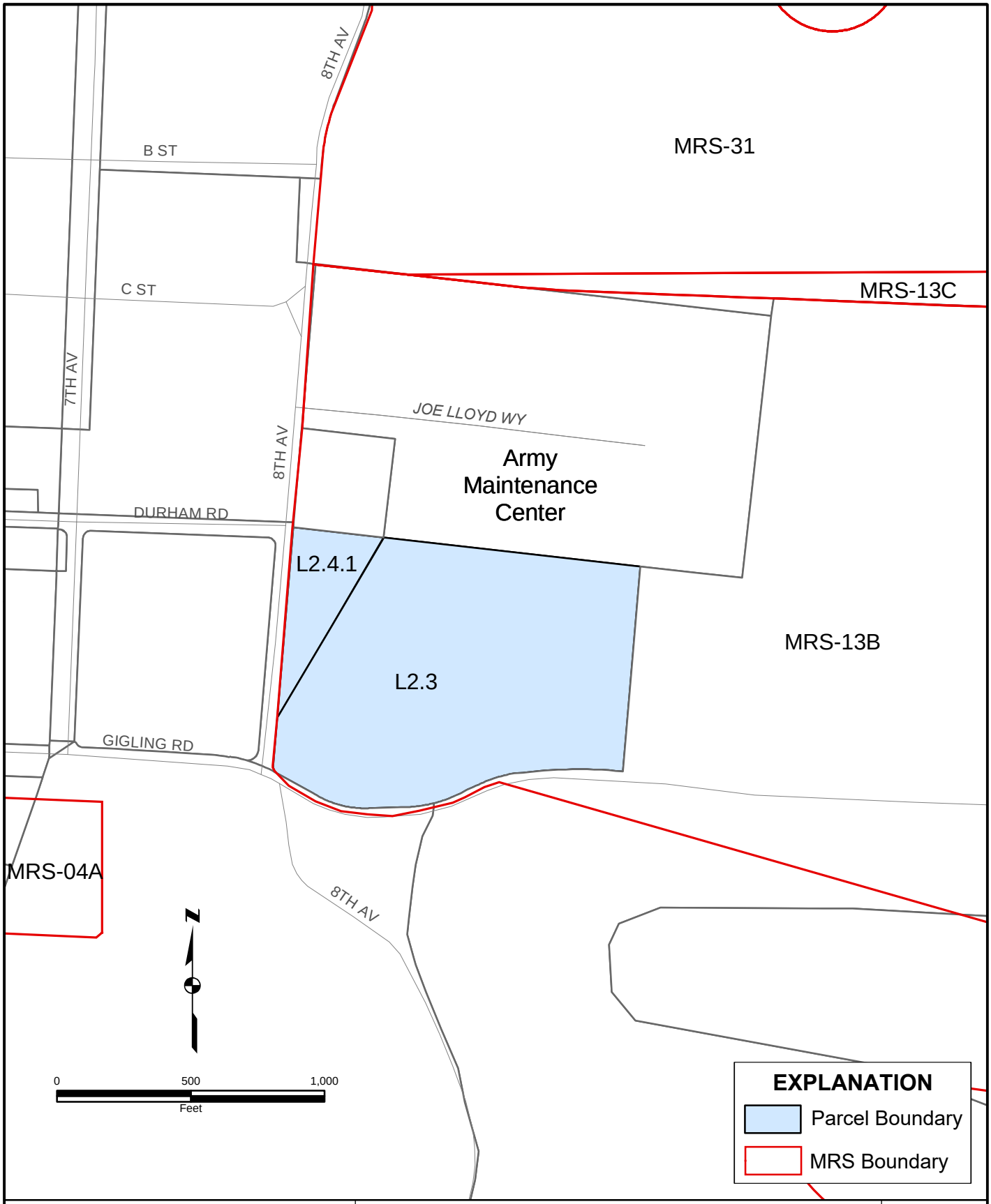
HR - Probable Hazardous Release
HS - Hazardous Substances Storage
PS - Petroleum Storage
UXO - Potential Unexploded Ordnance

N
W E
S

0 500 1,000
Feet

PARCELS L2.3, L2.4.1, and CERFA PARCELS MAP
U.S. Army Base Realignment and Closure
Environmental Condition of Property Report Update No. 1
Parcels L2.3 and L2.4.1
Former Fort Ord, California

Date: 8/24/2025 | Map: 2



Parcels L2.3 and L2.4.1 and Munitions Response Sites
Environmental Condition of Property Report Update No. 1
Parcels L2.3 and L3.4.1
Former Fort Ord, California

MAP
3

DRAWN	JOB NUMBER	CHECKED	CHECKED DATE	APPROVED	APPROVED DATE
DSL					

Appendix B

Environmental Database, Inc. Report

Appendix B: Environmental Database, Inc.

This report is in no way to be taken as a declaration of the legal status of any property herein mentioned.

The information contained in this report has been gathered from government sources and was the latest available to us at compilation time. While every reasonable attempt has been made to ensure the accuracy of the information contained herein; it is understood that we cannot guarantee the accuracy of the information from the original sources, nor can we guarantee that no transcription or plotting errors have occurred.

For reports that contain maps it is understood that the purpose of these maps is to give the user a "working approximation" of the positions of reported site locations. Due to the level of accuracy for both the base maps themselves and the reported location information, these maps should not be used for purposes more correctly served by professional surveys.

Plotting of environmental information on our maps is dependent in part, on the accuracy of the street grid as represented in our map files. Should the client suspect the existence of, or during the field inspection should the client encounter, streets that are not shown on our maps, this should be brought to our attention to further improve the accuracy of the information contained in this report.

It is to be understood that the publishers of this report are not engaged in rendering legal, accounting or other expert-professional service. The proper use to which this information should be put is best determined by the purchaser.

ENVIRONMENTAL DATABASE, INC.
7061 S. University Blvd. • Suite 300
Littleton, Colorado 80122
(303) 794-8389 • 1-800-982-4627 • Fax (303) 794-0049

November 11, 1993

Ms. Susan Coons
Arthur D. Little Company
5670 Willshire Blvd
Suite #2300
Los Angeles, CA 90036

Client Job #: None Given
Client PO #: None Given

Search Area: Fort Ord Military Base - Fort Ord, CA

Dear Ms. Coons:

The **Customized** data search we performed on the above referenced property encountered the following occurrences. There are **two** (2 copies each) maps with this project:

Database Searched	On Site	In Search Area	Location Unknown	Advisory	Search Radius	Totals
NPL/Superfund Sites	0	0	0	0	1 Mile	0
EPA CERCLIS Sites	0	2	3	0	1 Mile	5
ERNS Spills	0	14	2	0	1 Mile	16
RCRA Corrective Actn	0	0	0	0	1 Mile	0
RCRA D Landfills	0	0	2	0	1 Mile	2
RCRA Facilities	0	25	4	0	1 Mile	29
State Superfund	0	0	7	0	1 Mile	7
State Landfills	0	0	2	1	1 Mile	3
Leaking UST's	0	9	9	0	1 Mile	18

Additional details about this job search are included with the enclosed reports. If there are any questions, please call us at 1-800-982-4627 or 303-794-8389.

Sincerely,

Jacqie R. Little

Jacqie R. Little
Database Administrator

EDI Project #: 5419

DATABASE UPDATE DATES & MAP STATUS EXPLANATIONS

Databases	Date Of Agency Update
NPL/Superfund Sites	04/03/93
EPA CERCLIS Sites	04/03/93
ERNS Hazardous Material Spills	08/15/92
RCRA Corrective Action	03/01/93
RCRA D Landfills	03/01/93
RCRA Facilities (All Categories)	09/01/92
State Superfund Sites	05/23/93
State Landfills	05/23/93
Leaking UST's	05/23/93

Please note that numerous spills were listed in the database as Pacific Ocean or Monterey Bay, we did not included these because of the lack of location information. Several occurences that have good address information were not mapped due to poor address control on the Monterey County Base Map. In addition, Fort Ord is listed in most of the databases (e.g. NPL) but was not included as per job specifications.

Map Status Explanations

IN SEARCH AREA - SITE MAPPED:
This represents a site which was mapped upon your request.

IN SEARCH AREA - SITE NOT MAPPED:
This represents a site which was within your search area, but which you requested not to be mapped.

LOCATION UNKNOWN - SITE NOT MAPPED:
This represents a site which we were unable to exclude from your search area because of insufficient address/location information. We are including this report for your reference in case it might be in your area of investigation.

ADVISORY ONLY - SITE NOT MAPPED:
This represents a site address which was found to be outside your search area, but which may encroach on your project area. We have included these reports for your reference.

MAP LEGEND

ENVIRONMENTAL SITE SYMBOLS

SITE FOR ENVIRONMENTAL DATA-SEARCH

NPL/SUPERFUND SITE

CERCLA SITE

SARA III/TRIS SITE
(TOXIC RELEASE INVENTORY FACILITY)

ERNS SITE
(REPORTED HAZARDOUS MATERIAL SPILL)

RCRA CORRECTIVE ACTION SITE

RCRA NOTIFIER FACILITY

LANDFILL OR RCRA SUBTITLE D
WASTE LANDFILL

FINDS FACILITY

AIR FACILITY

AIR MONITORING STATION

PCS FACILITY

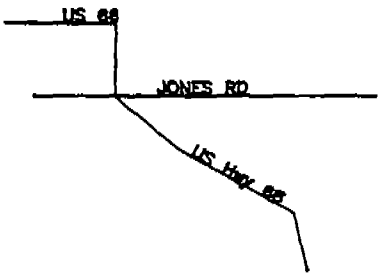
STATE SUPERFUND SITE

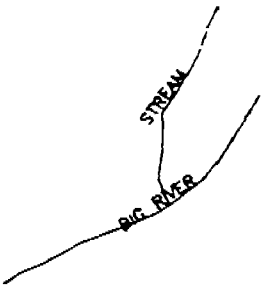
REPORTED LEAKING
UNDERGROUND STORAGE TANK

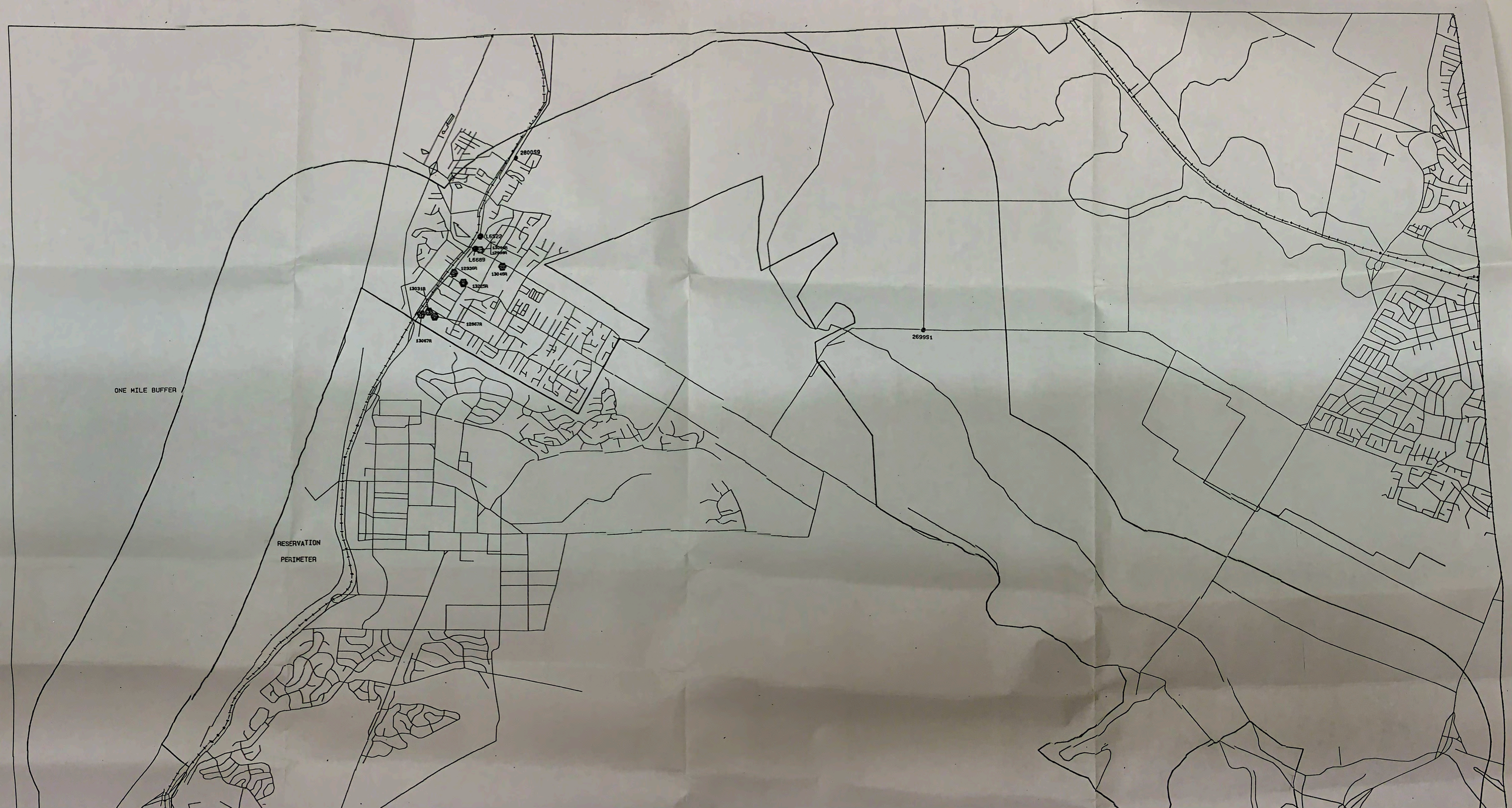
REGISTERED
UNDERGROUND STORAGE TANK

STATE CERCLIS/CORTESE SITE

CULTURAL FEATURES






280059
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ONE MILE BUFFER
RESERVATION
PERIMETER

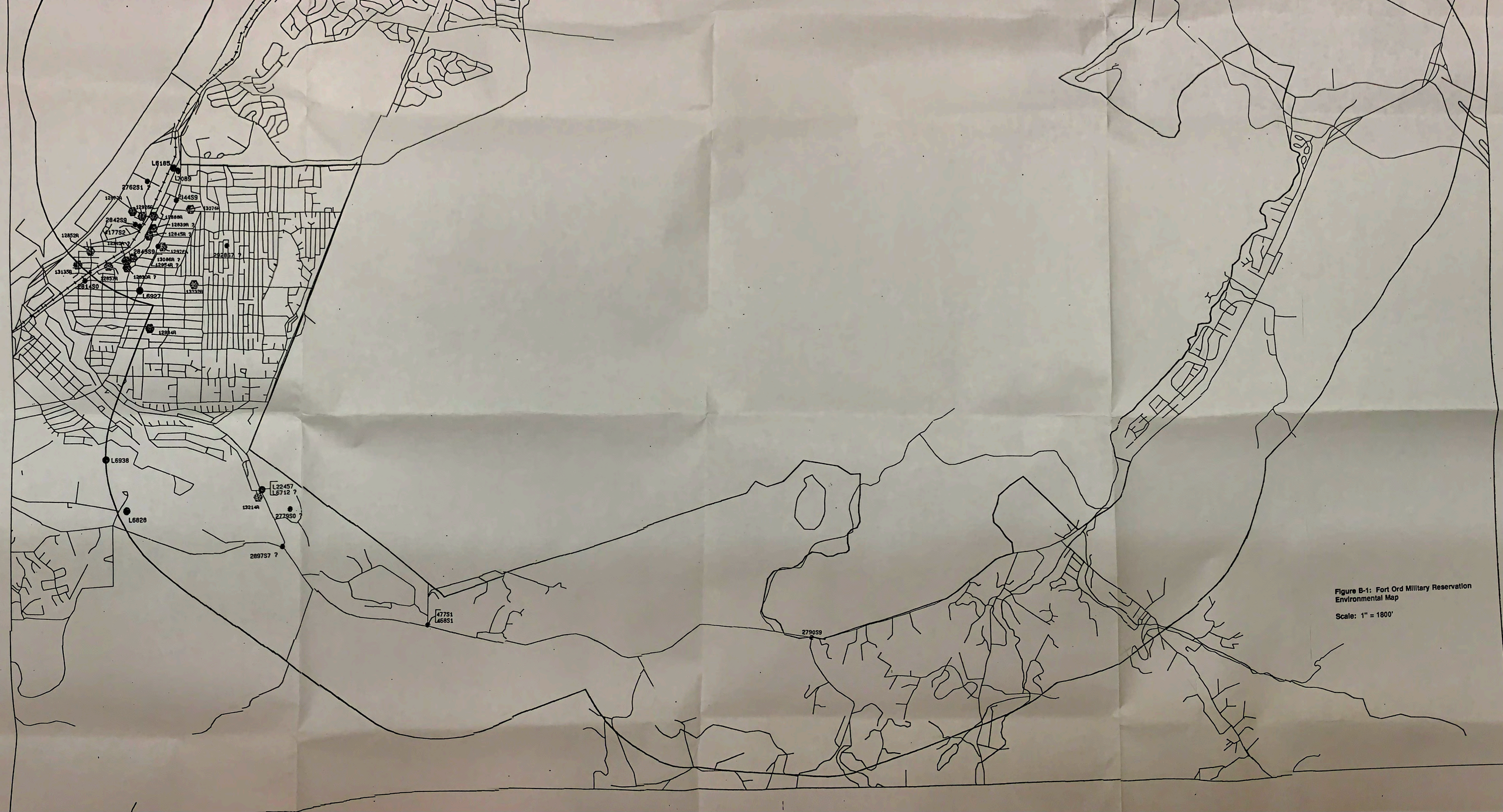

Figure B-1: Fort Ord Military Reservation Environmental Map

Scale: 1" = 1800'

DATABASE REFERENCE SHEET

EPA INFORMATION SYSTEMS

NPL/Superfund Sites: National Priority Listing Sites - those sites that pose an immediate public health hazard and immediate (cleanup) response is necessary. EPA (Environmental Protection Agency) database. Also found in CERCLA.

NPL/Superfund Potentially Responsible Parties: Potentially Responsible Parties (PRP's) are individuals, businesses, municipalities, and other entities that been identified by the EPA has being potentially liable to held fund (or repay) environmental cleanup costs. EPA database.

Civil Enforcement Docket: EPA information system used to track civil judicial cases against PRP's and other entities.

CERCLA Sites: EPA database that tracks the sites found on the CERCLIS data system (Comprehensive Environmental Response, Compensation and Liability Information System). These usually abandoned/inactive hazardous waste sites are under review to determine the extent of the public health hazard.

SARA III TRIS Facilities: Also known as SARA Title 3 Facilities. SARA = Superfund Amendments and Reauthorization Act. Also referenced as Emergency Planning and Community Right-To-Know Act Section 313 Form R reporting. These facilities have at least 10 full-time employees, and either use, manufacture, import, and/or process any one of the toxic chemicals referenced in 40 CFR 372 Subpart D. EPA database.

Hazardous Material Spills: The EPA maintains the Emergency Response Notification System (ERNS) that is the information repository housing information on Hazardous Spills nationwide. This information repository is based on reports filed by local agencies such as fire & police; County agencies; State entities; and Federal agencies such as the Coast Guard and the National Response Center and the EPA as well.

RCRA Corrective Action: These facilities permitted under RCRA (Resource Conservation and Recovery Act) to handle hazardous waste have been found to have waste handling problems. The facilities are undergoing Corrective Action Activities to correct the problems and resume normal operations. EPA database.

RCRA D Landfills: These are landfills that have accepted hazardous waste during their operation. These landfills can be currently operating or closed. The majority of sites in this system are inactive. EPA database.

RCRA Notifier Facilities: The source of this data comes from the EPA RCRIS (Resource Conservation and Recovery Information System) computer system. These facilities have been permitted to handle hazardous waste as defined in the Resource Conservation and Recovery Act (RCRA).

The facility types found in RCRIS are -
Large Quantity Generators: generate more than 1000 kg hazardous waste/month, or > 1 kg acutely hazardous waste/calendar month. Or

generate 1 kg or less and/or accumulate more than 1 kg of residue, soil, etc. from acutely hazardous waste per calendar month

Small Quantity Generators: generate more than 100 and less than 100 kg of hazardous waste during any calendar month & accumulate less than 6000 kg of hazardous waste at any time or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt: generate 100 kg or less of hazardous waste during any calendar month, and accumulate less than 1000 kg of hazardous waste at any time or generate 1 kg or less of acutely hazardous waste per calendar month and accumulate at any time generate or accumulate 100 kg or less of contaminated residue

Transporter: facility engaged in the transportation of hazardous waste.

Treatment/Storage/Disposal (TSD) Facility: facility is engaged in the treatment, storage, or disposal of hazardous waste.

FINDS Facilities: The EPA Facility Index System (FINDS) references any facility or event that has ever received an EPA ID number. The EPA program office that issued the ID number is also listed.

Permitted CLEAN AIR Facilities: EPA information system that contains the permit, compliance, and emissions inventory for facilities requiring a permit under the Clean Air Act.

NPDES Plants (PCS): This EPA database lists the facilities permitted in the National Pollution Discharge Elimination System. The Permit Compliance System (PCS) warehouses the data made available. Facilities found in this database are those that discharge to a surface water system from a point (identifiable) source.

STATE INFORMATION SYSTEMS

State Superfund/Cleanup Sites: Each State has the right to assemble and maintain a list of State designated - hazardous waste cleanup sites. Some States use the EPA CERCLIS as their reporting system, other States have a unique database independent of the EPA sites.

Landfills/Solid Waste Disposal Sites: This list tracks the active & closed landfill and waste disposal sites reported by each state agency.

Leaking Underground Storage Tanks (LUST): This State list tracks all reported Leaks and releases from Underground Storage Tanks. The majority of these incidents involve petroleum dispensing facilities.

Registered Underground Storage Tanks (RUST): The State information system tracks the known and permitted registered underground storage tanks. The majority of these sites involve petroleum dispensing facilities. Some states are also including Aboveground Tanks.

CERCLA SITE REPORT

Map Status: IN SEARCH AREA - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 1997C EPA Region: 09

EPA ID Number: CAD981403942

Site Name: MARINA WELL #9
Address: 1 MI E OF HWY 1 & DEL MONTE BL
City: MARINA
County: MONTEREY
State: CA Zip Code: 93933

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN
Site Incident Category: UNKNOWN - NOT GIVEN
Site Classification: NO DETERMINATION

Site Description: NORTH OF FORT ORD AT BOUNDRY.

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:
RCRA Flag: UNKNOWN - NOT GIVEN

========== EPA Events That Have Taken Place At The Site ==========

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	05/01/86
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	10/01/87

CERCLA SITE REPORT

Map Status: IN SEARCH AREA - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2513C EPA Region: 09

EPA ID Number: CAD982399974

Site Name: OLD SAND CITY DUMP
Address: EAST OF HWY 101 A FREMONT BLVD
City: MONTEREY
County: MONTEREY
State: CA Zip Code: 93940

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: PRIVATE
Site Incident Category: UNKNOWN - NOT GIVEN
Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED AND/OR FINAL NPL

Further Action Flag:

CERCLIS Status:
RCRA Flag: UNKNOWN - NOT GIVEN

========== EPA Events That Have Taken Place At The Site ==========

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	04/01/88
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	11/06/89
SCREENING SITE INSPECTION	EPA FUND-FINANCED	10/01/92

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2245C EPA Region: 09

EPA ID Number: CAD981997695

Site Name: SAN JOAQUIN DRUM CO
Address: NEAR SALINAS
City: SALINAS
County: MONTEREY
State: CA Zip Code: 93901

USGS Hydrological Unit: 18060011

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN
Site Incident Category: UNKNOWN - NOT GIVEN
Site Classification: UNKNOWN - NOT GIVEN

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:
RCRA Flag: UNKNOWN - NOT GIVEN

========== EPA Events That Have Taken Place At The Site ==========

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	06/01/87
HAZARD RANKING DETERMINED		06/01/87
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	06/01/87
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	04/01/88
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	05/01/88
SCREENING SITE INSPECTION	EPA FUND-FINANCED	06/01/87

CERCLA SITE REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2302C EPA Region: 09

EPA ID Number: CAD982358251

Site Name: AEROJET GENERAL CORP
Address: 1321 SALINAS HWY
City: MONTEREY
County: MONTEREY
State: CA Zip Code: 93940

USGS Hydrological Unit: 18060012

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: PRIVATE
Site Incident Category: UNKNOWN - NOT GIVEN
Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:
RCRA Flag: UNKNOWN - NOT GIVEN

========== EPA Events That Have Taken Place At The Site ==========

EVENT	LEAD	DATE
DISCOVERY	STATE, FUND FINANCED	12/01/87
PRELIMINARY ASSESSMENT	STATE, FUND FINANCED	12/13/88

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 561C EPA Region: 09

EPA ID Number: CAD009118928

Site Name: AMSTAR CORP SPRECKELS SUGAR DIV F-1
Address: SPRECKELS BLVD
City: SPRECKELS
County: MONTEREY
State: CA Zip Code: 93962

USGS Hydrological Unit: 18060005

Date Of Last EPA Update For Site: 10/30/92

Federal Facility Flag: IS NOT A FEDERAL FACILITY
SITE IS NOT ON THE DOCKET

Ownership Indicator: UNKNOWN
Site Incident Category: UNKNOWN - NOT GIVEN
Site Classification: NO DETERMINATION

Site Description:

NPL Status: THE SITE IS NOT AND NEVER HAS BEEN ON THE PROPOSED AND/OR FINAL NPL

Further Action Flag: NO FURTHER REMEDIAL ACTION PLANNED

CERCLIS Status:
RCRA Flag: UNKNOWN - NOT GIVEN

========== EPA Events That Have Taken Place At The Site ==========

EVENT	LEAD	DATE
DISCOVERY	EPA FUND-FINANCED	08/01/80
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	12/01/87
SCREENING SITE INSPECTION	EPA FUND-FINANCED	05/31/89

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2699S1

Report Number: 91-4228
Date Spill Was Reported: 05/23/1991
Date Of Spill: 05/22/1991

Spill Location:
BLANCO ROAD AT COOPER RD

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

FUNGICIDE "ALIETTE" 00000015.00 POUNDS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #17205

Action Taken: CLEANUP BY MONTEREY CO RDS, SUPERVISED BY CODOH

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2762S1

Report Number: 91-4292
Date Spill Was Reported: 05/29/1991
Date Of Spill: 05/28/1991

Spill Location:
850 PLAYA AVENUE

City: SAND CITY

Zip Code: 93953-

County: MONTEREY

Material And Amount Spilled

PAINT THINNER/OIL/BASE PAINT 00000015.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #17161/FD/CODOH/DFG/RWQCB

Action Taken: CLEANUP BY CODOH

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2779S0

Report Number: 90-8589
Date Spill Was Reported: 07/11 1990
Date Of Spill: 07/10 1990

Spill Location:
RYAN RANCH INDUSTRIAL PARK OFF -HWY 1618

City: DEL REY OAKS (NR)

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

METHYLENE CHLORIDE 00000025.00 Gallons

Environments Possibly Effected By The Spill:
UNKNOWN NAMED CREEK

Agencies Notified Of Spill:
CAOES #11772

Action Taken: CREEK DIKED OF. PUB WORKS TO PUMP OUT AND REMOVE.

Description:

Comments: ** (THEY DIDN'T FOLLOW THEIR SPILL PLAN)

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2790S9

Report Number: 89-1566
Date Spill Was Reported: 04/28 1989
Date Of Spill: 04/27 1989

Spill Location:
ST RT 68 AT LAURELES GRADE

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000075.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description: OVERTURNED TRUCK

Comments: CAOES-89-05927

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2800S9

Report Number: 89-1493
Date Spill Was Reported: 04/25 1989
Date Of Spill: 04/25 1989

Spill Location:
3350 DEL MONTE BLVD APARTMENT COMPLEX

City: MARINA

Zip Code:

County: MONTEREY

Material And Amount Spilled

GASOLINE 00000002.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description: VEHICLE GAS LEAK

Comments: CAOES-89-05796

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2814S0

Report Number: 90-9669
Date Spill Was Reported: 08/29 1990
Date Of Spill: 08/28 1990

Spill Location:
DELMONTE AVENUE AND BROADWAY

City: SEASIDE

Zip Code: 93955-

County: MONTEREY

Material And Amount Spilled

HYDROCHLORIC ACID 00000003.00 Other

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #12649

Action Taken: ** INTO DRAINS. / NEUTRALIZED AND FLUSHED BY FIRE DEPT.

Description: QUANTITY=QUARTS

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2842S9

Report Number: 89-4274
Date Spill Was Reported: 10/30 1989
Date Of Spill: 10/30 1989

Spill Location:

City: SAND CITY

Zip Code: 93955-

County: MONTEREY

Material And Amount Spilled

ANHYDROUS AMMONIA 00000005.00 Pounds

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

Action Taken:

Description:

Comments:

Potentially Responsible Party Information=====

PRP: MONTEREY FISH CO
841 FIR AVE
SAND CITY
CA 93955-

Telephone: 408-394-1442

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2843S9

Report Number: 89-1117
Date Spill Was Reported: 03/30 1989
Date Of Spill: 03/30 1989

Spill Location:
SPARKLE CLEANERS T DIMAGGIO

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

PERCHLOROETHYLENE' 00000010.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken:

Description:

Comments: CAOES-89-05475

Potentially Responsible Party Information=====

PRP: SPARKLE CLEANERS T DIMAGGIO
1760C FREMONT BLVD
SEASIDE
CA 93955

Telephone: 408-375-6710

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2844S9

Report Number: 89-1964
Date Spill Was Reported: 05/25 1989
Date Of Spill: 05/25 1989

Spill Location:
1943 FREEMONT STREET

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

OIL SUBSTANCE 00000440.00 Gallons

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

Action Taken:

Description: 8 55GAL DRUMS FOUND BEHIND ADDRESS

Comments: CAOES-89-06267/CA DEPT OF FOREST WARREN FIELD STATES WILDLIFE IN AREA

Potentially Responsible Party Information=====

PRP: UNK

Telephone:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2897S7

Report Number: 87-1561
Date Spill Was Reported: 01/05 1987
Date Of Spill: 01/05 1987

Spill Location:
HWY-218 FR:HWY-68/DEL OAKS,MONTEREY

City:

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000100.00 Gallons

Environments Possibly Effected By The Spill:
STORM DRAIN

Agencies Notified Of Spill:
CA-F+G/CO ENV HEALTH/USCG-12TH

Action Taken: CITY F.D./CALTRANS + CO ENV HEALTH = C/UP.

Description: RUPTURED SADDLE-TANKS ON TRUCK

Comments:

Potentially Responsible Party Information=====

PRP: NORTHERN REFRIGERATED TRANSPRT

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 2928S7

Report Number: 87-3774
Date Spill Was Reported: 09/02 1987
Date Of Spill: 09/02 1987

Spill Location:
DARLENE BERKELO

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

INSECTICIDE 00000002.00 Gallons

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:
FD/CODOH/CA-OES/CF&G/RWQCB

Action Taken: HOSED TO SURROUNDING LAWN BY FD/FD=CU

Description: LEAKING CONT./LEAK TO CONCRETE FLOOR IN STORAGE BLDG.

Comments: *CHLORDANE MALATHION,AROMATIC SOLVENTS.

Potentially Responsible Party Information=====

PRP: DARLENE BERKELO
HANNAN ASSEMBLED #1773 WARING
SEASIDE
CA 93955

Telephone: 408-899-2306

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 4177S2

Report Number: 92-5151
Date Spill Was Reported: 07/17/1992
Date Of Spill: 07/17/1992

Spill Location:
895 FIR ST

City: SAND CITY

Zip Code: 93955-

County: SEASIDE

Material And Amount Spilled

AMMONIA UNKNOWN UNKNOWN
UNKNOWN

Environments Possibly Effected By The Spill:

Agencies Notified Of Spill:

Action Taken: NO WATERWAYS, NO CLEANUP

Description:

Comments: ROADWAY WAS NOT CLOSED

Potentially Responsible Party Information=====

PRP: MONTEREY FISH CO.
895 FIR ST
SAND CITY
CA 93955-

Telephone: 408-394-1442

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 468S1

Report Number: 91-2127
Date Spill Was Reported: 01/24/1991
Date Of Spill: 01/24/1991

Spill Location:
SR 68 AND YORK RD

City: MONTEREY

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

UNKNOWN LIQUID 00000001.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #15098/DFG/RWQCB/CALTRANS/FD

Action Taken: CLEANUP UNDETERMINED

Description: FELL FROM TRUCK

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 477S1

Report Number: 91-2137
Date Spill Was Reported: 01/25/1991
Date Of Spill: 01/24/1991

Spill Location:
HWY 68 AT YORK RD

City: MONTEREY

Zip Code: 93940-

County: MONTEREY

Material And Amount Spilled

MURIATIC ACID 00000001.00 GALLONS
UNKNOWN

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #15140/DFG/RWQCB

Action Taken: MATERIAL ABSORBED AND PICKED UP. RESIDUE DILUTED AND WASHED DOWN

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

HAZARDOUS MATERIAL SPILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2801S9

Report Number: 89-4468
Date Spill Was Reported: 11/15 1989
Date Of Spill: 11/14 1989

Spill Location:

City: MARINA

Zip Code:

County: MONTEREY

Material And Amount Spilled

GASOLINE UNKNOWN Amount

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:

Action Taken:

Description:

Comments:

Potentially Responsible Party Information=====

PRP: ARCO/HOLMAN C
P O BOX 5811
SAN MATEO
CA 94402-

Telephone: 415-571-2424

HAZARDOUS MATERIAL SPILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 2813S0

Report Number: 90-9064
Date Spill Was Reported: 08/06 1990
Date Of Spill: 08/05 1990

Spill Location:
SB HWY/ JUST S OF FORT ORD

City: SEASIDE

Zip Code:

County: MONTEREY

Material And Amount Spilled

DIESEL 00000060.00 Gallons

Environments Possibly Effected By The Spill:
NONE

Agencies Notified Of Spill:
CAOES #12238

Action Taken: CONTAINED CALTRANS HANDLED CLEANUP.

Description:

Comments:

Potentially Responsible Party Information=====

PRP: UNKNOWN

Telephone:

RCRA SUBTITLE D LANDFILL REPORT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 664D EPA ID Number:

Name: MONTEREY PENNINSULA SANITARY LANDFILL

Address:
City: MARINA Zip Code: 93933
County: State: CA

Contact: Telephone:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 860D EPA ID Number:

Name: PARKFIELD DISPOSAL SITE

Address:
City: Zip Code:
County: MONTEREY COUNTY State: CA

Contact: Telephone:

RCRA NOTIFIER FACILITY REPORT

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12998R

EPA ID Number: CAD981633167

Facility: ONE HOUR MARTINIZING
Address: 215 C RESERVATION RD
City: MARINA Zip Code: 98933

County: MONTEREY

Owner Name: DONS ONE HR DRY CLEANING INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084249787

RCRA Facility Designations

Generator Type - CONDITIONALLY EXEMPT
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 13006R

EPA ID Number: CAD981637481

Facility: DONS ONE HR CLEANERS
Address: 215 C RESERVATION RD
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: DON MAMMEN
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083847551

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12830R

EPA ID Number: CAD028706307

Facility: VICTORY TOYOTA-ALFA MASERATI
Address: #5 HEITZINGER PLAZA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: LESLIE MOTORS, INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083948116

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12845R

EPA ID Number: CAD044872414

Facility: MONTEREY NISSAN SUBARU
Address: #2 GEARY PLAZA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: ROBERT HAMILTON
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083948501

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12852R

EPA ID Number: CAD059490938

Facility: COUROC OF MONTEREY INC
Address: 1725 CONTRA COSTA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: COUROC OF MONTEREY INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083946601

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12857R

EPA ID Number: CAD070769757

Facility: MIRACLE AUTO PAINTING
Address: 1670 DEL MONTE BLVD
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: NOT REQUIRED
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4155790460

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12867R

EPA ID Number: CAD089957641

Facility: RADIONICS INCORPORATED
Address: 228 REINDOLLAR AVENUE
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: GUSSIE LOCKEPADDEN
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083848877

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12877R

EPA ID Number: CAD125081364

Facility: MONTEREY DISPOSAL INC
Address: 808 TIOGA
City: SAND CITY Zip Code: 93955

County: MONTEREY

Owner Name: ENVIRONMENTAL MGR
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083727977

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12888R

EPA ID Number: CAD981160120

Facility: STORELLI BROS AUTO BODY & GLASS
Address: 1845 DEL MONTE BLVD
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: J, R & T STORELLI
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4155551212

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12926R

EPA ID Number: CAD981409527

Facility: MONTEREY REGIONAL WASTE MGM DIST
Address: 840 TIOGA AVE
City: SAND CITY Zip Code: 93955

County: MONTEREY

Owner Name: JAMES C CARROLL
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083845313

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12934R

EPA ID Number: CAD981428980

Facility: AILING HOUSE PEST CONTROL INC
Address: 1032 TRINITY ST
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: AILING HOUSE PEST CONT CORP
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4086248211

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12936R

EPA ID Number: CAD981431489

Facility: DEWEY PEST CONTROL
Address: 3114 A DEL MONTE BLVD
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: DEWEY SERVICES INC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 2136606804

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12940R

EPA ID Number: CAD981434616

Facility: VAL STROUGH HONDA-MAZDA
Address: 1 HEITZINGER PLAZA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: ABC DORAIS LTD
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4088992222

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12954R

EPA ID Number: CAD981445349

Facility: MONTEREY DODGE
Address: #2 HEITZINGER PLAZA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: MONTEREY DODGE
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4088992311

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 12976R

EPA ID Number: CAD981582596

Facility: OLYMPIA CLEARNERS
Address: 1760 FREMONT BLVD
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: MICHAEL LEE
Ownership Status: PRIVATE

Facility Contact: LEE MICHAEL
Telephone: 4083947000

RCRA Facility Designations

Generator Type - SMALL QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13031R

EPA ID Number: CAD981690076

Facility: M A REFINING
Address: 224 REINDOLLAR SPACE 110
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: MR RUSSELL
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4088832158

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13046R

EPA ID Number: CAD981983760

Facility: PENINSULA DRY CLEANER
Address: 266 RESERVATION RD #N
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: TAE YOO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083845337

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13067R

EPA ID Number: CAD982009979

Facility: ANDYS AUTO BODY SHOP
Address: 3016 A DEL MONTE BLVD
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: ANDY ANDERSON
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083845392

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13076R

EPA ID Number: CAD982015372

Facility: HIGHLAND CLEANER
Address: 1201 LASALLE AVE
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: JACK BARON
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083941457

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13086R

EPA ID Number: CAD982024416

Facility: PENINSULA DODGE
Address: 2 HEITZINGER PLAZA
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: BUICH MAN CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083943500

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13135R

EPA ID Number: CAD982356750

Facility: SLAUTTERBACK CORP
Address: 1663 CATALINA ST
City: SAND CITY Zip Code: 93955

County: MONTEREY

Owner Name: FRED SLAUTTERBACK
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083943933

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13214R

EPA ID Number: CAT080019789

Facility: PACIFIC BELL
Address: 161 CALLE DEL OAKS
City: DEL REY OAKS Zip Code: 93940

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13225R

EPA ID Number: CAT080022429

Facility: PACIFIC BELL
Address: 227 CARMEL AVENUE
City: MARINA Zip Code: 93933

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: 13232R

EPA ID Number: CAT080022510

Facility: PACIFIC BELL
Address: 1257 BROADWAY STREET
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12922R

EPA ID Number: CAD981403678

Facility: DOHS-MONTEREY CO
Address: MONTEREY CO
City: MONTEREY Zip Code: 99999

County: MONTEREY

Owner Name: STATE OF CALIFORNIA
Ownership Status: STATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 9163242445

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12956R

EPA ID Number: CAD981445406

Facility: BUTTS PONTIAC CADILLAC
Address: DEL MONTE BLVD
City: SEASIDE Zip Code: 93955

County: MONTEREY

Owner Name: BUTTS PONTIAC CADILLAC
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4083946741

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12965R

EPA ID Number: CAD981574783

Facility: SOUTHLAND CORP 7 ELEVEN #2233-14258
Address: 22760 PORTOLA DR
City: SALINAS Zip Code: 94908

County: MONTEREY

Owner Name: SOUTHLAND CORP THE
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4154632711

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 13230R

EPA ID Number: CAT080022494

Facility: PACIFIC BELL
Address: #3 SPRECKLES BOULEVARD
City: SPRECKELS Zip Code: 93962

County: MONTEREY

Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084916029

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type - TRANSPORTER - UNKNOWN STATUS

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements:
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 12818R

EPA ID Number: CAD009118928

Facility: AMSTAR CORP SPRECKELS SUGAR DIV F-1
Address: SPRECKELS BLVD
City: SPRECKELS Zip Code: 93962

County: MONTEREY

Owner Name: AMSTAR CORPORATION
Ownership Status: PRIVATE

Facility Contact: ENVIRONMENTAL MANAGER
Telephone: 4084551811

RCRA Facility Designations

Generator Type - LARGE QUANTITY
TSD Notation -
Transporter Type -

RCRA Violation Flags

For the following RCRA Violation categories a YES notation is referencing the fact that the facility has had (1) or more reported violations in that category.

Generator Requirements: YES
Generator Land-Ban Requirements:

Transporter Requirements:

TSD Groundwater Requirements:
TSD Closure/Post Closure Actions:
TSD Financial Requirements:
TSD Land-Ban Requirements:
TSD Other Violations:

Corrective Action Requirements:

Formal Enforcement Actions:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27001008 State ID Number: 27001008

Facility Address: SPRECKELS BLVD
City: SPRECKELS
Zip Code: 93962

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility: Y

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site: Y

MNFST - Facility has manifested hazardous waste offsite: Y

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002385 State ID Number: 27002385

Facility Address: P.O. BOX 1447
City: SALINAS
Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002402 State ID Number: 27002402

Facility Address: PO BOX 688
City: SALINAS
Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002418 State ID Number: 27002418

Facility Address: PO BOX 419, SITE LOCATED IN AR
City: SALINAS
Zip Code: 93901

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002426 State ID Number: 27002426

Facility Address: 14201 DEL MONTE BLVD
City: MARINA
Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002435 State ID Number: 27002435

Facility Address: MARINA WELL #9-LANDFILL AREAS
City: FORT ORD
Zip Code: 93941

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system: Y

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------: Y

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
CALSITE & STATE BOND FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27970004 State ID Number: 27970004

Facility Address: MARINA WELL #9 / FRITZSCHE ARMY AREA
City: FORT ORD
Zip Code: 93941

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------:

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE:

WDSE - Waste discharging facility with an enforcement history:

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: ADVISORY ONLY - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002323 State ID Number: 27002323

Facility Address: 11 RESERVATION RD
City: MARINA
Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------:

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002375 State ID Number: 27002375

Facility Address: MARINA LANDFILL
City: MARINA
Zip Code: 93933

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------:

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA FACILITY INVENTORY REPORT
SOLID WASTE/LANDFILL FACILITIES

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: 27002461 State ID Number: 27002461

Facility Address: P.O.BOX 308
City: MONTEREY
Zip Code: 93940

California Regulatory and Permit Coverage For The Facility

A "Y" Flag indicates the facility is under regulatory activity for the program office.

CORTESE FLAG - Faclity appears in the CORTESE (cleanup) system:

A1025 - (Air) Emissions Data System----: (Less than 25 tons)
AGT25 - (Air) Emissions Data System----: (More than 25 tons)
AIRS - (Air) EPA Permitted AIR Facility:

CALNF - CALSITE facility no further action:
CALSI - An active CALSITE facility--------:

DTSCD - A facility with STATE enforcement activity:
FDOCK - A facility with EPA enforcement activity--:

HWIS - State permitted hazardous waste facility:

IUR - Chemical manufacturer in the Inventory Update report:

LTANK - Leaking UST at the site---:
UTANK - Registered UST at the site:

MNFST - Facility has manifested hazardous waste offsite:

PCS - Facility in NPDES reporting in the Permit Compliance System:

PEST - Facility permitted for Pesticides:

SWISE - Facility is designated a landfill----------:
SWISP - Facility is designated a landfill----------:
SWISU - Facility is designated a landfill----------:
WB-LF - Sanitary landfill with groundwater contamination:

SWRCB - Facility discharging into surface waters under STATE: Y

WDSE - Waste discharging facility with an enforcement history: Y

CALIFORNIA LEAKING UST REPORT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L22457

Site: MONTEREY PENINSULA UNIF SCHOOL
Address: 540 CANYON DEL REY
City: MONTEREY Region #:

Date Reported: 1989/11/20 Date Reviewed: 1989/12/13

Responsible Agency: LOCAL AGENCY

Substance: DIESEL

Affected Media: UNDETERMINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6185

Site: QUAESTAR INC.
Address: 2101 DEL MONTE AVENUE
City: MONTEREY Region #: 03

Date Reported: 1987/02/05 Date Reviewed: 1987/10/19

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6522

Site: MARINA EXXON
Address: 3184 DEL MONTE BOULEVARD
City: MARINA Region #: 03

Date Reported: 1988/12/06 Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: POLLUTION CHARACTERIZATION

Abatement Method: EXCAVATE & DISPOSE

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6689

Site: ARCO STATION #2141
Address: 211 RESERVATION ROAD
City: MARINA Region #: 03

Date Reported: 1989/08/07 Date Reviewed: 1989/11/18

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method: OT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6712

Site: MONTEREY PENINSULA UNIF SCHOOL
Address: L540 CANYON DEL REY
City: MONTEREY Region #: 03

Date Reported: 1989/11/20 Date Reviewed: 1989/12/13

Responsible Agency: LOCAL AGENCY

Substance: DIESEL

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6828

Site: MONTEREY PENINSULA AIRPORT
Address: OLMSTEAD ROAD
City: MONTEREY Region #: 03

Date Reported: 1990/07/25 Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L6927

Site: EXXON SERVICE STATION 7-0279
Address: 1550 FREMONT BOULEVARD
City: SEASIDE Region #: 03

Date Reported: 1990/10/31 Date Reviewed: 1992/03/26

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method: EXCAVATE & TREAT

Map Status: IN SEARCH AREA - SITE MAPPED (REFER TO MAP #)

Map Number: L7089

Site: PHIL'S EXXON
Address: 2100 DEL MONTE AVE
City: MONTEREY Region #: 03

Date Reported: 1990/05/16 Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: POST REMEDIAL ACTION

Abatement Method: EXCAVATE & DISPOSE

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L22455

Site: MONTEREY PEN. GARBAGE & REFUSE
Address: DEL MONTE AVENUE
City: MARINA Region #:

Date Reported: 1987/10/21 Date Reviewed: 1987/11/06

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDETERMINED

Status: POLLUTION CHARACTERIZATION

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L22456

Site: MONTEREY PENINSULA AIRPORT DIS
Address: AIRPORT ROAD
City: MONTEREY Region #:

Date Reported: 1990/07/23 Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDETERMINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6057

Site: SPRECKELS EXXON
Address: SPRECKELS BOULEVARD
City: SPRECKELS Region #: 03

Date Reported: 1987/02/26 Date Reviewed: 1987/10/19

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: CASE CLOSED

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6193

Site: AVIS SERVICE CENTER
Address: MONTEREY AIRPORT
City: MONTEREY Region #: 03

Date Reported: 1986/06/04 Date Reviewed: 1992/03/23

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: GROUNDWATER

Status: REMEDIAL ACTION

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6289

Site: MONTEREY PEN. GARBAGE & REFUSE
Address: E DEL MONTE AVENUE
City: MARINA Region #: 03

Date Reported: 1987/10/21 Date Reviewed: 1987/11/06

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: POLLUTION CHARACTERIZATION

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6438

Site: MONTEREY COUNTY SPCA
Address: P.O. BOX 3058
City: MONTEREY Region #: 03

Date Reported: 1988/06/01 Date Reviewed: 1988/08/16

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: CASE CLOSED

Abatement Method: EXCAVATE & TREAT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6829

Site: MONTEREY PENINSULA AIRPORT DIS
Address: S AIRPORT ROAD
City: MONTEREY Region #: 03

Date Reported: 1990/07/23 Date Reviewed: 1990/08/08

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method:

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6870

Site: LONGORIA'S
Address: 24255 GRANT STREET SUITE A
City: MONTEREY Region #: 03

Date Reported: 1990/09/18 Date Reviewed: 1990/10/05

Responsible Agency: REGIONAL BOARD

Substance: GASOLINE

Affected Media: UNDEFINED

Status: PSA WORKPLAN SUBMITTED

Abatement Method: EXCAVATE & TREAT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L6938

Site: MONTEREY PENINSULA AIRPORT D.
Address: MONTEREY PENINSULA AIRP.
City: MONTEREY Region #: 03

Date Reported: 1990/12/27 Date Reviewed: 1992/03/25

Responsible Agency: REGIONAL BOARD

Substance: JET FUEL

Affected Media: GROUNDWATER

Status: POLLUTION CHARACTERIZATION

Abatement Method: EXCAVATE & TREAT

Map Status: LOCATION UNKNOWN - SITE NOT MAPPED (DISREGARD MAP #)

Map Number: L7092

Site: MONTEREY REG WATER POLL.CONT
Address: 14811 DEL MONTE AVE
City: MARINA Region #: 03

Date Reported: 1992/01/10 Date Reviewed: 1992/01/30

Responsible Agency: LOCAL AGENCY

Substance: GASOLINE

Affected Media: UNDEFINED

Status: UNKNOWN - NOT GIVEN

Abatement Method:

Appendix C

Previous Reports and Supporting Documentation

Previous Reports and Supporting Documentation

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Fort Ord Reuse Authority (FORA), 1997. *Fort Ord Reuse Plan*. June 13.

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Harding ESE, 2002. *Draft Final Field Investigation and Data Review, Solid Waste Management Units, Fort Ord, California*. July 30. BW-1496A.

Harding Lawson Associates (HLA), 1998. *Underground And Aboveground Storage Tank Management Plan Update, Former Fort Ord and Presidio of Monterey, Monterey County, California.* March 13.

HLA, 2000. *Draft Final Literature Review Report, Ordnance and Explosives Remedial Investigation/Feasibility Study, Former Fort Ord, California.* January 4. OE-0245H.

Human Factors Application, Inc. (HFA), 1994. *OEW Sampling and OEW Removal Action, Fort Ord Final Report Volume I*. December 1. OE-0012, OE-0011 (Vol 2), OE-0013 (Vol 3).

MACTEC Engineering and Consulting, Inc. (MACTEC), 2006. *Final Track 2 Munitions Response Remedial Investigation/Feasibility Study, Parker Flats Munitions Response Area, Former Fort Ord California*. August 31. OE-0523N.

MACTEC, 2010. *Technical Memorandum, CWM-Related Responses and Reports, Former Fort Ord, California*. November 2. OE-0726.

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Shaw, 2012. *Final Comprehensive Basewide Range Assessment Report, Former Fort Ord, California, Revision 2*. January 17. BW-2300L.

Uribe & Associates (U&A), 1997. *Above Ground Storage Tank Inventory, Former Fort Ord Complex.* February 21.

USA Environmental, Inc. (USA), 2000. *Final OE Removal After-Action Report, Inland Range Contract, Former Fort Ord, California, Site OE-13B, Volume II*. December 24. OE-0265C.

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U.S. Department of the Army (Army), 1994. *Fort Ord Ordnance and Explosive Waste Time-Critical Removal Action Memorandum, Former Fort Ord, Monterey County, California*. Final. September. OE-0002.

Army, 1996. *Final Supplemental Environmental Impact Statement Fort Ord Disposal and Reuse.* June. BW-1538.

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Army, 1997b. *Update Regarding Chemical Agent Identification Sets (CAIS) Discovered at the Former Fort Ord*. May 16. OE-0265E.

Army, 1997c. *Record of Decision, Fort Ord, California, Disposal and Reuse Supplemental Environmental Impact Statement*. June 18. BW-1790.

Army, 2002. *Draft Final First Five-Year Review Report For Fort Ord Superfund Site, Monterey, California.* August 23. BW-2167G.

Army, 2007. *Final Second Five-Year Review Report, Fort Ord Superfund Site, Monterey, California.* September 17. BW-2437.

Army, 2008. *Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California*. June 24. OE-0661.

Army, 2010. *Report of Annual Monitoring of Land Use Controls; Parcels F2.6, L2.4.1 and L2.3.* March 29. OE-0713.

Army, 2011. *Report of Annual Monitoring of Land Use Controls, Parcels F2.6, L2.4.1 and L2.3.* February 11. BW-2560.

Army, 2012. *Final 3rd Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California.* September. BW-2632.

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Army, 2014. *Report of Annual Monitoring of Land Use Controls for Parcels F2.6, L2.4.1 and L2.3.* February 12. OE-0667N.

Army, 2015. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2014 reporting period.* January 20. OE-0836.

Army, 2016. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2015 reporting period.* January 19. OE-0873.

Army, 2017a. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2016 reporting period.* January 20. OE-0894.

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Army, 2017c. *Finding of Suitability to Transfer (FOST), Former Fort Ord, California, Parker Flats Munitions Response Area Parcels L2.3 and L2.4.1 (FOST 11)*. November 1. OTH-254A.

Army, 2018. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2017 reporting period.* February 27. OE-0919.

Previous Reports and Supporting Documentation

Army, 2019. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2018 reporting period.* January 25. OE-0945.

Army, 2020. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2019 reporting period.* January 28. OE-0981.

Army, 2021. *Report of Annual Monitoring of Land Use Controls (Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2020 reporting period.* February 5. OE-1001.

Army, 2022a. *Report of Annual Monitoring of Land Use Controls (Track 2 Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2021 reporting period.* January 14. OE-1008.

Army, 2022b. *Final 5th Five-Year Review Report for Fort Ord Superfund Site, Monterey County, California.* September. BW-2925.

Army, 2023. *Report of Annual Monitoring of Land Use Controls (Track 2 Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2022 reporting period.* January 4. OE-1015.

Army, 2024. *Report of Annual Monitoring of Land Use Controls (Track 2 Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2023 reporting period.* January 2. OE-1025.

Army, 2025. *Report of Annual Monitoring of Land Use Controls (Track 2 Parker Flats Parcels F2.6, L2.4.1 and L2.3) for the 2024 reporting period.* February 13. OE-1033.

U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM), 1996. *Industrial Radiation Study No. 27-83-0981-6-95, Facility Close-Out and Termination Study, Fort Ord, California, 10 January 1994 – 30 September 1995)*. May 15. BW-1483.

USACHPPM, 1997. Memorandum recommending the properties identified in the USACHPPM Industrial Radiation Historical Data Review No. 27-43-E2HU-1-94, be released for unrestricted use to the general public. May 2. OTH-099.

U.S. Army Corps of Engineers (USACE), 1994. *U.S. Department of Defense, Base Realignment and Closure, Ordnance and Explosive Waste, Archives Search Report (Supplement No. 1) Fort Ord, California, Monterey County, California.* November. OE-0010.

USACE, 1996. *Final Supplemental Environmental Impact Statement, Fort Ord Disposal and Reuse.* June. BW-1538.

USACE, 1997a. *U.S. Department of Defense, Ordnance and Explosives, Revised Archives Search Report, Former Fort Ord, Monterey County, California.* OE-0022.

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U.S. Army Environmental Hygiene Agency (USAEHA), 1994. *Industrial Radiation Survey Protocol No. 27-43-E2HU-1-94, Seventh Infantry Division and Fort Ord, Fort Ord California, 10 January – 15 April 1994*. BW-2387.

USAEHA, 1994. *Industrial Radiation Survey, No. 27-43-E2HU-2-94, Facility Close-Out and Termination Survey, Fort Ord, California, 10 January 1994 – 15 April 1994*. June 6. BW-2386.

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USEPA, 2009. *Remedial Action Completion at the Parker Flats Munitions Response Area*. July 27. OE-0667L.

U.S. Fish and Wildlife Service (USFWS), 1993. *Biological Opinion for the Disposal and Reuse of Fort Ord, Monterey County, California (1-8-93-F-14).* October 19. OE-0045.

Zander Associates, 2002. *Assessment East Garrison – Parker Flats Land Use Modifications, Fort Ord, California.* May.

Appendix D

Aerial Photography Analysis

Former Fort Ord Parcel L2.3 and L2.4.1, 1966

Former Fort Ord Parcels L2.3 and L2.4.1, 1993

Former Fort Ord Parcels L2.3 and L2.4.1, September 1998

Former Fort Ord Parcels L2.3 and L2.4.1, 2003

Former Fort Ord Parcels L2.3 and L2.4.1, July 2004

Former Fort Ord Parcels L2.3 and L2.4.1, November 2005

Former Fort Ord Parcels L2.3 and L2.4.1, May 2006

Former Fort Ord Parcels L2.3 and L2.4.1, June 2007

Former Fort Ord Parcels L2.3 and L2.4.1, September 2009

Former Fort Ord Parcels L2.3 and L2.4.1, May 2012

Former Fort Ord Parcels L2.3 and L2.4.1, August 2013

Former Fort Ord Parcels L2.3 and L2.4.1, April 2015

Former Fort Ord Parcels L2.3 and L2.4.1, April 2016

Former Fort Ord Parcels L2.3 and L2.4.1, June 2017

Former Fort Ord Parcels L2.3 and L2.4.1, September 2018

Former Fort Ord Parcels L2.3 and L2.4.1, November 2019

Former Fort Ord Parcels L2.3 and L2.4.1, July 2020

Former Fort Ord Parcels L2.3 and L2.4.1, February 2021

Former Fort Ord Parcels L2.3 and L2.4.1, September 2022

Former Fort Ord Parcels L2.3 and L2.4.1, July 2023

Former Fort Ord Parcels L2.3 and L2.4.1, December 2024

Appendix E

Interview Questionnaire

ASTM D6008-22 Interview Questions for Environmental Condition of Property Update Report, Parcels L2.3 and L2.4.1
Joelle Lobo, BRAC Environmental Coordinator

1. Was or is the area in question used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, plating shop, medical or dental facility, junkyard or landfill, training area (including firefighting and munitions disposal), MEC, other industrial operations, or as a waste treatment, storage, disposal, processing, or recycling facility?

   Per the Remedial Investigation (OE-0523N Volume 1), military training areas had been identified from the historical records. (Training activities do not necessarily involve the use of military munitions use.)

   Track 2 Risk Assessment (OE-0523N Volume 2), Attachment B lists MEC items recovered from the parcels. Table B-9 (for L2.4.1) lists 17 MEC items, all of which were recovered in one burial pit. Table B-8 (for L2.3) lists 51 MEC items, 35 of which were recovered from burial pits.

   RI page 26: "Numerous burial pits were discovered during the removal conducted at MRS-13B. Items found in burial pits included fuzes (grenade and mine), firing devices, flares (signal, illumination and smoke), rockets, smoke grenades (rifle and hand), blasting caps, simulators, and rifle grenades." The statements apply to the entire MRS-13B. The FOST 11 parcels occupy a portion of the site. Plate 6 shows several training areas (identified from historical record reviews) and burial pits that were investigated in the property.

   While burial pits were discovered and investigated, they do not indicate the use of the property as a "disposal area."

2. Has there been any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemical or individual containers stored or used in the area in question?

   None known.

3. Are there drums, sacks, cartons, or other containers of chemicals located on the property in question?

   None known.

4. Was or is the area in question used for any waste generation or disposal activities?

   No.

5. Was or is the area in question used as a firing or bombing range, or both?

   The Remedial Investigation (OE-0523N Volume 1), described practice mortar training in MRS-13B; possibly short-term use due to limited physical evidence (practice, training and illumination types). "No firing points or targets were identified on the 1956 aerial photographs or the available 1950's era training maps" relative to 60mm and 81mm mortar training (RI pages 53-54). It is characterized as a training area rather than a firing range. There is no indication of a bombing range in the property.

6. Have there been or are there storage tanks containing hazardous substances or petroleum products located on the property in question?

   None known.

7. Have spills, leaks, or other releases of hazardous substance or petroleum products occurred to the best of your knowledge?

   None known.

8. Have unidentified waste materials, tires, automotive or industrial batteries, ordnance or any other waste materials been dumped, buried, or burned, or a combination thereof, in the area in question?

   Analog subsurface MEC removal was conducted in MRS-13B. The Remedial Investigation describes that numerous burial pits were discovered and investigated. Along with MEC and MD, range-related debris and trash would have been removed from the site.

   During annual visits as part of land use control monitoring, illegal dumping (couches, shelves, etc.) has been observed in the property. Hazardous waste has not been observed.

Appendix F

Photographs

View of the Property from the southeast corner of Parcel L2.3 at Gigling Road, facing west, March 7, 2025.

View of the driveway into the Property from the southwest corner of Parcel L2.3 at the intersection of Gigling Road and 8th Avenue, facing west, March 7, 2025.

Overhead electrical lines transit the southern edge of Parcel L2.3 adjacent to Gigling Road, March 7, 2025.

View of former training area, west-central area of Parcel L2.3, facing north-west, March 7, 2025.

Remnants of former latrine, south-central area of Parcel L2.3, March 7, 2024

View of south-central area of Parcel 2.3, facing southeast, March 7, 2025.

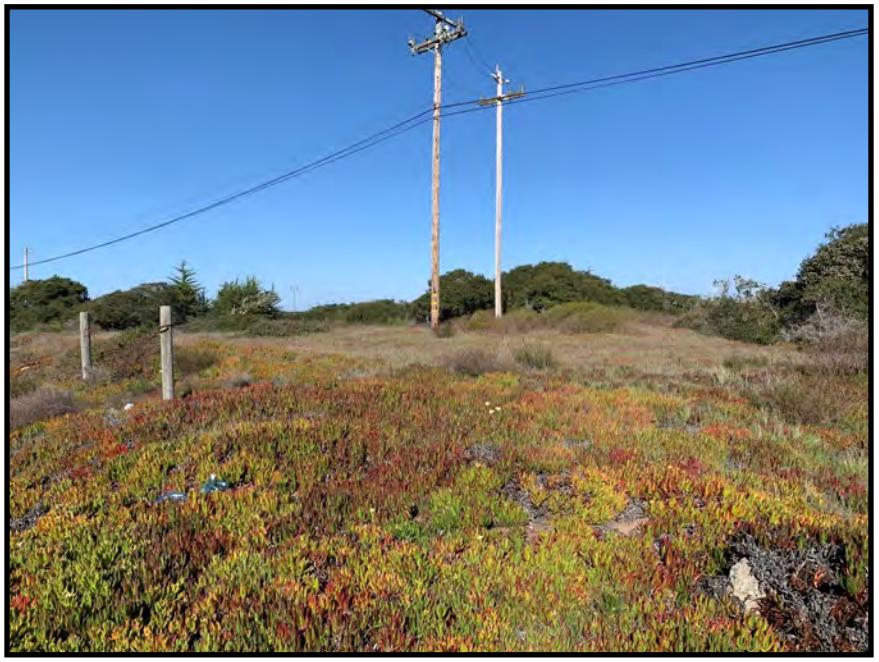
View from top of berm between former training area and former latrine, central area of Parcel L2.3, facing east, March 7, 2024

View of former training area, central area of Parcel L2.3, facing southeast, March 7, 2025.

North-central area of Parcel L2.4.1, facing north, March 7, 2024

View of north-central area of Parcel 2.3, facing northeast, March 7, 2025.

View from eastern boundary of Parcel L2.3, facing west, March 7, 2024



View of western edge of Parcel L2.4.1 from 8th Avenue, facing northeast, March 7, 2025.Overhead electrical lines transit the western edge of Parcel L2.4.1 parallel to 8th Avenue.

View of the driveway into the Property from the southwest corner of Parcel L2.3 at the intersection of Gigling Road and 8th Avenue, facing east, March 7, 2025.

View of fire training tower in adjacent Army-retained Parcel F2.6 from north-central area of Parcel 2.4.1, facing northeast, March 7, 2025.

View from single-track trail parallel to Gigling Road along southern boundary of Parcel L2.3, facing east, March 7, 2024

Joe Lloyd Way entrance to Bldg 4499 Logistics Readiness Center (LRC) in Army -retained Parcel F2.6 adjacent to northern boundary of Parcel L2.3, facing east, March 7, 2025.

View of LRC from Joe Lloyd Way in Army-retained Parcel F2.6, facing south toward Parcel L2.3, March 7, 2025. Parked vehicles belong to Monterey-Salinas Transit (MST).

Joe Lloyd Way entrance to Bldg 4495 ENR Hazardous Waste Division and Presidio of Monterey (POM)/Ord Military Community (OMC) Fire Prevention Office, facing east, March 7, 2025.

View of Bldg 4495 and firefighter training activities from Joe Lloyd Way in Army-retained Parcel F2.6, facing south toward Parcel L2.3, March 7, 2025.

View of 8th Avenue right-of-way on western edge of Parcel L2.4.1, facing north, March 7, 2025.

View of Gigling Road right-of-way on southern edge of Parcel L2.3, facing east, March 7, 2025.

View of property on west side of 8th Avenue opposite Parcel L2.4.1, occupied by Monterey-Salinas Transit (MST), March 7, 2025.

View of property on south side of Gigling Road opposite Parcel L2.3, open space where former quarter-mile track was located, March 7, 2025.