

3.0 Property Background Information

3.1 General Description of Real Property and Operations

3.1.1 History and Mission

Fort Ord became the headquarters for the 4th Replacement Training Center in 1947 under the U.S. Army Training and Doctrine Command (TRADOC), and served as a basic infantry training center from 1957 to 1974. FAAF was dedicated to Fort Ord in 1960 and expanded in 1961. On October 21, 1974, Fort Ord was designated as headquarters for the reactivated 7th Infantry Division; the 7th Infantry Division (Light) is the largest unit at Fort Ord. During World War II, and during the Korean and Vietnam conflicts, Fort Ord served as a staging area. Since 1975, Fort Ord has, under the authority of U.S. Army Forces Command (FORSCOM), accommodated both infantry and artillery units. The Secretary of Defense identified Fort Ord for closure under BRAC 91.

While Fort Ord was primarily a training post for infantry soldiers, it also provided command, administrative, and logistical support for the operation of facilities at Fort Ord, Fort Hunter Liggett, the Presidio of Monterey, and Camp Roberts. The 7th Infantry Division (Light) was the largest unit at Fort Ord.

Fort Ord's mission includes the following:

- Command and support assigned and attached FORSCOM activities, units, and sub-installations
- Organize, train, and equip all assigned and attached units and individuals to perform assigned duties
- Provide for the operation, safety, security, administration, education and training, procurement support, service, maintenance, and supply of all individuals, units, and activities assigned, attached or under the command of the installation
- Provide base operations and other support to the Department of the Army, Department of Defense, and other government activities that are tenants of, supported by, or satellites on the installation
- Plan, program, allocate, and supervise the use of resources and facilities for accomplishing FORSCOM basic and support missions, functions, and responsibilities
- Support Army Reserve components in conduct of training and mobilization
- Plan as directed for accomplishment of domestic emergency missions
- Provide for transportation of freight, cargo, and passengers by land, air, and water, exclusive of operation of ports

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- Support the TEXCOM Experimentation Center (TEC) on Fort Ord and Fort Hunter Liggett and support the Defense Language Institute on the Presidio of Monterey (Note: Current plans are to move the TEC to Fort Hunter Liggett)
- Support the activities under the authority of the Commander General, Sixth U.S. Army, which include planning and supervising all Reserve Component unit's activities and the planning and execution of missions required for domestic disturbances and emergencies

3.1.2 Real Property Description

Land use within the installation is 19 percent housing and residential, 75 percent open space and training areas, and 6 percent industrial. There are over 8,000 buildings at Fort Ord; these are concentrated in the Main Garrison and East Garrison areas. During full operation, Fort Ord had a base population of approximately 22,000 and supported a total population of approximately 33,800 personnel.

The main firing ranges on the installation were used for practice firing of artillery and explosives and open detonation of UXO. The impact area consists of approximately 8,100 acres of open land. In addition, there are large open areas, totalling approximately 12,000 acres, throughout the installation that were used as training areas by the 7th Infantry Division to maintain its military preparedness. The training areas partially surround the large impact area.

In addition to the extensive housing facilities and training areas at Fort Ord, industrial-type activities at the installation include the following:

- Training and Audiovisual Services Center (TASC) plastic and graphics shops
- Battery charging and repair shop
- Photographic processing laboratories
- Spray painting booths for painting vehicles
- Boiler plants
- Small arms repair shops
- Laundry and dry cleaning operations
- Vehicle maintenance operations
- Vehicle cleaning operations
- Cannibalization area for stripping old vehicles and preparing them for disposal
- Laboratory for monitoring discharges
- Four sewage treatment plants (only the East Garrison plant is in operation and is limited to primary treatment, i.e., solid-liquid separation)
- Water treatment plant
- USTs and above ground storage tanks (ASTs) for storage of chemicals and petroleum products
- Defense Reutilization and Marketing Office (DRMO) hazardous waste storage
- Former DRMO storage
- Radioactive waste storage

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- Pesticide mixing and storage
- Sanitary and demolition landfills
- Former incinerator at the East Garrison
- Household hazardous waste transfer station and recycling center
- Medical facilities
- Former medical waste incinerator (Building 1422)

3.2 Changes to Real Property Environmental Conditions Since Enhanced Preliminary Assessment (1990)

There has been no expansion or redirection of the Fort Ord mission since its identification for closure under BRAC 91. The installation has been preparing for site closure by removing hazardous substances that are no longer needed for ongoing operations and properly disposing of flammable and hazardous wastes stored on site. The installation has also moved rapidly to identify and remediate sites with residual environmental contamination. As reported in the Action Plan for Environmental Restoration Acceleration (HLA, 1993), target dates for the basewide RI/FS and ROD for Fort Ord are December 1994 and March 1996, respectively.

Since the 1990 Enhanced Preliminary Assessment (Roy F. Weston, 1990), there have been no significant incidents (fires, spills, or explosions) at Fort Ord. The following changes in environmental conditions have occurred:

- All PCB-containing transformers (>50 ppm) have been removed and PCB fluids have been disposed as hazardous waste (Interview: Clair Murdo, Fort Ord Hazardous Materials Division, July 30, 1993)
- All non-housing areas have been evaluated for the presence of ACBM; surveys of housing areas that are scheduled to be excessed are currently under way to evaluate the presence of ACBM; a report is expected in June 1994. (Interview: Mark Reese, Fort Ord DEH, October 13, 1993)
- Housing areas that are scheduled to be excessed have been surveyed for the presence of lead-based paint; no surveys are planned for other Fort Ord buildings (Interview: Mark Reese, Fort Ord DEH, March 16, 1994)
- A program to locate all USTs and remove all inactive tanks is under way.
- A draft report (U.S. Army Corps of Engineers Archive Search report) documenting past and current training areas with potential for UXO and/or ordnance and explosive waste (OEW) has been prepared; a magnetometer survey and additional investigation for the final report is under way. (Interview: Linda Temple, U.S. Army Corps of Engineers, October 13, 1993)

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- Two additional sites have been identified and are currently being investigated under the basewide RI/FS program: Site 40, FAAF Defueling Operations; and Site 41, the Crescent Bluffs Fire Drill Area. (Interview: S. Farley, HLA, October 13, 1993)